

having been presented to and considered by this Commission; and
WHEREAS, the public hearing by this Commission was held upon the
date and at the time and place specified in said Notice of Public Hearing
and in any subsequent hearings; and

WHEREAS, at such hearing this Commission heard and received all oral
and written protests, objections and evidence which were made, presented, or
filed, and all persons present were given the opportunity to hear and be heard
in respect to any matter relating to said petition and report.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED That the annexation of
territory to the City of Ukiah being identified in the files of the

LAFC-66-18

File - 74-7

-1-

Low App Annex - City of Ukiah

Mendocino County Local Agency Formation Commission as File No. 74-7,

designated as Low Gap County Complex Annexation to the City of Ukiah

be and the same is hereby approved by the Mendocino County Local
(approved/denied)
Agency Formation Commission, subject to the following conditions and terms:

1. Area to be detached from Ukiah Valley Fire Protection District
2. Pursuant to Government Code Section 56320, annexation proceedings to be completed without notice, hearing or election.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Officer of said Commission is hereby authorized and directed to mail certified copies of this resolution in the manner as provided by law.

On motion of Commissioner Pennock, seconded by
Commissioner Vaughn, and on the following roll call vote to-wit:

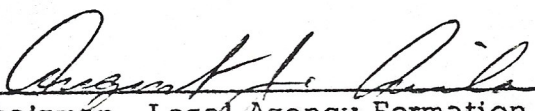
AYES : Commissioner Avila, Rockefeller, Pennock and Vaughn

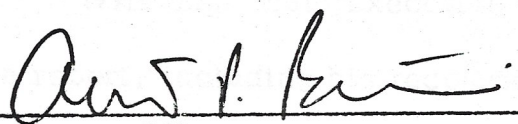
NOES : None

ABSENT : Commissioner Banker

ABSTAINING: None

the following resolution is hereby adopted.


Chairman, Local Agency Formation Commission


Executive Officer

STATE OF CALIFORNIA)ss.
County of Mendocino)

I, Albert P. Beltrami, Executive Officer of the Local Agency
Formation Commission in and for the County of Mendocino, State of California,
do hereby certify the foregoing to be a full, true and correct copy of an

the following resolution is hereby adopted.

August H. Pila
Chairman, Local Agency Formation Commission

Albert P. Beltrami
Executive Officer

STATE OF CALIFORNIA)ss.
County of Mendocino)

I, Albert P. Beltrami, Executive Officer of the Local Agency Formation Commission in and for the County of Mendocino, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Local Agency Formation Commission, as the same appears spread upon their minute book.

Albert P. Beltrami
Executive Officer, Local Agency Formation Commission

COUNTY OF MENDOCINO
LOCAL AGENCY FORMATION COMMISSION

ADMINISTRATIVE OFFICE, COURTHOUSE
UKIAH, CALIFORNIA 95482

MEMBERS OF THE COMMISSION

August Avila
Chairman
Bernard J. Vaughn
Vice-Chairman
Ernest F. Banker
Ray Rockefeller
Jack Simpson
J. Harvey Sawyers, County Alt.
Ralph Pennock, City Alt.

EXECUTIVE OFFICER
Albert P. Beltrami
462-4731 - Ext. 211

December 19, 1974

*No objection -
approved
1-6-75*

Local Agency Formation Commission
Mendocino County Courthouse
Ukiah CA 95482

RE: Low Gap County Complex Annexation to
the City of Ukiah, File #74-7

Gentlemen:

Under Section 54794 of the Government Code, the Local Agency Formation Commission Executive Officer is directed to prepare a report including his recommendations thereon for each application before your Commission. This report relates to the proposal for Low Gap County Complex Annexation to the City of Ukiah, File #74-7.

This proposal is filed by the County of Mendocino for annexation of 60 ± acres of land traversed by Orr Creek on the Low Gap Road to the City of Ukiah. The area is uninhabited land lying west of the Ukiah City limits, presently zoned A-1. The area includes land leased to the City of Ukiah by the County for a City Golf Course, as well as County buildings and County park area.

Presently police protection is being provided for by Mendocino County Sheriff's Department; fire protection by the Ukiah Valley Fire Protection District; sewer services by the City of Ukiah; road maintenance by the County of Mendocino and private garbage and trash collection service.

Upon approval of annexation, all city services will be provided to the area and will be developed under the County requirements and restrictions.

Notice of hearing is not mandatory for this proposal.

The County Assessor finds the boundaries of the proposal to be definite and certain and in conformance with established lines of assessment and ownership. The assessed value in the area is not available because of the property's exempt status.

The County Surveyor prepared the maps stating they were prepared from record data,

74-7

without a field survey being conducted. All bearings and distances come from surrounding deeds.

