



February 22, 2021

Mendocino Local Agency Formation Commission
Attn: Uma Hinman, Executive Officer
200 South School Street
Ukiah, CA 95482

Subject: **Proposed Annexation of City of Ukiah Owned Properties**

Dear Ms. Hinman:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

The proposal is an annexation of City of Ukiah Owned Properties located in the unincorporated area of Mendocino County. Enclosed in support of this application, and as directed through Mendocino LAFCo's application, please find the following:

- Two signed copies of a completed Justification of Proposal;
- List of affected APNs, Owners of Record and Parcel Sizes;
- Five prints of a full-scale proposal map showing the affected territory and its relationship to the City of Ukiah and Mendocino County;
- Five copies of an 8.5" x 11" reduction of the proposal map;
- Three copies of a metes and bounds description of the affected territory;
- One certified copy of the City Council Resolution of Application;
- One copy of the Notice of Exemption (15061(b)(3), 15301, and 15320);
- Three copies of an 8.5" x 11" Vicinity Map;
- Processing fee of \$5,000.00 in accordance with the Mendocino LAFCo Fee Schedule;
- Signed and completed Agreement to Pay Form; and
- Flash drive with electronic versions of maps and metes and bounds descriptions.

The City will submit the State Board of Equalization fee upon notification from Mendocino LAFCo that the proceeding is being filed with the SBE.



Given the nature of this application, which does not include nor will it result in any changes in land use or property ownership, public services or environmental impacts, the City is not including the following items in Mendocino LAFCo's list of submittals as they are not relevant to this proposal:

- Plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
- Tax Share Agreement;
- Pre-zoning map or description (as required by Section 56375);
- Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
- Statement of Timely Availability of Water Supplies (refer to Section 56668(l));
- Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(m));
- Project design (site plan, development plan, or subdivision map); and
- Residential Entitlement matrix form (if residential land uses are included in the proposal).

We look forward to working with you on this application. If you have any questions, please contact Craig Schlatter, Director of Community Development, at (707) 463-6219 / cschlatter@cityofukiah.com.

Sincerely,



Sage Sangiacomo
City Manager

**Mendocino
Local Agency Formation Commission**

200 South School Street, Ukiah CA 95482
707-463-4470 www.mendolafco.org

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: City of Ukiah – City Owned Property Annexation

TYPE OF PROPOSAL

- | | | |
|--|---|---|
| <input type="checkbox"/> Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> District Dissolution |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Out-of-Agency Service | <input type="checkbox"/> Consolidation |
| <input type="checkbox"/> Add Latent Power | <input type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Ukiah

Agency or Agencies losing territory: County of Mendocino

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant’s Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer’s Report:

Name	Mailing Address	Telephone/Email Address
<u>Craig Schlatter</u>	<u>300 Seminary Avenue</u> <u>Ukiah, CA 95482</u>	<u>(707) 463-6219</u> <u>cschlatter@cityofukiah.com</u>
<u>Sage Sangiacomo</u>	<u>300 Seminary Avenue</u> <u>Ukiah, CA 95482</u>	<u>(707) 463-6221</u> <u>ssangiacomo@cityofukiah.com</u>
<u>David Rapport</u>	<u>405 West Perkins Street</u> <u>Ukiah, CA 95482</u>	<u>(707) 462-6846</u> <u>drapport@cityofukiah.com</u>

(Attach a separate sheet if necessary.)

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

List the affected Assessor Parcel Numbers, Owners of Record and Parcel Sizes (attach separate sheet if necessary): **See attached list in Attachment 1, which also lists current uses and utility services for the affected parcels.**

Assessor's Parcel Number (APN)	Owner of Record	Parcel Size (Acres)
See attached list (Attachment 1)		

- 7. Physical Location of Proposal: **See list in Attachment 1, attached map created by PSOMAS (Attachment 2), and well as metes and bounds descriptions in Attachment 4.**
(Street/Road, distance from and name of Cross Street, quadrant of City)
- 8. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No
If Yes, please attach a Project Site Plan or Tentative Subdivision Map.
If No, please provide an estimate of when development will occur: N/A.
- 9. List those public services or facilities which will be provided to the affected territory as a result of the proposed action:
See attached list, submitted in response to the information requested above. There will be no change in existing public services or facilities as a result of the proposed action.
- 10. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory:
N/A.
- 11. Has the affected agency negotiated a tax share agreement or made a determination that the proposal is revenue neutral (Section 99 of the California Revenue & Taxation Code)? Please include documentation or explanation. **N/A – properties are City owned and operated. The annexation will not change the type, intensity, or manner of services the City already provides. The same services will be provided by the same personnel using the same equipment pre- and post-annexation.**

12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary) **N/A**

SUBMITTALS

In order for this application to be processed, the following information needs to be provided:

- Two copies of this Justification of Proposal, completed and signed with original signature(s)
Enclosed
- Agreement to Pay form, completed and signed with original signature(s)
Enclosed
- Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (and prepared to State Board of Equalization specifications) – include an electronic version if available **Enclosed as Attachment 2 (PSOMAS Map)**.
- Five copies of an 8.5” x 11” or 11” x 17” reduction of the proposal map, include an electronic version if available **Enclosed as Attachment 3**.
- Three copies of a metes and bounds description of the affected territory, include an electronic version if available **Enclosed as Attachment 4**.
- One certified copy of the City Council and/or Special District Board of Directors Resolution of Application; or a petition making application to LAFCo (as appropriate) **Enclosed as Attachment 5**.
- Written permission from each affected property owner (or signature form) **The City of Ukiah is the property owner for all parcels listed in the application. By the action of the City Council in Resolution No. 2020-61 and the certification of this application by the City Manager, the City gives its written consent of the proposed annexation.**
- One copy of the project environmental document (One Compact Disc if more than 25 pages) **This project is categorically exempt from CEQA. See Notice of Exemption in Attachment 6.**
- One copy of the project Notice of Determination **N/A – Project is categorically exempt from CEQA. See Attachment 6.**
- Three 8.5” x 11” copies of the Vicinity Map (if not included on the proposal map); **Enclosed as Attachment 7.**
- One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653); **N/A**
- One copy of the Tax Share Agreement **N/A**
- One copy of the Pre-Zoning map or description (as required by Section 56375); **N/A**
- One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377); **N/A**
- One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(l)); **N/A**
- One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(m)); **N/A**
- One copy of the project design (site plan, development plan, or subdivision map); **N/A**
- One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and **N/A**
- Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule. **Enclosed (LAFCo Fee). The City will submit an SBE fee upon notification from LAFCo of the proceeding being filed with the SBE.**

Note: Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.



