

MENDOCINO LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2026-27-04

CONDITIONALLY APPROVING THE MENDOCINO COUNTY RUSSIAN RIVER FLOOD CONTROL AND WATER CONSERVATION IMPROVEMENT DISTRICT ANNEXATION OF REDWOOD VALLEY COUNTY WATER DISTRICT SERVICE AREA (FILE NO. A-2025-05) AND FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Mendocino Local Agency Formation Commission (LAFCo), hereinafter referred to as the “Commission”, administers California Government Code (GOV) Section (§) 56000 et. seq., known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, on September 11, 2025, the Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) distributed a Notice of Intent to adopt a resolution of application to each affected local agency as required by GOV § 56654; and

WHEREAS, on October 6, 2025, the RRFC Board of Trustees adopted Resolution No. 25-07 to initiate a change of organization involving annexation of the portion of the Redwood Valley County Water District (RVCWD) service area not already within the RRFC boundary, approximately 9,610 acres, in cooperation with RVCWD under its supporting Resolution No. 25-02 adopted on April 17, 2025; and

WHEREAS, the purpose of the proposal is to allow RVCWD to put contracted and surplus water available under its existing Uniform Water Sale & Purchase Agreement with RRFC to beneficial use anywhere within the RVCWD service area, not just the 200-acre portion (overlap area) currently within the RRFC jurisdictional boundary; and

WHEREAS, the annexation area contains the following Mendocino County zoning designations: Agricultural, Rangeland/Forest Land, Residential, and Commercial/Industrial; and

WHEREAS, the proposed annexation area is located within RRFC’s sphere of influence boundary adopted by the Commission on May 5, 2025 per LAFCo Resolution No. 2024-25-15; and

WHEREAS, on July 7, 2026, the Mendocino County Board of Supervisors adopted Resolution No. 26-120 approving a zero dollar tax sharing agreement for the proposed annexation, which is substantially similar to Resolution No. 26-04 adopted by the RRFC Board of Trustees on July 6, 2026 approving a zero tax sharing agreement for this annexation proposal; and

WHEREAS, a Certificate of Filing was issued on September 14, 2026 indicating receipt of a complete application pursuant to GOV §56658; and

WHEREAS, the Executive Officer gave sufficient notice of a public hearing to be conducted by the Commission in the form and manner prescribed by law; and

WHEREAS, Mendocino LAFCo, as a Responsible Agency, independently reviewed and considered the Lead Agency’s (RRFC) Revised Initial Study and Proposed Negative Declaration for the Mendocino County Russian River Flood Control and Water Conservation Improvement District Redwood Valley Annexation project adopted on October 6, 2025 under SCH No. 2025061147 and associated Notice of Determination filed on October 10, 2025 under Mendocino County Clerk-Recorder No. 2025-E0089, in connection with consideration of the annexation proposal, and determined that the environmental

determination and associated documents were prepared in accordance with the requirements of CEQA and are adequate for the proposed action before the Commission; and

WHEREAS, the proposal meets the statutory criteria outlined in LAFCo law and adopted local policy requirements; and

WHEREAS, the Executive Officer's report, which included factors for consideration required under GOV § 56668 and recommendations on the proposal required under GOV § 56665, was presented to the Commission in the manner provided by law and adopted local policy; and

WHEREAS, the Commission heard and fully considered all the testimony and evidence presented at a public hearing on the proposal on October 5, 2026; and

WHEREAS, the Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the proposal.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Incorporation of Recitals

The foregoing recitals are true and correct and are hereby incorporated into the Resolution as findings of the Commission.

Section 2. CEQA Findings

Acting as a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), the Commission hereby independently finds and determines, based on the whole of the administrative record, that the Negative Declaration (SCH No. 2025061147) adopted by the Mendocino County Russian River Flood Control and Water Conservation Improvement District, as Lead Agency for the project, is adequate for the Commission's action. (CEQA Guidelines § 15096.)

Section 3. Conditional Approval of Proposal

The Commission hereby approves the Mendocino County Russian River Flood Control and Water Conservation Improvement District Annexation of Redwood Valley County Water District service area (File No. A-2025-05), subject to the following terms and conditions.