The County Planning Department finds the proposal to be in conformance with the County General Plan.

The Annexation has been requested by the Mendocino County Board of Supervisors because of the increasing urban development in the area for public buildings, schools, etc. The area lies within the proposed sphere of influence of the City of Ukiah, which can provide direct police and fire protection, utility services and road maintenance. The area will require detachment from the Ukiah Valley Fire Protection District, but this will create no problem due to City and district contract arrangements.

Recommendation

1. That the annexation be approved as proposed.
2. That the area be detached from the Ukiah Valley Fire Protection District.
3. That annexation proceedings be completed without notice, hearing or election.

Respectfully submitted,

Albert P. Beltrami
County Administrator

APB:ph

MENDOCINO COUNTY LOCAL AGENCY FORMATION COMMISSION
COUNTY COURTHOUSE
UKIAH, CALIFORNIA

Room 113

TO: County Surveyor
ATTENTION:

County Assessor
ATTENTION:

County Clerk/Recorder ✓
ATTENTION:

Planning Department
ATTENTION:

RECEIVED

DEC 16 1974

FROM: Executive Officer, Local Agency Formation Commission

VIOLA RICHARDSON, County Recorder

SUBJECT: Review of boundaries for Local Agency Formation Commission

In compliance with provisions of the Government Code, the following proposal has been filed with this commission.

Low Gap County Complex Annexation to the City of Ukiah File #74-7

Copies of the legal description and map are attached for your information. It is requested that you review the proposal and return this form by _____

12/23/74 (date)

Albert P. Beltrami

ALBERT P. BELTRAMI
Executive Officer

att.

Territory Act of 1939. Government Code Sec. 35300 et seq.

3. Principal city or district, if any. "Voting precincts included in this proposal".

City of Ukiah

4. Names of all other districts or cities which will be affected by this proposal.

- a. Ukiah Valley Fire Protection Dist.
- b. Russian River Cemetery e.
- c. Ukiah Unified School District f.

B. Physical Features

1. Land area: square miles _____; acres 60 + _____.

2. State general description of topography:

Flat land traversed by Orr Creek

L AFC 66-2

74-7

MENDOCINO COUNTY LOCAL AGENCY FORMATION COMMISSION
PROPOSAL APPLICATION AND JUSTIFICATION

* * * * *

(Answer each question completely. Use additional pages as required)

A. General

1. Type and designation of proposal.
 - a. city incorporation.
 - b. district formation.
 - (c) city annexation. xx
 - d. district annexation.
 - e. district reorganization.
 - f. district dissolution.

2. Legal sections affecting this proposal. Annexation of Uninhabited Territory Act of 1939. Government Code Sec. 35300 et seq.
3. Principal city or district, if any. "Voting precincts included in this proposal".
City of Ukiah
4. Names of all other districts or cities which will be affected by this proposal.
 - a. Ukiah Valley Fire Protection Dist.
 - b. Russian River Cemetery e.
 - c. Ukiah Unified School District f.

B. Physical Features

1. Land area: square miles _____; acres 60 + _____.
2. State general description of topography:
Flat land traversed by Orr Creek

74-7

C. Population and Related Matters

1. Population in subject area: 0
2. Number of registered voters: 0
3. Number of dwelling units: 0
4. Proximity to other populated areas: City of Ukiah and County unincorporated areas
5. Likelihood of significant increase in population in next 10 years: None
6. Likelihood of significant increase in adjacent areas in next 10 year
 - a. In unincorporated areas: Significant growth anticipated
 - b. In incorporated areas: Same

D. Economic Factors

1. Zoning and related matters:
 - a. Describe the existing land use and zoning in the area which is subject of this proposal.
Land use: public facilities; zoning: A-1
 - b. Describe proposed land use and zoning in the area which is subject of this proposal.
Same as above
 - c. Describe proposed new zoning or changes in zoning, if any:
None
2. Assessed value in area. Information not available because of property's tax exempt status
 - a. Land:
 - b. Improvements: _____

Total:
 - c. Amount of publicly owned land in area:
3. Governmental Service in Area: (Describe in such detail as is appropriate to the area the existing governmental services and controls in the area including, for example; police protection, fire protection, health services, garbage and trash collection, libraries, parks and playgrounds sewers, streets, street lighting, etc.)

Police protection by Mendocino County Sheriff; fire protection by Ukiah Valley Fire Protection District; private garbage and trash collector; sewer services by City of Ukiah; County Public Works maintains streets.

F. Need for Additional Governmental Services or Controls:

1. Describe those governmental services or controls which should be provided which are not now provided or which should be provided in increased amount in the area.