(Signature)

2-22-21

(Date)

Print or Type Name: Sage Sangiacomo, City Manager

Daytime Telephone: (707) 463-6221

ATTACHMENT 1

LIST OF PARCELS PROPOSED FOR ANNEXATION

APN	Owner	Name of Parcel	Acreage	Physical Location	Status	Use	Water Service	Sewer Provider	Storm Drain
184-140-13	City of Ukiah	Ukiah Valley Transfer Station	4.05	3151 Taylor Drive	uninhabited	transfer station	Willow Water	Sanitation District	none established
178-130-0100	City of Ukiah	Landfill	283.5	3100 Vichy Spring Road	uninhabited	landfill	n/a	Sanitation District	none established
184-080-36	City of Ukiah	Water Resources	2.8	341 Norgard Lane	uninhabited	Water	Willow Water	Sanitation District	none established
003-330-6800	City of Ukiah	Airport	1.94	1601 S State Street	uninhabited	Airport	City of Ukiah	City of Ukiah	City of Ukiah
184-080-37	City of Ukiah	Vineyard	4.5	341 Norgard Lane	vineyard	vineyard	Willow Water	City of Ukiah	City of Ukiah
156-240-0200	City of Ukiah	vacant lot - former fish hatchery	1	Gibson Creek	uninhabited	vacant	n/a	none	none established
156-240-1300	City of Ukiah	vacant lot - former fish hatchery	40.11	1970 W Standley Ave	uninhabited	vacant	n/a	none	none established
184-080-01	City of Ukiah	Water Resources	0.762	250 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-080-10	City of Ukiah	Water Resources	0.182	251 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-080-27	City of Ukiah	Water Resources	3.728	253 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-080-28	City of Ukiah	Water Resources	4	254 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-120-04	City of Ukiah	Water Resources	5.8	255 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-090-01	City of Ukiah	Water Resources	4	256 & 341 Norgard Lane	uninhabited	vineyard	Willow Water	Sanitation District	none established
184-090-07	City of Ukiah	Water Resources	13.92	257 & 341 Norgard Lane	uninhabited	undeveloped land	Willow Water	Sanitation District	none established
184-100-04	City of Ukiah	Water Resources	10.52	258 & 341 Norgard Lane	uninhabited	undeveloped land	Willow Water	Sanitation District	none established
184-100-050	City of Ukiah	Waste Water Treatment	15.45	300 Plant Road	uninhabited	north pond	none	none	none established
184-090-0600	City of Ukiah	Water Resources	14.05	217 Norgard Lane	uninhabited	vineyard	Willow Water	none	none established
184-150-0100	City of Ukiah	Waste Water Treatment	43	3495 Taylor Drive	uninhabited	storage and distribution of tr	none	none	none established
184-080-40	City of Ukiah	Water Resources	0.12	None listed	uninhabited	undeveloped land	Willow Water	Sanitation District	none established

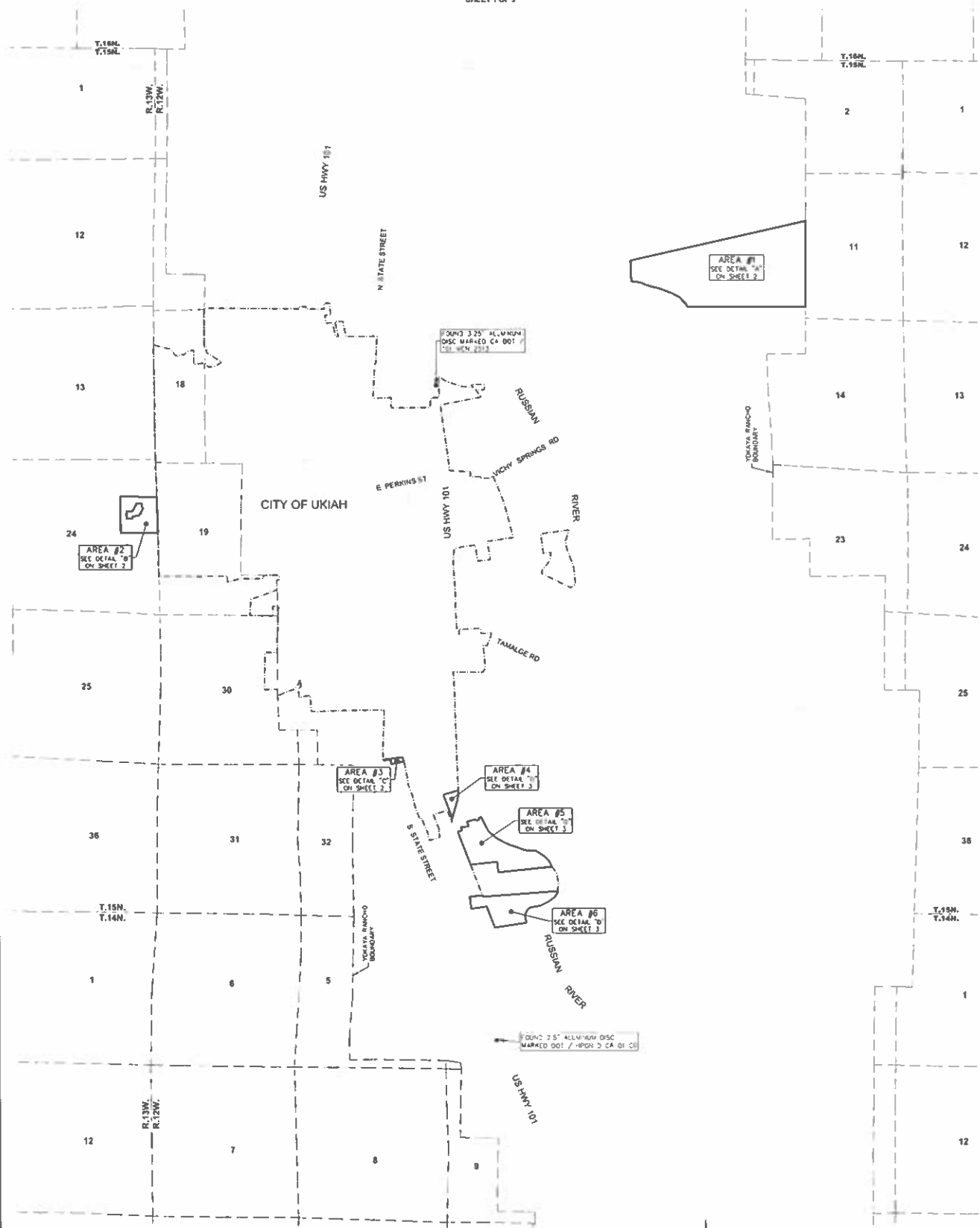
ATTACHMENT 2

**FIVE PRINTS OF FULL-SCALE PROPOSAL MAP
CREATED BY PSOMAS
(PREPARED TO SBE SPECIFICATIONS)**

ATTACHMENT 3

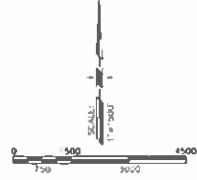
FIVE COPIES OF PROPOSAL REDUCTION MAP

EXHIBIT "B"
CITY OF UKIAH ANNEXATION
 PORTIONS OF LOTS 78, 71, 73, AND 99 OF THE YOKAYA RANCHO AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 11 WEST,
 MOUNT Diablo MERIDIAN (R 11 W)
MENDOCINO COUNTY, CALIFORNIA
 NOVEMBER 6, 2020
 SHEET 1 OF 3



LEGEND
 APN ASSESSOR PARCEL NUMBER
 POB POINT OF BEGINNING
 - - - CURRENT CITY OF UKIAH BOUNDARY
 ——— PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