- a) The boundaries of the approved annexation territory shall be defined by the written geographic description in Exhibit "A" and map in Exhibit "B", attached hereto and incorporated herein by reference.
- b) The annexation proposal is assigned the following distinctive short-term designation: "RRFC Annexation of RVCWD (A-2025-05)".
- c) The annexation territory shall be subject to all Mendocino County Russian River Flood Control and Water Conservation Improvement District ordinances, resolutions, policies, fees, and regulations in effect upon recordation of the Certificate of Completion.
- d) This approval does not effect a consolidation of the RVCWD governance, services, operations, or obligations with RRFC nor consolidation of the two local government agencies.
- e) This approval does not negate, supersede, or otherwise impact Stipulated Judgment No. 42059.

Section 4. Protest Proceedings

The affected territory is inhabited as defined in GOV § 56046, and not all landowners within the territory have consented to the proposal. Protest proceedings therefore may not be waived under GOV § 56662(d). The Commission shall conduct protest proceedings under Part 4 of the Cortese-Knox-Hertzberg Act, commencing with GOV § 57000. It delegates to the Executive Officer, under GOV § 57000(c), the authority to conduct those proceedings.

Section 5. Certificate of Completion

- a) The Certificate of Completion shall not be filed until all charges assessed and fees due to the Commission have been paid by the applicant and all materials required for final processing of the proposal have been sufficiently prepared and submitted to the Executive Officer.
- b) The effective date of the annexation shall be the date of the filing of the Certificate of Completion with the Mendocino County Recorder's office.
- c) If a Certificate of Completion has not been filed within one year of adoption of this resolution, Commission proceedings for this change of organization shall be deemed terminated, unless an extension of time is approved by the Commission prior to October 5, 2027, consistent with GOV §57001.

PASSED AND ADOPTED by the Mendocino Local Agency Formation Commission this 5th day of October, 2026, by the following vote:

AYES: Horsley, Rodin, Ward, Gonzalez, Mahoney, Haschak, Mulheren

NOES: —

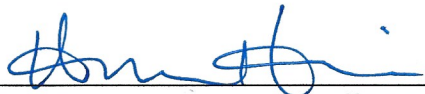
ABSTAIN: —

ABSENT: Cline



MAUREEN MULHEREN, Commission Chair

ATTEST:



UMA HINMAN, Executive Officer

Exhibit "A"

Beginning at the southwest corner of the T17N, R12W, M.D.B. & M. being the southwest corner of Section 31 of said Township; thence East along the south line of said section, 1/4 mile; thence North 1/2 mile; Thence East 1/4 mile to the center of said Section; thence North 1/2 mile to the south line of Section 30; Thence East 1/4 mile; Thence North 1/2 mile more or less to the southwesterly corner of the lands described as the Gabrielli Winery Property Annexation to the Redwood Valley County Water District LAFCO No. 90-5 in the document recorded in Book 1882 of Official Records, at Page 294, Mendocino County Records;

Thence along the westerly boundary of said lands North 01°37'45" East 85.095 feet; Thence South 87°07'47" West 10.761 feet; Thence North 00°18'32" East 1322.596 feet to the northwest corner of said lands; Thence along the northerly boundary line of said lands North 86°02'03" East 1337.632 feet to the easterly line of Section 30;

Thence North along the easterly line of Section 30 to the southeast corner of Section 19; Thence West 1/4 mile along the south line of Section 19; Thence North 1/2 mile; Thence West 1/4 mile; Thence North 1/4 mile; Thence West 1/2 mile to the West line of Section 19; Thence North 1/4 mile to the southwest corner of Section 18; Thence East 3/4 mile along the south line of Section 18; Thence North 1/2 mile; Thence West 1/4 mile to the center of Section 18; Thence North 1/2 mile to the south 1/4 corner of Section 7; Thence North 1/2 mile to the center of Section 7; Thence East 1/2 mile to the west 1/4 section corner of Section 8; Thence South along the west line of Section 8, 208 feet, more or less, to the northwest corner of the lands of Donald J. Wright, as described in the deed recorded in Book 458, Page 571, Official Records Mendocino County, California; Thence along the north and east line of said lands of Wright, East 208 feet, South 208 feet more or less, and East 208 feet more or less, to the northeast corner thereof, being also the northwest corner of the lands of Marvin Cannon, as described in the deed recorded in Book 585, Page 134, Official Records Mendocino County; thence along the north line of said lands and the lands of R.W. Dorsey 2000 feet more or less, to the northeast corner of said lands as described in the deed recorded in Book 609, Page 247, Official Records Mendocino County, being the east line of the Southwest 1/4 of Section 8; Thence South along the east line of said Southwest 1/4, Section 8, 900 feet more or less, to the northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 8; thence along the north line of said Southeast 1/4 of Southwest 1/4, Section 8, West 1/4 mile to the northwest corner thereof; Thence 1/4 mile South along the west line of said Southeast 1/4, Southwest 1/4 to the northeast corner of the northwest 1/4 of northwest 1/4, Section 17; Thence East 250 feet; Thence 1 mile South, more or less, along the east line of the west 1/2 of the west 1/2 of Section 17 to the northeast corner of the northwest 1/4 of northwest 1/4, Section 20; Thence East along the north line of Section 20, 3/4 mile to the northeast corner thereof; Thence 1/4 miles South along the west line of the northwest 1/4 of northwest 1/4, Section 21;