All City services will be provided to the area.

2. Estimate probable future need for new or increased governmental services or controls in the area.

Existing services will be adequate.

3. Describe how your proposal meets the need which you have described in Paragraphs F, 1 and 2 above.

Upon annexation, all services will be provided automatically

4. What alternative courses of action exist for meeting the need described above; describe and evaluate:

The property would remain in the County and would be developed under County requirements and restrictions.

- G. What revenue will your proposal require for the accomplishment of its goals and what are the prospective sources of such revenue?

None

- H. Estimate to the best of your ability the effect of the proposal on:

1. Cost of governmental services and controls. Minimal
2. Adequacy of governmental services and controls. Excellent
3. Mutual, social and economic interests. No conflicts
4. Local governmental structure of the County. None

- I. Has survey of the sentiment of property owners within the subject area been conducted? No, because the area is uninhabited.

If so, what are the results?

J. Has survey or the sentiment of adjacent property owners been conducted?

No

If so, what are the results?

K. Has the principal local agency (such as city, district, etc.,) been notified of this filing?

Yes

L. Any other comments or justification you wish to make:

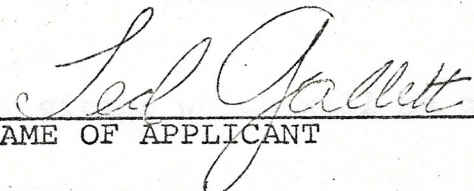
Upon annexation, the area will be withdrawn from the Ukiah Valley Fire Protection District to avoid double taxation for fire protection services.

Designate a maximum of three (3) officers or persons who will receive a copy of the Executive Officer's report and recommendation and mailed notice of hearing.

1. Ted Gallett, Chairman Mendocino County Board of Supervisors
NAME & ADDRESS

2. Lorraine Pearson, Mayor, City of Ukiah
NAME & ADDRESS

3. Richard Avey, City of Ukiah
NAME & ADDRESS


NAME OF APPLICANT

Chairman Mendocino County Board of
TITLE Supervisors

Date: 12/11/74

IMPORTANT NOTE

Local Agency Formation Commission is only authorized to approve or deny a proposal. Once Local Agency Formation Commission action has been taken, it is the responsibility of the proponent to carry on with the other legal requirements to complete their proposed action.

LAFC 66-2 (revised 12/71)

LOW GAP COUNTY COMPLEX

L.A.F.C.O. ANNEXATION # 74-7 TO THE CITY OF UKIAH

Beginning at the intersection of the present north-westerly city limits of the City of Ukiah as it existed on November 19, 1974 and its intersection with the East line of Section 13 T. 15 N. R. 13 W. M.D.B. & M.; thence northerly and along said east line to its intersection with the southerly line of Low Gap Road, County Road No. 212; thence easterly and along the southerly line of said road as described in deeds 240 O.R. 240 and 811 O.R. 77 to the northwest corner of that parcel of land described in 794 O.R. 124; thence leaving aforementioned County Road S. $0^{\circ} 07'$ E. 504.31 feet; thence N. $82^{\circ} 26'$ E. 403.40 feet to a point in the east line of Section 18 T. 15 N. R. 12 W. also being on the westerly line of Lot 8, Yokayo Rancho said point being S. $0^{\circ} 07'$ W. 212.70 feet from the N.W. corner of said lot 8 as described in 910 O.R. 281 M.C.R.; thence leaving said point and following courses as described in 910 O.R. 280 S. $42^{\circ} 17'$ E. 194.33 feet; thence S. $84^{\circ} 57'$ E., 94.05 feet; thence N. $74^{\circ} 56'$ E. 201.11 feet; thence N. $60^{\circ} 19'$ E., 219.19 feet to the point of beginning of 910 O.R. 280 being on the south line of Low Gap Road; thence crossing Low Gap Road N. $18^{\circ} 30'$ E. to the northerly boundary there of; thence southeasterly and along the north line of Low Gap Road to its intersection with the present city limits of the City of Ukiah; thence westerly along said city limits to the point of beginning.