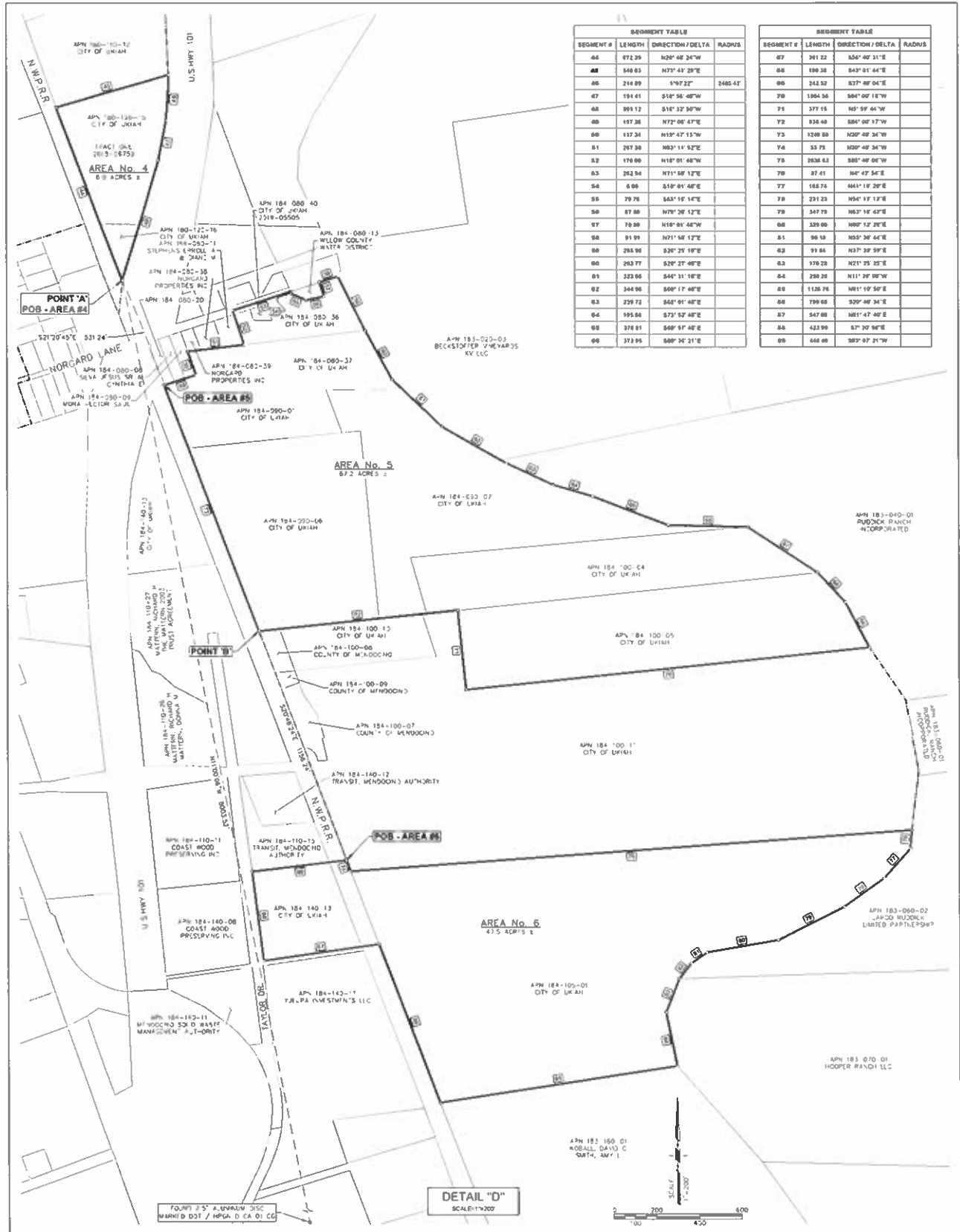
NOTES:
 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83 CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 3 (2011.00 EPOCH DATE) USING THE TWO POINT NATIONAL GEODETIC SURVEY MONUMENTS DESIGNATED 101 WEN 2513 AND 101N 0 CA 01 CI. ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON TO OBTAIN GROUND VALUES DIVIDE THE DISTANCES BY 0.999990795 TO OBTAIN GROUND DISTANCES.
 3. THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODETIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT IS TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND IS NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.



PSOMAS

PREPARED AT THE REQUEST OF
 CITY OF UKIAH

EXHIBIT "B"
CITY OF UKIAH ANNEXATION
 PORTIONS OF LOTS 76, 74, 73, AND 99 OF THE YOKAYA RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 13 NORTH, RANGE 13 WEST,
 MOUNT Diablo MERRILL (S.D. 83)
MENDOCINO COUNTY, CALIFORNIA
 NOVEMBER 6, 2020
 SHEET 3 OF 3



SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	872.39	N26° 48' 34" W	
45	548.83	N73° 41' 29" E	
46	214.89	S'07'22"	2468.47
47	194.41	S16° 55' 40" W	
48	393.12	S16° 32' 30" W	
49	137.36	N72° 06' 47" E	
50	137.34	N15° 47' 15" W	
51	297.38	N63° 11' 52" E	
52	176.66	N16° 01' 48" W	
53	282.94	N71° 56' 12" E	
54	6.00	S16° 01' 48" E	
55	29.76	S45° 16' 14" E	
56	87.88	N78° 26' 12" E	
57	78.88	N16° 04' 48" W	
58	91.99	N71° 56' 12" E	
59	284.98	S26° 25' 18" E	
60	243.77	S26° 27' 48" E	
61	323.66	S45° 31' 18" E	
62	344.96	S66° 17' 48" E	
63	239.72	S45° 01' 48" E	
64	195.66	S73° 52' 48" E	
65	378.81	S49° 57' 48" E	
66	373.95	S68° 34' 21" E	

SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
67	381.22	S56° 40' 31" E	
68	189.38	S43° 01' 44" E	
69	242.52	S37° 48' 04" E	
70	1364.56	S04° 00' 18" W	
71	377.15	S65° 59' 44" W	
72	336.40	S64° 00' 57" W	
73	3268.80	N00° 48' 34" W	
74	33.75	N00° 48' 34" W	
75	3638.62	S88° 48' 04" W	
76	87.41	N4° 47' 54" E	
77	168.74	N64° 11' 20" E	
78	231.23	N54° 17' 17" E	
79	347.79	N63° 16' 43" E	
80	339.88	N00° 12' 28" E	
81	93.18	N53° 30' 44" E	
82	93.84	N37° 39' 59" E	
83	378.29	N21° 25' 32" E	
84	336.38	N11° 20' 08" W	
85	1138.74	N61° 10' 50" E	
86	799.88	S26° 48' 34" E	
87	547.88	N61° 47' 48" E	
88	423.99	S7° 30' 58" E	
89	648.48	S87° 07' 21" W	

LEGEND
 APN ASSESSOR PARCEL NUMBER
 POB POINT OF BEGINNING
 --- CURRENT CITY OF UKIAH BOUNDARY
 - - - PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF
 CITY OF UKIAH

ATTACHMENT 4

**THREE COPIES OF METES AND BOUNDS
DESCRIPTIONS**

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF UKIAH ANNEXATION

All that real property situate in the unincorporated area of Mendocino County, State of California, described as follows:

AREA No. 1:

Being a portion of Lot 99 of the Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain deed recorded in Book 389 of Official Records at Page 557, Mendocino County Records (M.C.R), more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence North 78°01'20" East 13,294.14 feet to a point on the east line of said Lot 99 and the **POINT OF BEGINNING**; said point also being North 00°03'03" East 397.32 feet from the southwest corner of Section 11, Township 15 North, Range 12 West, M.D.M, said point also being the southeast corner of last said lands of the City of Ukiah; thence along the boundary of last said lands of City of Ukiah the following eighteen (18) courses:

1. (1) North 89°56'57" West 4,150.78 feet;
2. (2) North 25°56'57" West 114.79 feet;
3. (3) North 45°04'57" West 186.78 feet;
4. (4) North 41°08'57" West 130.49 feet;
5. (5) North 59°03'57" West 82.39 feet;
6. (6) North 65°11'57" West 83.69 feet;
7. (7) North 58°49'57" West 154.08 feet;
8. (8) North 77°44'57" West 73.19 feet;
9. (9) North 65°18'57" West 178.58 feet;
10. (10) North 70°03'57" West 220.68 feet;
11. (11) North 76°56'57" West 223.98 feet;
12. (12) North 73°49'57" West 243.67 feet;
13. (13) North 67°31'57" West 65.09 feet;
14. (14) North 65°10'57" West 157.18 feet;
15. (15) North 83°11'57" West 315.76 feet;
16. (16) North 02°46'33" West 733.99 feet;
17. (17) North 77°11'49" East 6,302.38 feet;
18. (18) South 00°03'03" West 3,036.00 feet to the **POINT OF BEGINNING**.

Area 1 containing 301.2 acres, more or less.

AREA No. 2:

Being a portion of the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ Section 24, Township 15 North, Range 13 West, Mount Diablo Meridian, and being the lands of the City of Ukiah as described as Parcel One and Parcel Two in that certain Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence South $68^{\circ}13'23''$ West 10,566.35 feet to the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 and the **POINT OF BEGINNING**, said point being South $01^{\circ}40'53''$ East 1,380.15 feet from the northeast corner of said Section 24; said point also being the northeast corner of last said Parcel One; thence from said point of beginning along the boundary of last said lands of City of Ukiah and the boundary of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 the following four (4) courses:

19. (1) South $01^{\circ}40'53''$ East 1,281.14 feet;
20. (2) North $89^{\circ}35'05''$ West 1,293.15 feet;
21. (3) North $01^{\circ}02'15''$ West 1,279.04 feet;
22. (4) South $89^{\circ}39'30''$ East 1,278.72 feet to the **POINT OF BEGINNING**.

Containing 37.8 acres, more or less.

EXCEPTING THEREFROM, areas # 2 and # 3 described as being excepting therefrom said Parcel One of said Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, thence South $65^{\circ}44'36''$ West 573.61 feet to the northeast corner of said area # 2 and the **POINT OF BEGINNING**; thence along easterly boundary of said area # 2 the following two (2) courses:

23. (1) South $00^{\circ}00'00''$ East 114.99 feet
24. (2) South $30^{\circ}00'00''$ East 79.99 feet more or less to the centerline of Gibson Creek;

thence along the easterly and southerly boundary of said areas # 2 and 3 and the centerline of Gibson Creek the following seven (7) courses:

25. (1) South $34^{\circ}29'20''$ West 67.07 feet;
26. (2) South $21^{\circ}35'09''$ West 127.70 feet;
27. (3) South $57^{\circ}09'56''$ West 37.23 feet;
28. (4) South $35^{\circ}53'29''$ West 57.70 feet;
29. (5) South $74^{\circ}27'11''$ West 67.61 feet;

30. (6) South 82°23'58" West 69.99 feet;
31. (7) North 89°50'08" West 72.50 feet;

thence leaving said centerline of Gibson Creek and continuing along the boundary of said areas # 2 and 3 the following six (6) courses:

32. (1) South 00°00'00" East 79.99 feet;
33. (2) North 90°00'00" West 219.98 feet;
34. (3) North 00°00'00" West 259.97 feet; 73
35. (4) North 90°00'00" East 219.98 feet;
36. (5) North 26°43'00" East 304.97 feet;
37. (6) North 90°00'00" East 179.98 feet to the **POINT OF BEGINNING**.

Exception area containing 4.0 acres, more or less.

Area 2 resultant area containing 33.8 acres, more or less

AREA No. 3:

Being a portion of Lot 73 of the Healey's Survey and Map of Yokayo Rancho, and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Document No. 1999-05298, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NPGN D CA 1-CG, thence North 17°57'43" West 10,348.76 feet to the **POINT OF BEGINNING**, said point also being the southeast corner of last said lands of the City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following six (6) courses:

38. (1) South 78°58'59" West 465.17 feet;
39. (2) North 08°18'52" West 157.78 feet;
40. (3) South 83°51'42" West 249.97 feet to a point on the easterly right-of-way line of South State Street; said point also being the beginning of a non-tangent curve, concave easterly, having a radius of 2,951.91 feet; and to which beginning a radial line bears South 83°32'58" West;
41. (4) northerly along last said easterly right-of-line and said curve, through a central angle of 00°37'28", an arc distance of 32.17 feet;
42. (5) leaving said easterly right-of-way line North 83°51'42" East 679.53 feet;
43. (6) South 21°00'55" East 155.49 feet to the **POINT OF BEGINNING**.

Area 3 containing 1.9 acres, more or less.

AREA No. 4:

Being a portion of Lot 71 of the Healey's Survey and Map of Yokayo Rancho, and being the lands of the City of Ukiah described as Tract One in that certain Grant Deed recorded in Document No. 2018-06759, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NGPN D CA 1-CG, thence North 11°00'06" West 8,003.52 feet to the **POINT OF BEGINNING** and a point hereinafter referred to as Point "A", said point being also being the intersection of the easterly right-of-way of the Northwestern Pacific Railroad and the westerly right-of-way of California State Highway 101 and being the most southerly corner of last said lands of City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following two (2) courses:

44. (1) along said easterly right-of-way of the Northwestern Pacific Railroad North 20°48'24" West 872.39 feet;
45. (2) leaving last said easterly right-of-way North 73°43'29" East 548.03 feet to a point on said westerly right-of-way of California State Highway 101 and the beginning of a non-tangent curve, concave westerly, having a radius of 2,403.43 feet; and to which beginning a radial line bears South 89°29'03" East;

thence southerly along the easterly boundary of said lands of City of Ukiah and the westerly right-of-way of California State Highway 101 the following three (3) courses:

46. (1) along last said curve, through a central angle of 05°07'22", an arc distance of 214.89 feet;
47. (2) South 10°55'48" West 191.41 feet;
48. (3) South 16°32'50" West 591.12 feet to the **POINT OF BEGINNING**.

Area 4 containing 6.0 acres, more or less.