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Thence East 1600 feet more or less along the south line of the NW 1/4 of the NW 1/4 of said section; thence South 3/4 mile to a point on the north line of Section 28; Thence East along said line 3/4 mile to the northwest corner of Section 27; thence 2/3 mile South along the west line of Section 27, more or less, to the southeast corner of the lands of Ford and Rawles as described in the deed recorded in Book 440, Page 512, Official Records, Mendocino County, thence West along the south line of said lands, 970 feet, more or less to a point on the east line of the lands of George C. Hallett as described in the deed recorded in Book 582, Page 561, Official Records Mendocino County; Thence 1/2 mile south along the west line of said lands and the east line of the lands of M. Laforet; Thence East 2272 feet, more or less along the south line of said lands to the northeast corner of the lands of E.G. Lynch, as described in the deed recorded in Book 182, Page 43, Official Records, Mendocino County, said point being also the northwest corner of the lands described as the Redwood Valley Rancheria Property Annexation to the Redwood Valley County Water District recorded in Book 2171 of Official Records, Page 635, Mendocino County Records and northwest corner of the lands that are shown on that Record of Survey recorded in Map Case 2, Drawer 46, Page 56;

Thence around the boundary of said lands of Redwood Valley Rancheria Property Annexation North 87°57'52" East, 1434.66 feet to the northeast corner of Lot 19 of the Finnish Colony Subdivision thereof recorded in Case 1, Drawer 4, Page 89, Mendocino County Records; thence along an existing fence as shown on said Record of Survey the following courses: North 85°28'24" East, 368.20 feet; thence north 71°05'33" East, 121.36 feet; thence North 72°02'50" East, 99.31 feet; thence North 89°03'35" East, 64.30 feet; thence north 75°25'31" East 125.45 feet; thence North 71°34'19" East, 127.42 feet; thence South 75°51'55" East, 219.47 feet; thence North 74°53'05" East, 375.29 feet; thence South 44°18'56" East, 20.95 feet; thence South 52°00'55" East, 90.24 feet; thence South 53°28'34" East, 117.93 feet; thence North 68°51'22" East, 132.74 feet; thence South 77°52'39" East, 339.04 feet; thence North 88°29'31" East, 537.44 feet; thence South 25°52'03" East, 220.82 feet; thence South 38°00'11" East, 146.95 feet; thence South 65°57'46" East, 201.77 feet; thence South 20°46'37" East, 272.91 feet; thence South 48°08'19" East, 446.29 feet; thence leaving said fence as shown on said map South 81°28'32" West, 3884.84 feet; thence South 44°20'25" West, 1029.15 feet; thence South 82°11'42" West, 265 feet to the southeast corner of Lot 20 of said Finnish Colony Subdivision;

Thence South 8 degrees East 2924.8 feet, more or less, to the northwest corner of Lot 15 of said Finnish Colony Subdivision; thence south 64 degrees East 3265 feet; thence North 67 degrees East, 900 feet to the east line of the Yokayo Rancho; thence South 1 mile, more or less to the southeast corner of the lands of John Barrella as described in the deed recorded in Book 168, Page 295, Official Records, Mendocino County; thence South 55 degrees West 316 feet, more or less; thence South 37 degrees West 532 feet; thence South 55 degrees West 2657 feet more or less;

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Thence South 530 feet to the northwest corner of the lands of Lee Sorelles as described in the deed recorded in Book 445, Page 6, Official Records Mendocino County; thence East along the north line of said lands 1089 feet to the northeast corner; thence 1390 feet South 13 degrees West along the east line to the southeast corner thereof; thence 220 feet West along the south line of the lands of Jay Long as described in the deed recorded in Book 445, Page 7, and Book 431, Page 320, Official Records, Mendocino County, to the southwest corner of said lands of Long; thence South 320 feet, more or less, along the east line of Calpella Fruit Land Tract, as shown on the map thereof recorded in Case 1, Drawer 3, Page 18, Mendocino County Records, to the southeast corner of Lot 5 thereof;

