

**Mendocino
Local Agency Formation Commission**

200 South School Street Suite F 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: _Annexation/Dissolution of Redwood Valley

TYPE OF PROPOSAL:

- Sphere of Influence Update Sphere of Influence Amendment Annexation
- Reorganization (involving an annexation and detachments) City Incorporation
- District Formation District Dissolution Consolidation
- Detachment Out-of-Agency Service Add Latent Power

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: Mendocino County Russian River Flood Control and Water Conservation Improvement District (MCRRFC&WCID)

Agency or Agencies losing territory: Redwood Valley County Water District

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:

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</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
7. List the affected Assessor Parcel Numbers, Owners of Record and Parcel Sizes:

<u>APN</u>	<u>Owner</u>	<u>Acreage</u>
See Attachment 1		
8. Physical Location of Proposal: N/A
(Street or Road, distance from and name of Cross Street, quadrant of City)
9. 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
10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: Access to reliable water supply
11. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory: No infrastructure will be required.
12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary). See attached.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the Mendocino Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney’s fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the Mendocino Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at _____, California, on the ___ day of _____, 2013.

APPLICANT

REAL PARTY IN INTEREST
(If different from Applicant)

Signature: _____

Signature: _____

Title: _____

Title: _____

SUBMITTALS

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

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. 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);
3. Five copies of an 8.5” x 11” or 11” x 17” reduction of the proposal map;
4. Three copies of a metes and bounds description of the affected territory;
5. 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);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. Three 8.5” x 11” copies of the Vicinity Map (if not included on the proposal map);
10. 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);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

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)
Print or Type Name: _____

Date: _____
Daytime Telephone: _____