L.A.F.C.O. ANNEXATION # 74-7 TO THE CITY OF UKIAH

Beginning at the intersection of the Northwest corner of the city limits of the City of Ukiah as it existed on November 19, 1974 and its intersection with the East line of Section 13 T. 15 N. R. 13 W. M.D.B.& M.; thence Northerly and along said east line to its intersection with the southerly line of Low Gap Road, County Road No. 212; thence Easterly and along the southerly line of said road as described in deeds 240 O.R. 240 and 811 O.R. 77 to the northwest corner of that parcel of land described in 794 O.R. 124; thence leaving aforementioned County Road S. 0° 07' E. 504.31 feet; thence N. 82° 26' E. 403.40 feet to a point in the east line of section 18 T. 15 N. R. 12 W. also being on the westerly line of Lot 7, Yokayo Rancho said point being S. 0° 07' W. 192.18 feet from a 2" iron pipe at location CF-3 as per record of survey 1-3-97 Mendocino County Records thence leaving said point N. 82° 26' 00" E. 7.86 feet, thence S. 42° 17' 00" E. 197.69 feet, thence S. 84° 57' 00" E. 82.69 feet, thence N. 74° 56' 00" E. 195.00 feet, thence N. 60° 19' 00" E. 198.73 feet to a point in the South line of Low Gap Road; thence crossing Low Gap Road N. 18° 30' E. to the northerly boundary there of; thence Southeasterly and along the north line of Low Gap Road to its intersection with the present city limits of the City of Ukiah; thence westerly along said city limits to the point of beginning.