Thence West along the south line of Lot 5 to the southwest corner of Lot 5; thence North along the west line of Lot 5 to the northwest corner of Lot 5; thence West along the south line of Lot 12 to the southwest corner of Lot 12; thence North along the west lines of Lots 11 and 12 to the southeast corner of Lot 18; thence West along the south line of Lot 18 to the southwest corner of Lot 18; thence North along the west line of Lot 18 to the northwest corner of Lot 18; thence West along the southerly line of Lot 33 and the westerly projection thereof to the intersection of the west line of the County Road with the westerly projection of the southerly line of Lot 33; thence southerly along the west line of the County Road to the southeast corner of Lot 32; thence West along the south line of Lot 32 to the intersection thereof with the center of the channel of the Russian River, thence along the center of the channel of the Russian River to the northerly line of Lot 108, Yokayo Rancho; Thence along the northerly line of Lot 108, West, South, and West to the southwest corner of the lands of Fred Finne as described in the deed recorded in Book 405, Page 130, Official Records, Mendocino County;

Thence North 2200 feet along the west line of said lands; thence West 2900 feet; thence North 1900 feet to the southeast corner of the Del Arbbres Subdivision, as shown on the map recorded in Case 1, Drawer 10, Page 15, Mendocino County Records; thence North 85 degrees West 600 feet; thence South 17 degrees West 330 feet; thence West 400 feet; thence South 3 degrees West 490 feet; thence West 2570 feet on the south line of said subdivision to the southwest corner thereof; thence North along the west line of said subdivision to the southeast corner of Lot 3 of Section 7, Township 16 North, Range 12 West, M.D.B. & M.;

Thence West along the southerly boundary of said Lot 3 to the southeast corner of the north 1/2 of the southeast 1/4 of Section 12, Township 16 North, Range 13 West, M.D.B. & M.; thence West along the southerly boundary of said north 1/2 of the southeast 1/4 of said Section 12 to the northeast corner of the southwest 1/4 of the southeast 1/4 of said Section 12; thence South along the easterly boundary of the southwest 1/4 of the southeast 1/4 of said Section 12 to the southerly boundary of Section 12; thence West along the southerly boundary of Section 12 to the southwesterly corner of the southwest 1/4 of the southeast 1/4 of Section 12;

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Thence North along the westerly boundary of the east 1/2 of Section 12 to Seward Creek; thence southeasterly along Seward Creek to the westerly boundary of the southeast 1/4 of the northeast 1/4 of Section 12; thence North along the westerly boundary of the southeast 1/4 of the northeast 1/4 of Section 12 to the southerly boundary of the north 1/2 of the northeast 1/4 of Section 12; thence West along the southerly boundary of the north 1/2 of the northeast 1/4 of Section 12 to the southwesterly corner thereof; thence North along the westerly boundary of the north 1/2 of the northeast 1/4 of Section 12 to the northerly boundary line of said Section 12; thence East along the northerly boundary line of Section 12 to the northeast corner of said Section 12 and the southwest corner of Section 6, Township 16 North, Range 12 West, M.D.B. & M.;

Thence North 1 mile, more or less, along the west line of Section 6 to the Point of Beginning.

This description was prepared by me or under my direct supervision in November 2025.



11/5/2025

Steven J. Klein, PLS 8155

Date



End of Description

THIS MAP HAS BEEN PREPARED BY STEVEN J. KLEIN.