AREA No. 5:

Being a portion of Lots 70 and 71 of the Healey's Survey and Map of Yokayo Rancho, and being portions of the lands of City of Ukiah as said lands are described in that certain "Individual Grant Deed" recorded in Book 1500, at Page 242, M.C.R, and in that certain "Grand Deed in Lieu of Condemnation" recorded in Document No. 2007-11428, M.C.R, and in that certain "Grant Deed" record in Document No. 2018-06759, M.C.R; more particularly described as follows:

COMMENCING at aforementioned Point "A"; thence South 21°20'45" East 531.24 feet to the **POINT OF BEGINNING**; said point being on the easterly right-of-way of Northwestern Pacific Railroad; said point also being a point on the boundary of said lands of City of Ukiah described in said "Grant Deed" recorded in

Document No 2018-06759; thence along the boundary of last said lands of City of Ukiah the follow two (2) courses:

49. (1) North 72°06'47" East 157.38 feet;
50. (2) North 19°47'15" West 117.34 feet to the southwesterly corner of the lands of Norgard Properties, Inc. as said lands are described in that certain "Grant Deed" recorded in Document No. 2018-06761, M.C.R;
51. thence along the southerly line of said lands of Norgard Properties and its easterly prolongation North 83°11'52" East 267.38 feet to a point on the boundary of said lands of Ukiah;

thence along said boundary of City of Ukiah the following seven (7) courses:

52. (1) North 18°01'48" West 170.00 feet to a point on the centerline of Norgard Lane;
53. (2) along last said centerline and its easterly prolongation North 71°58'12" East 282.94 feet;
54. (3) leaving last said centerline and its easterly prolongation South 18°01'48" East 6.00 feet;
55. (4) South 65°16'14" East 79.76 feet;
56. (5) North 78°28'12" East 87.00 feet;
57. (6) North 18°01'48" West 70.00 feet;
58. (7) North 71°58'12" East 91.91 feet to a point on center of the channel of Russian River;

thence along continuing along said lands of City of Ukiah and said center of channel the following eleven (11) courses:

59. (1) South 26°25'18" East 285.98 feet;
60. (2) South 28°27'48" East 263.77 feet;
61. (3) South 46°31'18" East 323.86 feet;
62. (4) South 60°17'48" East 344.96 feet;
63. (5) South 65°01'48" East 239.72 feet;
64. (6) South 73°52'48" East 195.88 feet;
65. (7) South 68°57'48" East 378.81 feet;
66. (8) South 88°36'21" East 373.95 feet;
67. (9) South 56°40'31" East 391.22 feet;
68. (10) South 43°01'44" East 190.38 feet;
69. (11) South 27°48'04" East 242.52 feet;

thence leaving said center of channel and continuing along said boundary of said lands of City of Ukiah the following four (4) courses:

70. (1) South 84°00'16" West 1,904.56 feet;
71. (2) North 05°59'44" West 377.15 feet;

72. (3) South 84°00'17" West 938.48 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
73. (4) along last said easterly right-of-way North 20°48'24" West 1,240.88 feet to the **POINT OF BEGINNING**.

Area 5 containing 67.2 acres, more or less.

AREA No. 6:

Being a portion of Lots 69 and 70 of the Healey's Survey and Map of Yokayo Rancho, more particularly described as follows:

COMMENCING at aforementioned Point "B"; said point being a point on the easterly right-of-way of Northwestern Pacific Railroad; thence along last said easterly right-of-way South 20°48'24" East 1,156.24 feet to the **POINT OF BEGINNING**;

74. thence from said point being continuing along last said easterly right-of-way South 20°48'24" East 55.75 feet to the northwesterly corner of the lands of City of Ukiah as said lands are described as Parcel One of that certain "Grant Deed" recorded in Document No. 2011-11526, M.C.R.
75. thence along the northerly boundary of last said lands of City of Ukiah North 85°48'06" East 2,638.83 feet to a point on the center of channel of Russian River;

thence continuing along the boundary of last said lands and said center of channel the following nine (9) courses:

76. (1) South 04°42'54" West 87.41 feet;
77. (2) South 41°18'20" West 185.74 feet;
78. (3) South 54°13'13" West 231.23 feet;
79. (4) South 63°18'43" West 347.79 feet;
80. (5) South 80°12'28" West 339.00 feet;
81. (6) South 55°36'44" West 90.18 feet;
82. (7) South 37°39'59" West 91.84 feet;
83. (8) South 21°25'25" West 170.28 feet;
84. (9) South 11°26'08" East 259.26 feet;

thence leaving said center of channel and continuing along the boundary of last said lands of City of Ukiah the following two (2) courses:

85. (1) South 81°10'50" West 1,126.78 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;

86. (2) along last said easterly right-of-way North 20°48'24" West 799.68 feet to the intersection with the southerly boundary and its easterly prolongation of the lands of the City of Ukiah as said lands are described in that certain "Grant Deed" recorded in Document 2017-03138; M.C.R.;
87. thence along last said southerly boundary and its easterly prolongation South 81°47'40" West 547.08 feet to the southwest corner of last said lands of City of Ukiah; said corner being a point on the easterly right-of-way of Tayler Drive;
88. thence along last said easterly right-of-way North 07°20'50" West 423.99 feet to the northwest corner of last said lands of City of Ukiah;
89. thence along the northerly boundary of last said lands and its easterly prolongation North 83°07'21" East 448.40 feet to the **POINT OF BEGINNING**.

Area 6 containing 47.5 acres, more or less.

Total Combined Annexation Areas containing 457.6 acres, more or less

The basis of bearings for this description is based on NAD 83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13 and "HPGN D CA 01 CG". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.

The purpose of this description is for annexation purposes and to comply with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.



Lester E. Carter Jr., CA. LS No 6148

10/28/2020

Date



ATTACHMENT 5

**CERTIFIED COPY OF CITY COUNCIL
RESOLUTION OF APPLICATION**

RESOLUTION NO. 2020-61

RESOLUTION OF APPLICATION OF THE CITY COUNCIL OF THE CITY OF UKIAH INITIATING PROCEEDINGS FOR THE ANNEXATION OF LAND OWNED BY THE CITY OF UKIAH.

WHEREAS:

1. The City of Ukiah desires to initiate a proceeding for the adjustment of boundaries specified herein; and
2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, specifically Government Code § 56654(a).
2. This proposal is an annexation to the City of Ukiah.
3. Legal descriptions of the affected territories are set forth in Exhibit A, and a map of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.
4. The territory to be annexed is uninhabited and consists of one parcel of 283.5 acres (Area No. 1, below) that is non-contiguous to the City and additional parcels (Area Nos. 2, 3, 4, 5 and 6) that are contiguous to the City and consist of 162.512 acres in total..
5. The reasons for the proposal are to annex and subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, which are currently outside the City's jurisdiction and not subject to County land use regulation or control. The parcels as numbered on Exhibits A and B consist of:

<u>Area Number</u>	<u>City Use of Property</u>
1, 2	open space
3	municipal airport
4	solid waste transfer station
5, 6	wastewater treatment.

6. The proposal to annex Area No. 1 complies with Government Code Section 56742 in that the property is 1) located in Mendocino County where the City is situated; (2) owned by the City and (3) used for municipal purposes at the time these commission proceedings are initiated.
7. Area Nos. 2, 3, 4, 5, and 6 are within the City's sphere of influence.
8. The annexation of Area No. 1 should be subject to the terms and conditions as set forth in Government Code Section 56742. No special conditions are proposed for Area Nos. 2, 3, 4, 5, and 6.