RECEIVED

DEC 30 1974

VIOLA RICHARDSON, County Recorder

By _____

74-7

Low Gap Annex - Ukiah

929 / 507

EAST LINE SECTION 13 T. 15N. R. 13. W. AS PER 929 / 507

240 / 240

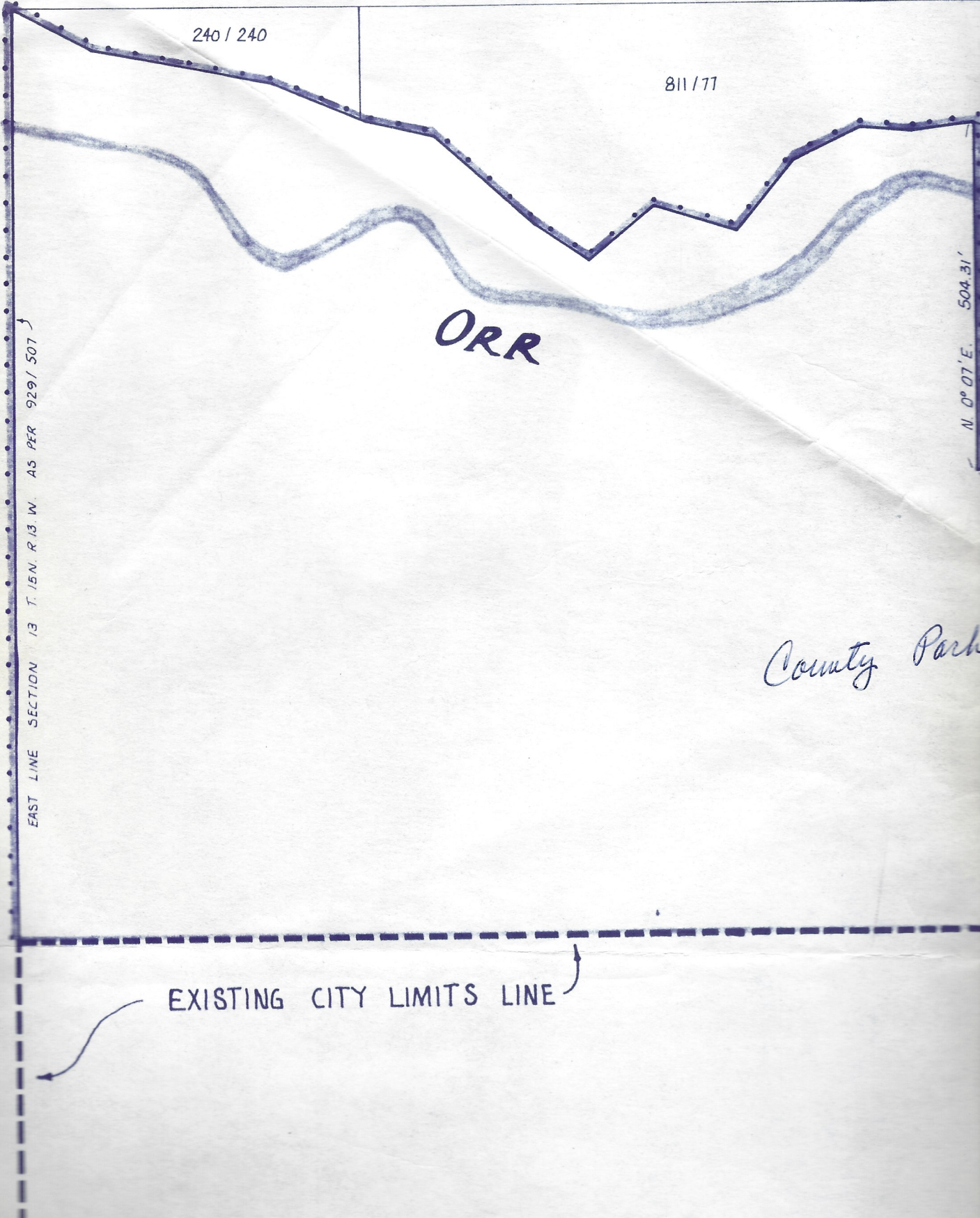