06/18/25
STEVEN J. KLEIN, P.L.S. 8155



ACCEPTANCE CERTIFICATE

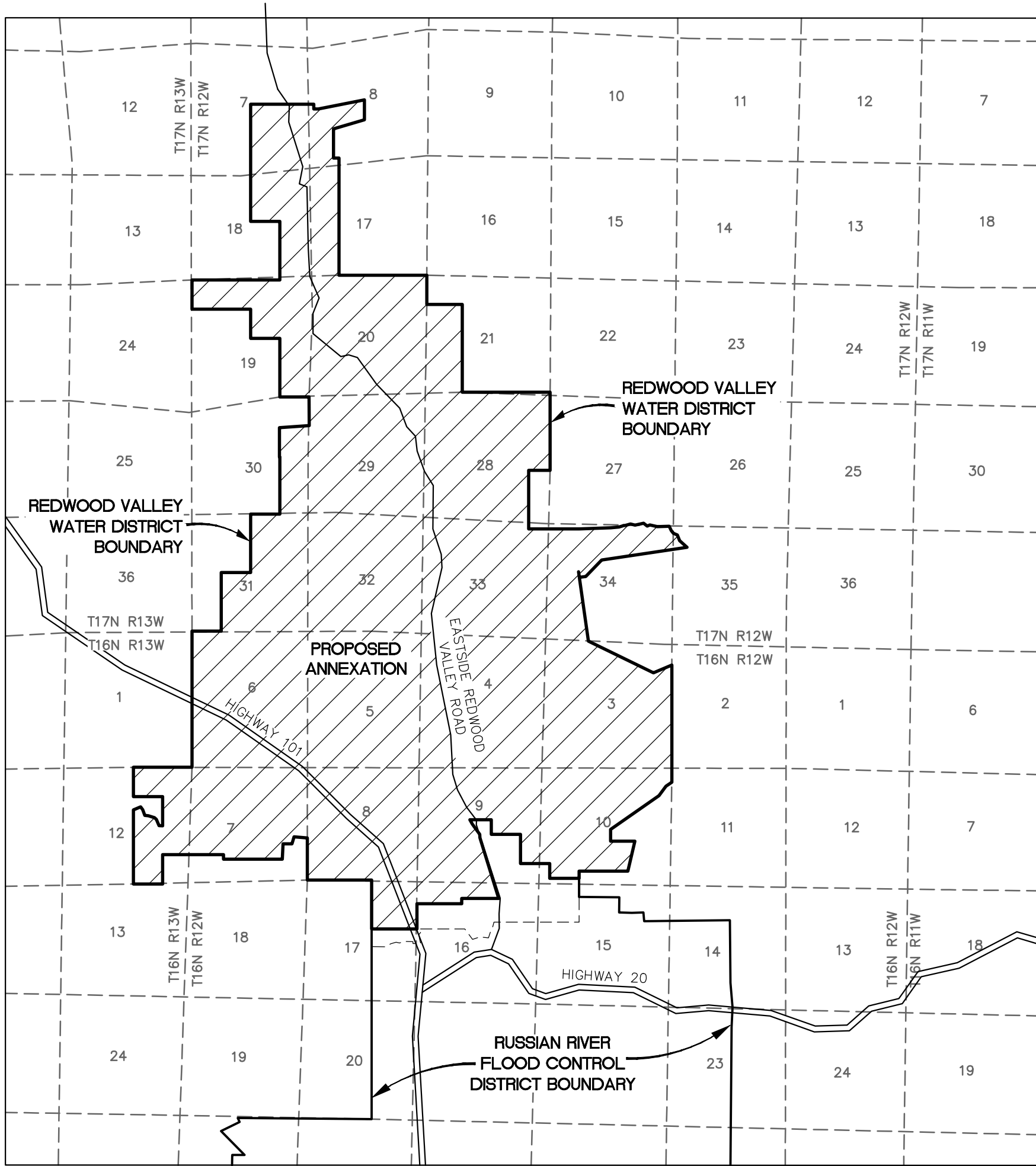
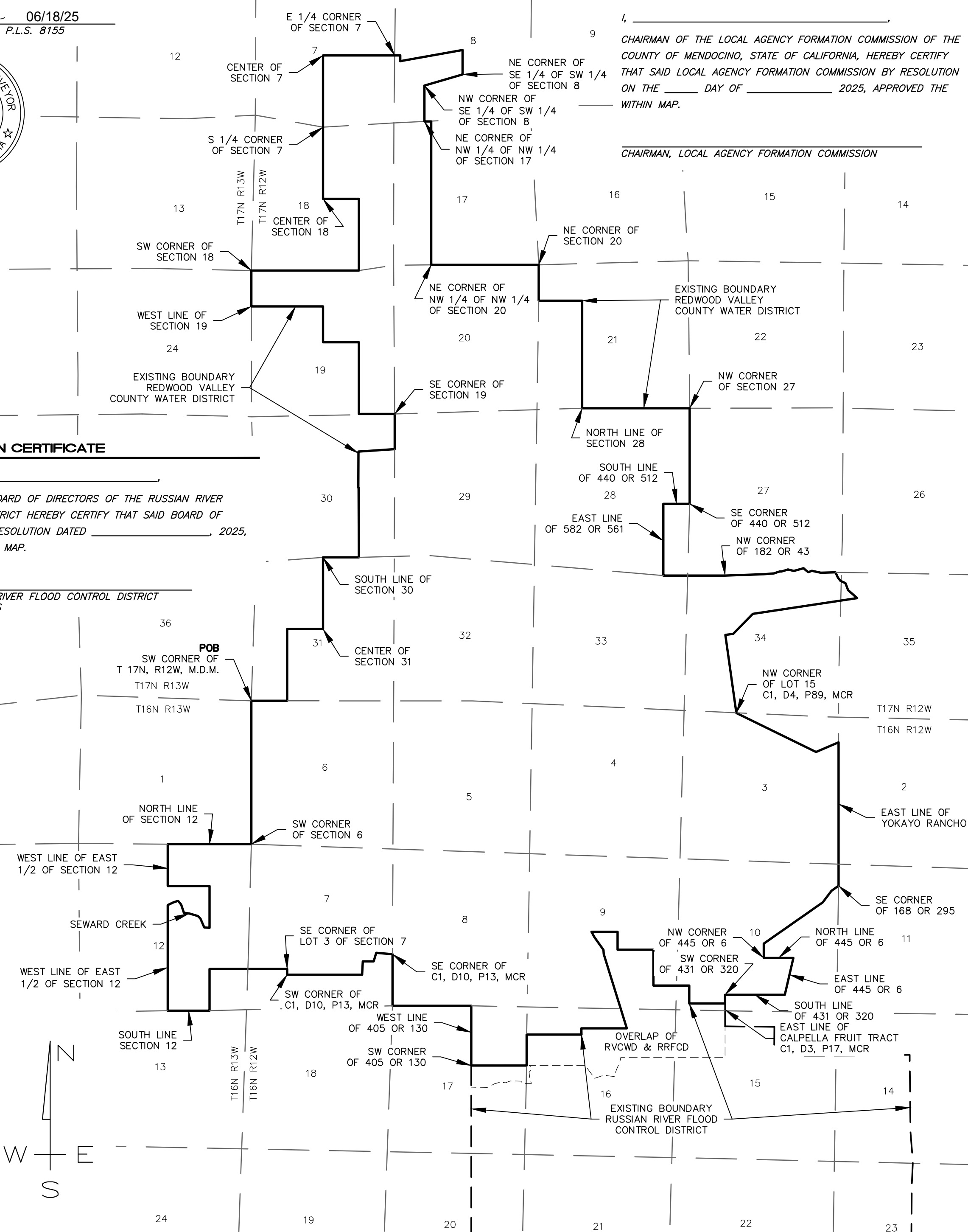
I, _____
CHAIRMAN OF THE LOCAL AGENCY FORMATION COMMISSION OF THE
COUNTY OF MENDOCINO, STATE OF CALIFORNIA, HEREBY CERTIFY
THAT SAID LOCAL AGENCY FORMATION COMMISSION BY RESOLUTION
ON THE _____ DAY OF _____ 2025, APPROVED THE
WITHIN MAP.

