



Mendocino LAFCo

Encouraging Well-Planned Community Growth

200 S School Street | Ukiah, CA 95482

Phone: (707) 463-4470

Email: eo@mendolafco.org

Web: mendolafco.org

November 18, 2025

[sent via email only to DistrictManager@rrfc.net]

Elizabeth Salomone, General Manager
Mendocino County Russian River Flood Control
& Water Conservation Improvement District
PO Box 2104, Ukiah, CA 95482

RE: Application Deemed Incomplete Pursuant to GOV §56658(c)
RRFC Annexation of RVCWD's Complete Service Area (File No. A-2025-05)

Dear Ms. Salomone,

We have reviewed the Change of Organization application for the RRFC Annexation of RVCWD's Complete Service Area (File No. A-2025-05) project below.

The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) proposes to annex 9,610 acres of the Redwood Valley County Water District (RVCWD) service area to allow the RVCWD to extend the use of its existing, contractually allocated raw water supply from the RRFC throughout RVCWD boundaries. Project details are available at: <https://www.mendolafco.org/current-application-proposals>.

The application submittal materials were received on October 14 and 20, 2025. We have identified the following project incomplete items that need to be addressed prior to issuance of a Certificate of Filing pursuant to GOV §56658(f) and scheduling the matter for Commission consideration.

1. Adoption of property tax exchange agreement(s) per Revenue and Taxation Code (RTC) Section 99(b).

Please note that we sent a Notice of Filing pursuant to RTC §99(b) on October 21, 2025 to the County Assessor and Auditor, with a copy to the CEO, to commence the process. A property tax exchange agreement is required even in cases of zero tax exchange (no base or tax increment).

2. Provide written responses to the following questions.

a) How much of the Stipulated Judgement surplus RRFC raw water (annual average of 850-acre-feet) is currently being used within the RVCWD boundary (non-overlap area) by customer type (e.g. residential, ag, commercial)?

b) Post-annexation, will the same average amount of Stipulated Judgement surplus RRFC raw water by customer type (identified in question 1) continue to be available to those customers, if available?

c) On average, how much of the RVCWD contracted 328.85 acre-feet per year of water available under its pre-existing Uniform Water Supply & Purchase Agreement with RRFC is used in the overlap area (200 acres)?

d) Post-annexation, how will RVCWD define beneficial use for purposes of allocating the contracted 328.85 acre-feet per year of water available under its pre-existing Uniform Water Supply & Purchase Agreement with RRFC?

e) What is the likelihood that the proposed RRFC annexation of RVCWD will result in a lower amount of water available for use by RVCWD agricultural customers in the short-term and long-term, and on what basis?

f) How will RVCWD customers be impacted if the proposed RRFC annexation of RVCWD is not completed?

g) What is required to lift the court-ordered moratorium for domestic connections and the district board-initiated moratorium on irrigation connections?

h) What is the rough cost difference between Stipulated Judgement surplus and agreement contracted water?

3. Collaborate with the County Assessor and GIS staff to verify and finalize the Assessor Parcel Number (APN) list for the proposed annexation area.

*Please be aware that the annexation map and description will need to be modified upon Commission approval to include the short-term designation (RRFC Annexation of RVCWD's Complete Service Area), LAFCo file number (A-2025-05), and disclaimer below.

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

Once the requested additional information is received, we will proceed with reviewing your application for consistency with applicable laws, regulations, and policies.

Please feel free to contact me if you need additional information or have any questions.

Sincerely,



Uma Hinman
Executive Officer

Attachments:

- (1) LAFCo Map - Description Changes

Attachment 1

A-2025-05

LAFCo Map-Description Changes

1. Please modify the annexation map and description to include the following:

Short-term designation: RRFC Annexation of RVCWD's Complete Service Area
LAFCo file number: A-2025-05

2. Please add the following certification signature block/disclaimer to the first sheet of the map. The format can be modified to fit the map space available, provided that the content remains the same.

AUTHORIZATION CERTIFICATION

I, _____,
CHAIR OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA,
HEREBY CERTIFY THAT SAID LOCAL AGENCY FORMATION
COMMISSION, BY RESOLUTION NO. _____
ON THE _____ DAY OF _____, 20____,
APPROVED THE WITHIN MAP.

CHAIR, LOCAL AGENCY FORMATION COMMISSION

CERTIFICATE OF COMPLETION

RECORDED ON THE _____ DAY OF _____ 20____,
AS INSTRUMENT NO. _____,
MENDOCINO COUNTY RECORDS.

DISCLAIMER:

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT
A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP
ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF
THE LAND DESCRIBED.

3. Please also add the disclaimer portion above to the separate written geographic description.