811 / 77

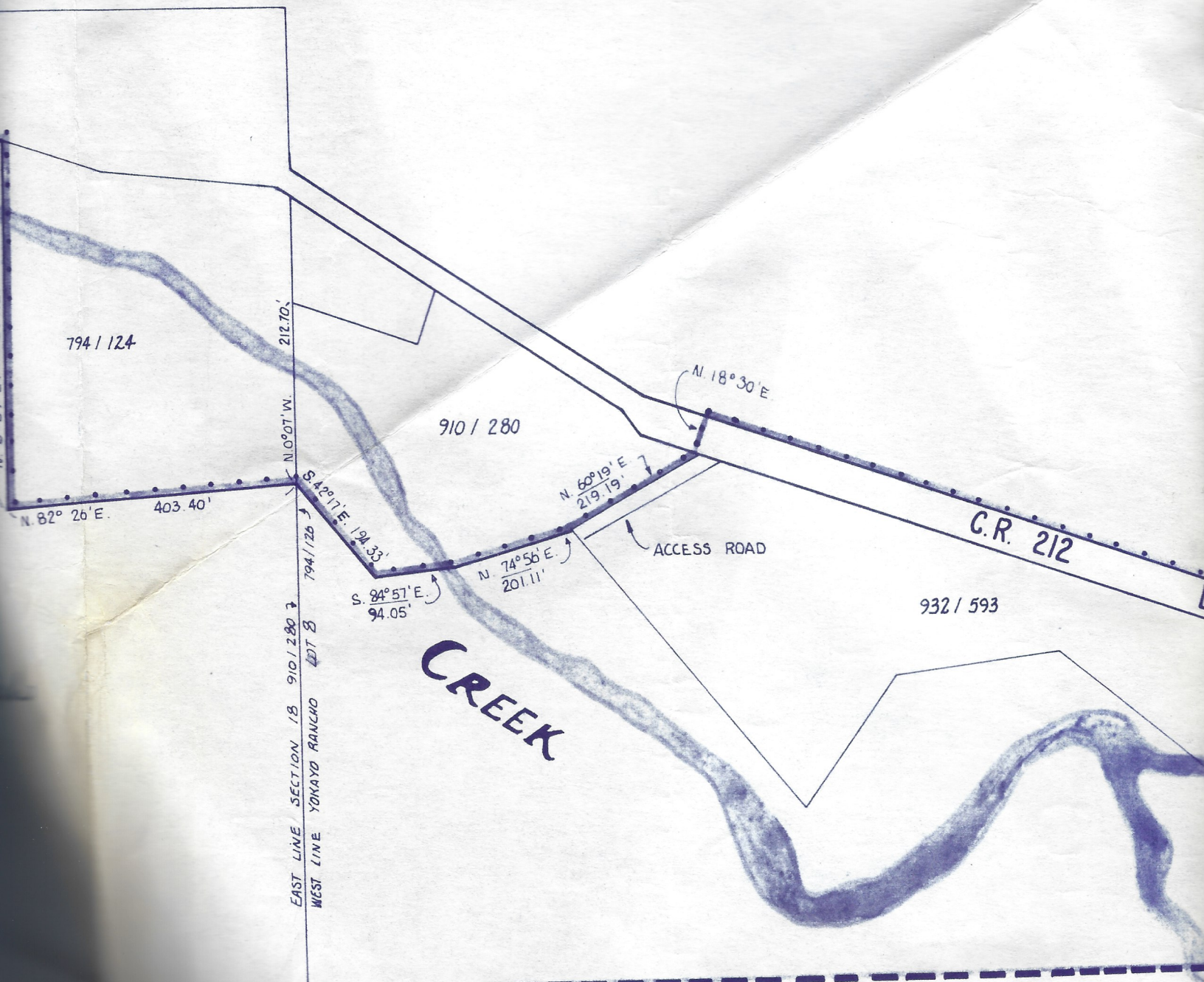
ORR

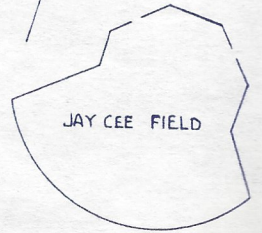
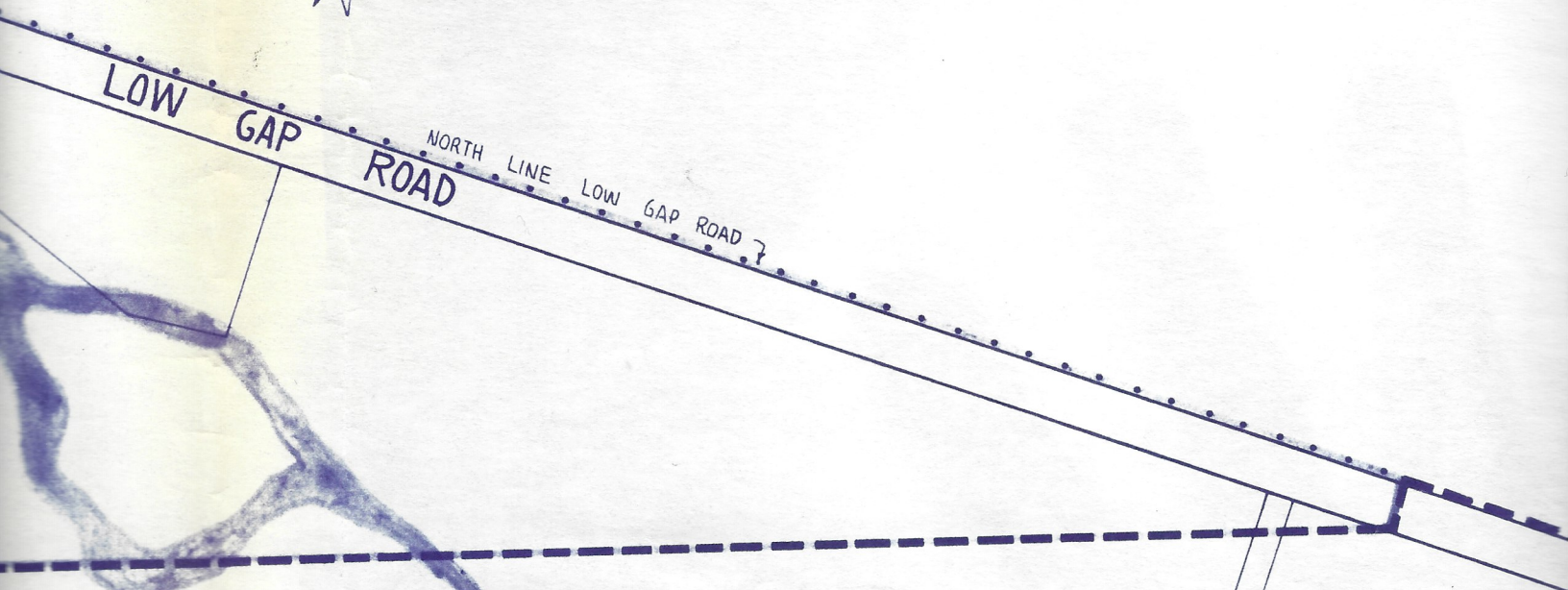
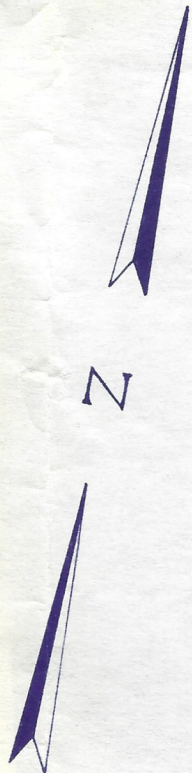
N. 0° 07' E. 504.31'