CHAIRMAN, LOCAL AGENCY FORMATION COMMISSION

AUTHORIZATION CERTIFICATE

I, _____
CHAIRMAN OF THE BOARD OF DIRECTORS OF THE RUSSIAN RIVER
FLOOD CONTROL DISTRICT HEREBY CERTIFY THAT SAID BOARD OF
DIRECTORS DID BY RESOLUTION DATED _____, 2025,
APPROVE THE WITHIN MAP.

CHAIRMAN, RUSSIAN RIVER FLOOD CONTROL DISTRICT
BOARD OF DIRECTORS



VICINITY MAP NO SCALE

CERTIFICATE OF COMPLETION

RECORDED _____, 2025

INSTRUMENT NUMBER _____
MENDOCINO COUNTY RECORDS.

LEGEND

--- BOUNDARY OF LANDS TO BE ANNEXED
--- EXISTING BOUNDARY OF RUSSIAN RIVER FLOOD
CONTROL DISTRICT
--- SECTION LINES
--- OVERLAP OF RVCWD & RRFCD
--- POB



MCE
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LAND SURVEYING

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ENGINEERING

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513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

COUNTY OF MENDOCINO

STATE OF CALIFORNIA

EXHIBIT "B"
LAFCO FILE NO. L01-99
ANNEXATION OF REDWOOD VALLEY
COUNTY WATER DISTRICT
TO THE
RUSSIAN RIVER FLOOD
CONTROL DISTRICT

JOB NO. 129-25 JUNE 2025 SHEET 1 OF 1

MAPS

DRAWER _____

PAGE _____