City of Ukiah, California
Certified to be a
True and Exact Copy

2/17/21
Date


Kristine Lawler, City Clerk

9. The City Council adopts the determination by the City's Director of Community Development that this annexation is a categorically exempt project under the California Environmental Quality Act. Upon adoption of this resolution, the Director of Community Development is authorized and directed to record a Notice of Exemption with the Mendocino County Clerk.
10. Once the territory is annexed by the City, it will no longer be subject to property taxes. Moreover, the use of the property for governmental purposes will not generate any other tax revenues, such as sales tax. As such, this reorganization will not result in any taxes that could be shared by the City and County pursuant to a tax sharing agreement.

PASSED AND ADOPTED this 4th day of November, 2020, by the following roll call vote:

AYES: Councilmember Mulheren, Brown, Scalmanini, Orozco, and Mayor Crane
NOES: None
ABSENT: None
ABSTAIN: None



Douglas F. Crane, Mayor

ATTEST:



Kristine Lawler, City Clerk

ATTACHMENT 6

ONE COPY OF NOTICE OF CEQA EXEMPTION



Recorded at the request of
CITY OF UKIAH
11/13/2020 01:33 PM
Fee: \$50.00 Pgs: 1 of 1

OFFICIAL RECORDS
Katrina Bartolome - Clerk-Recorder
Mendocino County, CA



NOTICE OF CEQA EXE

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

X County Clerk
County of Mendocino
Courthouse

PROJECT TITLE: City of Ukiah Resolution of Application Authorizing Annexation of City-owned Properties

PROJECT LOCATION: City-owned properties located in the unincorporated areas of Mendocino County and as illustrated within Exhibit A.

DESCRIPTION OF PROJECT: City of Ukiah application to Local Agency Formation Commission to annex properties owned by the City of Ukiah currently located within unincorporated areas into the incorporated limits of the City of Ukiah.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah (City Council)

DATE OF APPROVAL: November 4, 2020

NAME OF PROJECT APPLICANT: City of Ukiah

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** Article 19, Sections 15061(b)(3), 15301, and 15320.
- Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT:

POSTED FROM 11/13/20 TO 12/14/20

The California Environmental Quality Act (CEQA) provides several "categorical exemptions" which are applicable to categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The project under CEQA is the City Council's



adoption of a resolution of application authorizing the City to annex City-owned properties currently located within unincorporated areas into the incorporated limits of the City of Ukiah. The properties are located within Mendocino County unincorporated areas near Ukiah incorporated limits and as illustrated within Exhibit A. The project is exempt from the provisions of the CEQA pursuant to CEQA Guidelines, Article 19 §15061(b)(3), §15301, and §15320.

The project is categorically exempt from environmental review under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the proposed action may have a significant impact on the environment. The annexation will not change the type, intensity, or manner of services the City already provides. The same services will be provided by the same personnel using the same equipment and facilities pre- and post-annexation. The project is also categorically exempt under CEQA Guidelines section 15301 because it involves the continued operation and maintenance of existing facilities and involves no expansion of existing or former use. Finally, the project is categorically exempt under CEQA Guidelines section 15320 because the annexation is a change in local government organization that does not change the City's manner of providing services or the geographical area in which previously existing powers are exercised.

Lead Agency Contact Person Craig Schlatter, Community Development Director
Phone Number (707) 463-6219
Email cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

**Community Development Department, Planning Division, Ukiah Civic Center
300 Seminary Avenue, Ukiah, CA 95482**

Signature (Public Agency)

November 9, 2020

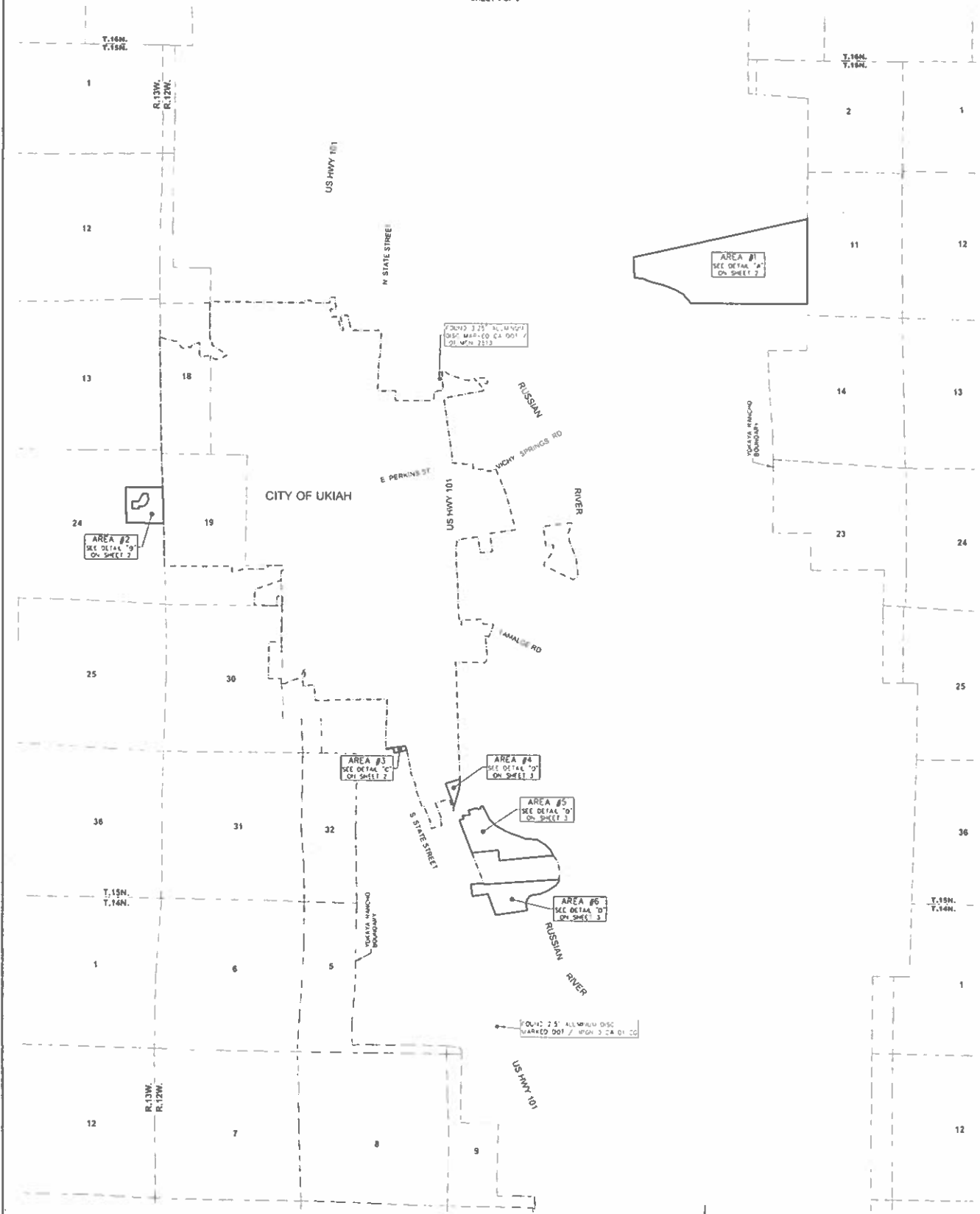
(Date)