County Park

EXISTING CITY LIMITS LINE







LAECO

County

EAST LINE SECTION

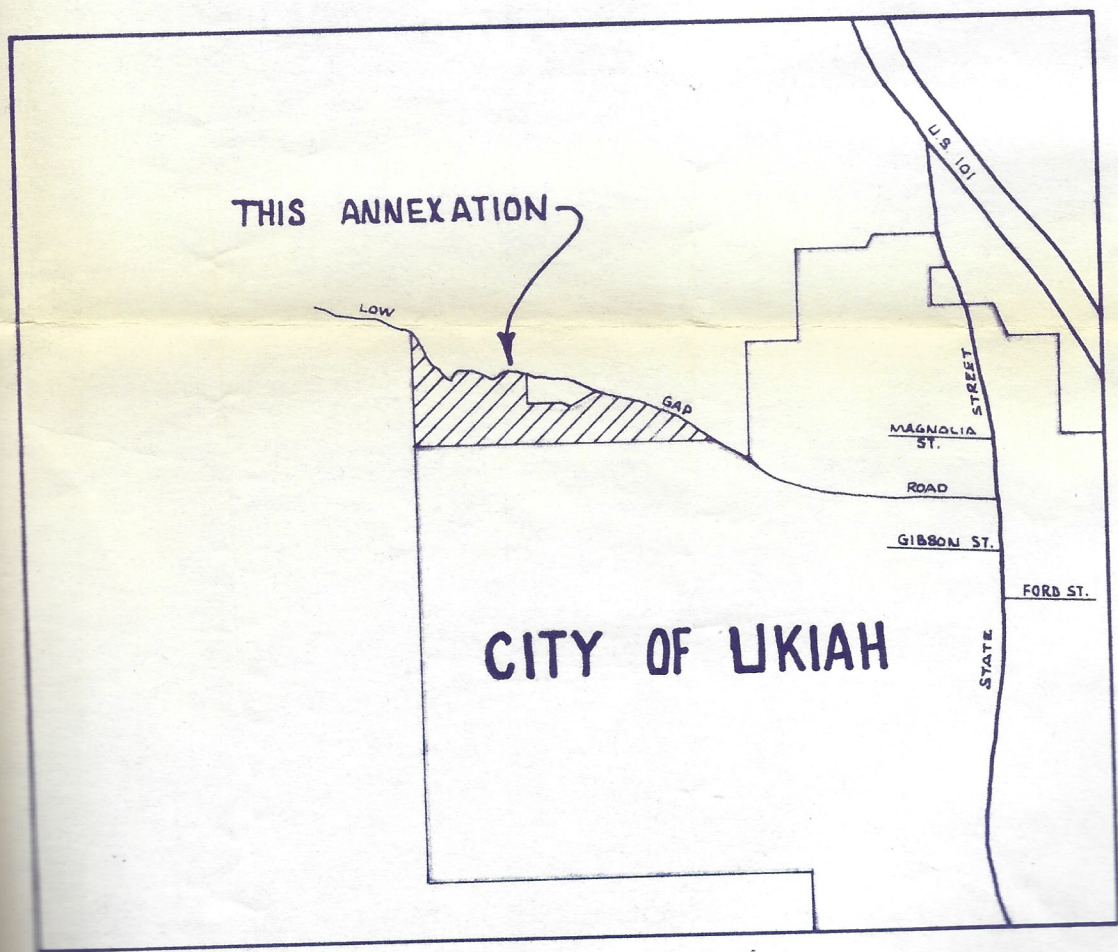
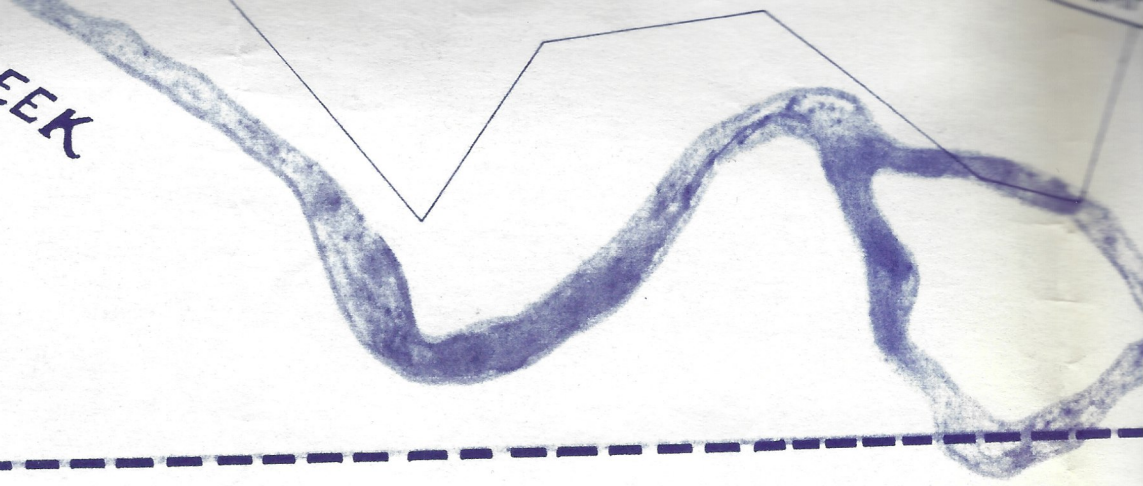
EXISTING CITY LIMITS LINE

LEGEND

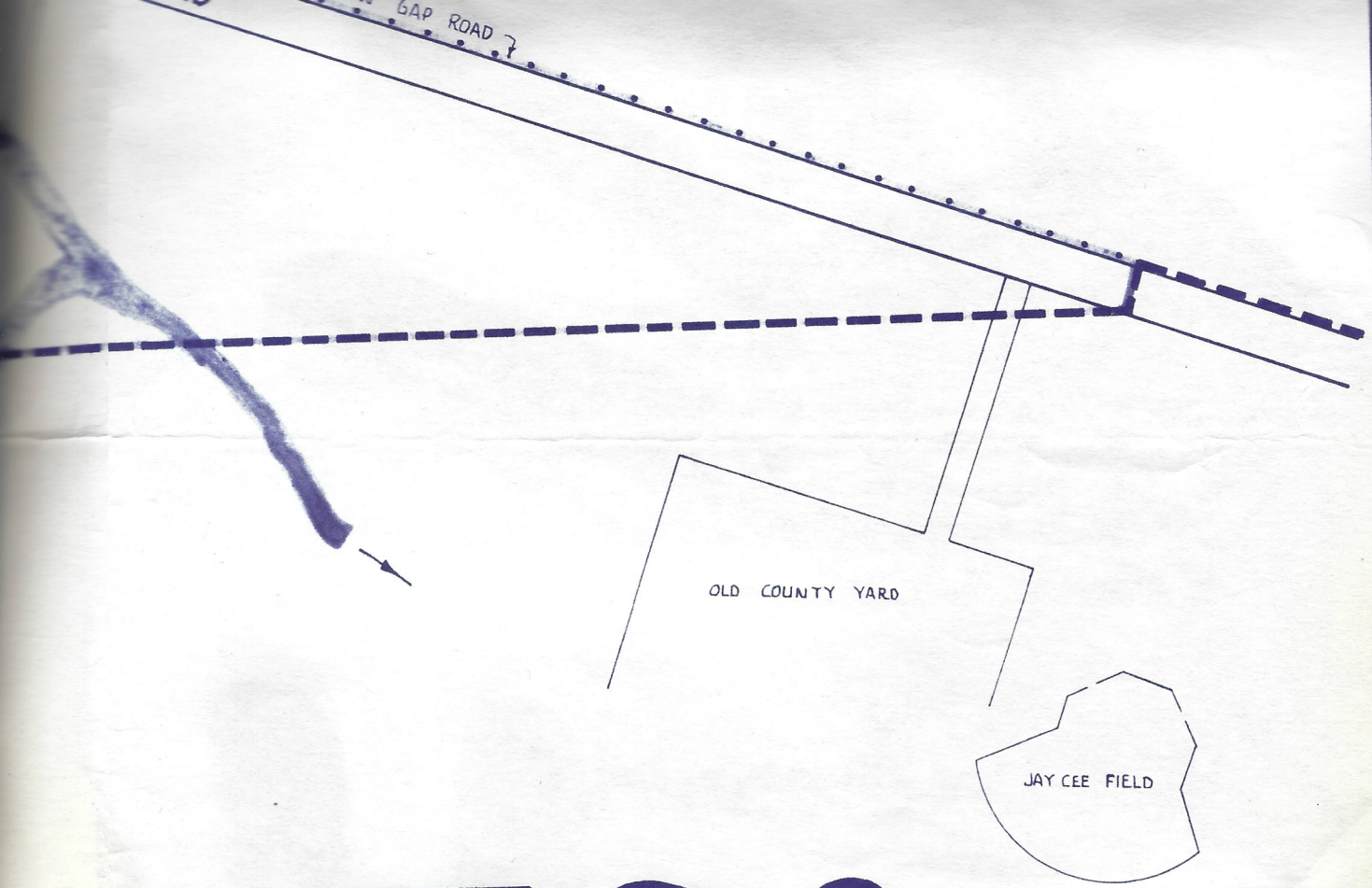
- EXISTING CITY LIMITS
- .-.- ANNEXATION BOUNDARY

EAST LINE SECTION 18 910.1.2
WEST LINE YOKAYO RANCHO 427

CREEK



L.
ANN
LOW
BEING A P
AND PO
A
I, AU
FRONTI
STATE
LEGAL AG
D



A.F.C.O.

ANNEXATION NO. 74-7
 IN GAP COUNTY COMPLEX

PORTION OF SECTION 18, T.15 N. R.12 W. M.D.B. & M.
 PORTIONS OF LOTS 8 & 120 YOKAYO RANCHO
 SCALE: 1" = 200'

ACCEPTANCE CERTIFICATE

AUGUST J. AVILA CHAIRMAN OF THE LOCAL AGENCY
 FORMATION COMMISSION OF THE COUNTY OF MENDOCINO,
 STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID
 AGENCY COMMISSION BY RESOLUTION ON THE
 _____ DAY OF _____ 1974, APPROVED THE WITHIN MAP.

 AUGUST J. AVILA CHAIRMAN, LOCAL AGENCY FORMATION COMMISSION