Director of Community
Development

(Title)

Exhibit(s): (A) Map of Areas 1-6, City of Ukiah Annexation of City-Owned Properties

EXHIBIT "A"
CITY OF UKIAH ANNEXATION
 PORTIONS OF LOTS 70, 71, 72, AND 99 OF THE YOKAYA RANCHO AND
 PORTION OF SECTION 24 TOWNSHIP 18 NORTH RANGE 13 WEST
 MOUNT Diablo MERIDIAN (M D M)
MENDOCINO COUNTY, CALIFORNIA
 NOVEMBER 6, 2020
 SHEET 1 OF 3

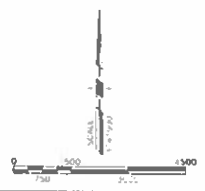


LEGEND

- MPN ASSessor PARCEL NUMBER
- POB POINT OF BEGINNING
- - - CURRENT CITY OF UKIAH BOUNDARY
- PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

NOTES

- 1 ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF
- 2 THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83 CALIFORNIA COORDINATE SYSTEM (CCSR). ZONE 3 (2011) DATA DATES USING THE TWO FOUND NATIONAL GEODESIC SURVEY WORKPOINTS DESIGNATED 101 MEN 2513 AND MPM 0 CA 01 CO. ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON. TO OBTAIN GROUND VALUES OVER THE DISTANCES BY 899898785 TO OBTAIN GROUND DISTANCES.
- 3 THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODESIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT IS TO BE USED TO ESTABLISH GEODESIC POSITION ONLY AND IS NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.



PSOMAS
 PREPARED AT THE REQUEST OF
 CITY OF UKIAH

Katrina Bartolomie, Clerk-Recorder
Mendocino County, CA
501 Low Gap Rd., Room 1020
Ukiah, Ca 95482

Receipt: 20-13658

Product	Name	Extended
NTDETER2008	Notice Of Determination	\$50.00
	# Pages	1
	Document #	2020-E0058
	# Negative Decl	0
	# Mitigated Negative Decl	0
	# EIR	0
	# Cert Reg Pogram	0
	# Conformed Labels	1
Total		\$50.00
Tender (On Account (Charge or Prepay))		\$50.00
Account#	UKCITY	
Account Name	CITY OF UKIAH (EIR)	
Balance	(\$300.00)	

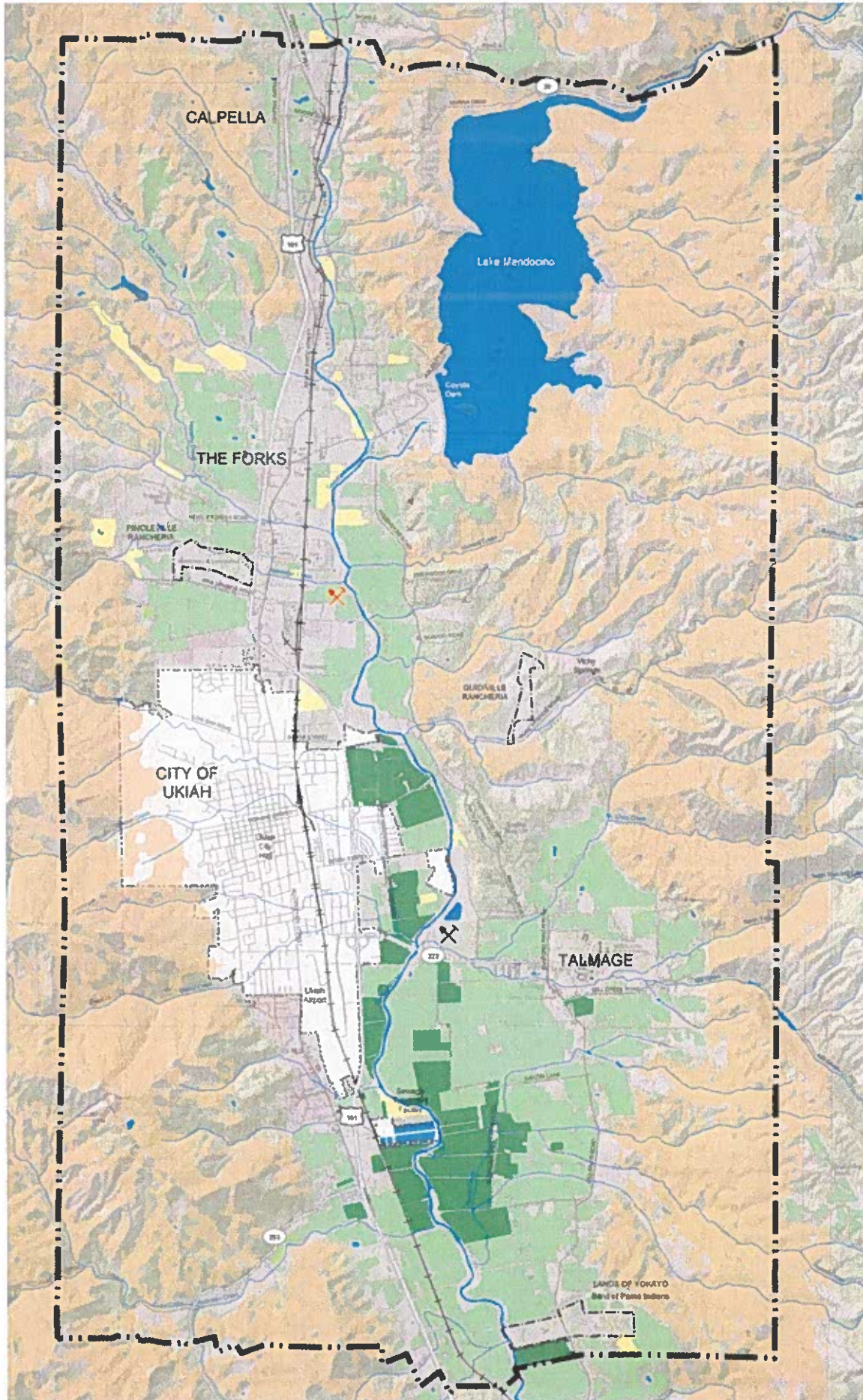
Thank You!

Fri Nov 13 13:33:42 PST 2020 marianna4

ATTACHMENT 7

THREE COPIES OF VICINITY MAP

Vicinity Map





CITY OF UKIAH
 Finance Dept.
 300 Seminary Ave
 Ukiah, CA 95482-5400
 (707) 463-6200 Fax (707) 463-6204

MUFG UNION BANK, N.A.
 GOVERNMENT SERVICES
 851 IRWIN ST. STE. 100
 SAN RAFAEL, CA 94901-3343
 LOS ANGELES, CA 90071-1602
 16-49/1220

Vendor Number: 22178
 Check Date: 12/18/2020
 Check Number: 03041017
 VOID 180 DAYS FROM DATE OF ISSUE

\$5,000.00

Pay Five Thousand Dollars and 00 cents *****

To The Order Of

LAFCO-LOCAL AGENCY FORMATION COMMISSION OF
 MENDOCINO CO
 ATTN: UMA HINMAN
 200 S SCHOOL ST
 UKIAH, CA 95482

Sage Sengier City Manager MP
R Allen Carter City Treasurer MP

⑈03041017⑈ ⑆122000496⑆ 7020022285⑈

CITY OF UKIAH, UKIAH CA, 95482

Page 1 of 1

Check Number: 03041017

Invoice Date	Invoice Number	Description	Invoice Amount
12/17/2020	DV121720	FEES FOR ANNEXATION APP FOR CITY OWNED PARCEL GL-20012200-52100 GL-84027225-52100 GL-82027110-52100	\$5,000.00 \$1,000.00 \$2,000.00 \$2,000.00

Vendor No. 22178	Vendor Name LAFCO-LOCAL AGENCY FORMATION COMMISSION OF	Check No. 03041017	Check Date 12/18/2020	Check Amount \$5,000.00
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MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
Telephone: (707) 463-4470 | E-mail: eo@mendola Alco.org | Web: <http://mendola Alco.org>

FEE AGREEMENT and INDEMNIFICATION

(Updated March 2020)

1. DEPOSIT

Applicant agrees to pay the following deposit with execution of this agreement: \$ 5,000. LAFCo charges are based upon actual staff time and other expenses incidental to processing applications including CEQA compliance as a Responsible Agency, reviewing project proposals (Pre-Application Requests), and researching matters as requested. Such charges may be incurred prior to or without the filing of an application with LAFCo. Individuals and agencies who request services, research, or review must provide a deposit toward project expenses, as listed on the current fee schedule (<http://mendola Alco.org/fees/>), along with a signed copy of this agreement. All deposits are subject to increase, should the Executive Officer determine that the magnitude of the project justifies the increase. The staff time necessary to process an application or request for service cannot be easily predicted in advance. Therefore, applicants should be aware that LAFCo charges may exceed the applicable initial deposit.

The deposit will be placed in LAFCo's general account and application expenses incurred by LAFCo will be tracked separately from other LAFCo expenses. No interest will accrue on the deposit. LAFCo will keep an accounting of amounts charged against the deposit. In the event any balance of the deposit remains after subtraction of all LAFCo charges, the balance will be refunded to Applicant upon completion of application services. When the deposit is exhausted, LAFCo will request an additional deposit.

2. BILLING PROCEDURE

LAFCo invoices will detail tasks, hours, staff charge-out rates, staff members responsible for work, and/or costs of contracted services. Invoices will also reflect the remaining balance of the initial deposit. Should the deposit be depleted, all staff work will cease until the deposit on file has been replenished. Projects with delinquent balances will not be scheduled for hearing, and the Commission will consider applicants to have waived any and all statutory deadlines.

This form must be signed by the Applicant as the person responsible for payment. Where an agency has filed a Resolution of Application, an authorized staff member must sign the application and bind the agency as the entity responsible for payment. The application must be filed with LAFCo along with the applicable deposit. Questions regarding specific billing procedures should be directed to the LAFCo Executive Officer at (707) 463-4470.

3. OBJECTIONS TO BILL

Applicant agrees that any questions or disagreements Applicant may have concerning the bill or amount due shall be communicated to LAFCo prior to the end of the payment period, along with payment of any undisputed portion of the bill. If Applicant fails to communicate to LAFCo any objection to the bill prior to the end of the payment period, Applicant is agreeing that the amount stated is correct and is giving up any right to later deny payment to LAFCo.

4. PAYMENT NOT DEPENDENT ON FUTURE ACTIONS

Applicant understands and agrees that the LAFCo charges are payable regardless of whether the application is ultimately filed, withdrawn, denied or otherwise terminated prior to completion. In the event of withdrawal, Applicant shall be responsible for all charges incurred prior to the time of receipt of written notice of application withdrawal, plus LAFCo's reasonable charges for file closure.

5. STAFF ASSIGNMENTS; CONFLICTS OF INTEREST

The Executive Officer shall assign LAFCo staff members to projects as appropriate. Should the scope of a project require that outside consulting or other needed services be obtained, applicants will be responsible for the entire cost of recruitment, source selection, and payment for such outside services. Applicants are responsible for paying actual costs for any services obtained through contract, even if such costs exceed the charge-out rate of a regular staff member providing similar services.

6. INDEMNITY

Should Mendocino LAFCo or any member of its commission, staff, contractors and/or agents be named as a party in any litigation or administrative proceeding in connection with the Applicant's proposal or request for services, Applicant agrees to indemnify, save harmless, and promptly reimburse LAFCo for 1) all reasonable expenses and attorneys fees in connection with the defense of LAFCo and 2) any damages, penalties, fines or other costs imposed upon or incurred by LAFCo. Applicant agrees that LAFCo shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse defense costs. Provided however, that LAFCo shall not settle with any plaintiff without consulting with Indemnitor prior to settling. Such indemnity obligation shall include LAFCo defense costs incurred in responding to a legal challenge by the Applicant to a LAFCo decision.

7. WAIVER

LAFCo's failure to enforce any term hereof shall not be deemed to be a waiver. No delay or omission in the exercise of any remedy of LAFCo on default shall impair such right or remedy or be construed as a waiver thereof, unless waiver is set forth clearly in writing and signed by the waiving party. Such written waiver shall not be construed as a waiver of any other default concerning the same or any other agreement provision, charge, or payment of principal amount owing to LAFCo.

8. COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act applicants for LAFCo approvals and those opposing such proposals are required to report to LAFCo all political contributions and expenditures with respect to the proposal that exceed \$250. LAFCo has adopted policies to implement the law (Mendocino LAFCo Policy 6.2. By your signature to this application or request for service, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCo be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCo for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

9. AUTHORITY TO SIGN

The party executing this agreement on behalf of Applicant personally warrants that they have full authority to enter into this agreement on behalf of the Applicant for which they are signing, and that said entity will be legally bound to the agreement by their signature hereto. In the event that such authority does not exist, the individual who has signed this agreement agrees that he or she shall be personally liable for the charges.

10. AGREEMENT

I certify that I have reviewed the above information, the current LAFCo fee schedule, the State Board of Equalization fee schedule, and the State Department of Fish and Wildlife related to CEQA filing fees. I agree, as project applicant or authorized representative, to pay Mendocino LAFCo for all staff services, materials, and other charges attributable to my application or request for services, including the obligation of indemnification. I understand that services may be required before LAFCo receives a formal application, and I agree to pay for such services whenever incurred and regardless of whether a formal application is submitted to LAFCo. I also understand and agree that LAFCo's charges are payable regardless of whether the application is ultimately filed, withdrawn, denied, or otherwise terminated prior to completion.

I understand that if the cost of services exceeds the deposit on file, staff work on my project will cease, and my project will not be scheduled for hearing until the requested additional funds are provided. I agree to remit the applicable State Board of Equalization filing fee, and State Department of Fish and Wildlife CEQA filing fee if applicable, when required. I agree to pay all charges within 30 days of receipt of invoice or in any case prior to the filing of the Certificate of Completion for the project.

Executed at Ukiah, California, on 22 February, 2021

APPLICANT (Agency Name if Agency Submitted Resolution of Application)

REAL PARTY IN INTEREST (If different from Applicant)

Signature: 

Signature: _____

Title: City Manager

Title: _____