

Minute Item  
his Calendar Item No. 37  
was approved as Minute Item  
No. 37 by the State Lands  
Commission by a vote of 2  
to 0 at its 6/30/88  
meeting.

CALENDAR ITEM

A 2

37

06/30/88  
W 2400.169  
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CONSIDERATION OF PROPOSED BOUNDARIES AND  
INCLUSION OF TIDE AND SUBMERGED LANDS  
INTO THE PROPOSED CITY OF MENDOCINO, MENDOCINO COUNTY

APPLICANT: County of Mendocino  
LAFCO  
Administrative Office Courthouse  
Ukiah, California 95482

The State Lands Commission has received a request from Mendocino County LAFCO to review and approve the proposed offshore boundaries for incorporation of the City of Mendocino.

Mendocino LAFCO has submitted a map and legal description as required by Government Code Section 56102(b). The area proposed for incorporation is described in Exhibit "A", and depicted on Exhibit "B".

The area involved does not include areas underlying the Pacific Ocean, but does include an approximately 500 foot-long section of sovereign land within Big River.

The staff of the Commission has reviewed the proposed incorporation boundary description in Exhibit "A" and finds it adequate.

Furthermore, staff of the Commission has no objection to transfer of political jurisdiction from the County to the proposed City.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A.

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CALENDAR ITEM NO. 37 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

EXHIBITS:

- A. Land Description.
- B. Site Map.
- C. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION INVOLVING LANDS UNDER THE COMMISSION'S JURISDICTION FOR THE PROPOSED CITY OF MENDOCINO, AS DESCRIBED IN EXHIBIT "A" ATTACHED, AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) and (d), SAID APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR (1). IF THE INCORPORATION IS NOT COMPLETE WITHIN THAT PERIOD, THE OFFSHORE BOUNDARIES SHALL BE DEEMED DISAPPROVED.
3. CONSENT, AS THE LANDOWNER, TO THE PROPOSED INCORPORATION OF TIDE AND SUBMERGED LANDS UNDER THE JURISDICTION OF THE STATE LANDS COMMISSION IN THE BIG RIVER WITHIN THE AREA DESCRIBED IN EXHIBIT "A", PURSUANT TO GOVERNMENT CODE SECTION 56108(a).
4. AUTHORIZE STAFF TO GIVE REQUISITE NOTICE OF SAID APPROVAL TO MENDOCINO COUNTY LOCAL AGENCY FORMATION COMMISSION, PURSUANT TO GOVERNMENT CODE SECTION 56108(e).

EXHIBIT "A"  
LAND DESCRIPTION

W 2400.169

DESCRIPTION OF THE BOUNDARY OF MENDOCINO CITY  
(December, 1907)

(Submitted to LAFCO - Feb. 25, 1900)  
(Revised, March 18, 1900)

All that certain real property situated in the County of Mendocino, State of California, being portions of Sections 19, 20, 29, 30, and 31, Township 17 North, Range 17 West; Also, all of Section 25, Township 17 North, Range 18 West; Also, a portion of Section 6, Township 16 North, Range 17 West; all being in Mount Diablo Base & Meridian, more particularly described as follows:

Beginning at the intersection of the Mean High Tide line of the Pacific Ocean with the thread of Jack Peters Creek (also known as Jack Peters Gulch) in Section 19, Township 17 North, Range 17 West; Thence from said point of beginning, easterly along the thread of said creek to the southeast corner of Parcel #7 of Mendocino Village Estates as shown and delineated in Map Case 2, Drawer 27, Page 29, Mendocino County Records; Thence along the southerly boundary of said Mendocino Village Estates, the following courses; South 76°00' East, 60.23 feet to the west line of Section 20, Township 17 North, Range 17 West; Thence South 0°03'45" East 855.85 feet to the west quarter corner of said Section 20; Thence continuing along said southerly boundary of Mendocino Village Estates, North 89°56'47" East, 816.85 feet; Thence North 22°20' West, 58.95 feet; Thence North 15°05' West, 94.45 feet; Thence North 01°58' East, 119.36 feet; Thence North 18°07' West, 98.68 feet; Thence North 63°53' East, 81.48 feet; Thence North 79°48' East, 112.29 feet; Thence North 87°33' East, 115.64 feet; Thence South 85°01' East, 90.54 feet; Thence South 29°36' East, 282.79 feet; Thence South 74°45' East, 100.56 feet; Thence South 32°11' East, 153.84 feet; Thence South 20°18' East, 72.24 feet; Thence South 43°50' East 155.17 feet; Thence South 35°36' West, 63.31 feet; Thence South 60°25' East, 142.42 feet; Thence South 63°13' East, 181.04 feet; Thence South 19°39' East, 67.46 feet; Thence South 48°33' East, 187.90 feet; Thence South 55°21' East, 237.91 feet; Thence South 27°08' West, 149.19 feet; Thence South 09°18' West, 196.00 feet; Thence South 64°32' East, 126.78 feet; Thence South 81°56' East, 58.04 feet; Thence South 49°23' East, 173.59 feet; Thence South 64°16' East, 125.18 feet; Thence North 56°11'27" East, 71.52 feet; Thence North 35°10' East, 57.67 feet; Thence South 62°33' East, 285.06 feet; Thence South 89°40'10" East, 459.91 feet; Thence South 01°01'13" East, 1302.75 feet; Thence South 89°17'24" East, 1954.39 feet, to the southeast corner of said Mendocino Village Estates, and the northeast corner of Section 29, Township 17 North, Range 17 West; Thence, leaving the south line of Mendocino Village

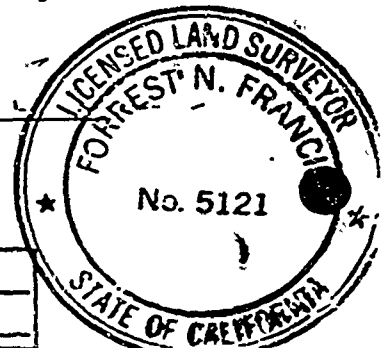
Estates, on a southerly bearing along the east line of said Section 29 to the east quarter corner thereof; Thence westerly along the northerly lines of the southeast quarter and the east half of the southwest quarter to the northeast corner of the west half of the southwest quarter of said Section 29; Thence southerly along the east line of said west half of the southwest quarter to the northerly bank of Big River as described in the description of the Boundary of the Mendocino City Community Services District; Thence, westerly along said north bank to a point, from which the northwesterly corner of Parcel (1) as shown and delineated on that certain parcel map recorded in Map Case 2, Drawer 20, Page 30, Mendocino County Records, bears South; Thence South to said northwesterly corner of Parcel (1); Thence South  $32^{\circ} 15' 45''$  West, 230 feet more or less to the southwest corner of said Parcel (1); Thence along the southerly boundary of said Parcel (1) South  $69^{\circ} 00' 00''$  East, 306.51 feet; Thence South  $54^{\circ} 30' 00''$  East, 314.82 feet; Thence South  $37^{\circ} 45' 00''$  West, 22.02 feet to the north line of County Road Number 223, known as the Comptcho Ukiah Road, or Orr Springs Road; Thence Westerly along the north line of said road, to a point that bears North  $0^{\circ} 53' 12''$  East from the northwest corner of Parcel (3) as shown and delineated on the last mentioned parcel map; Thence South  $0^{\circ} 53' 12''$  West, 70 feet more or less to said northwest corner; Thence along the boundaries of said Parcel (3) as follows: South  $75^{\circ} 52' 57''$  East, 25.06 feet; Thence South  $67^{\circ} 23' 11''$  East, 102.93 feet; Thence South  $07^{\circ} 02' 30''$  East, 105.01 feet; Thence South  $15^{\circ} 22' 32''$  West, 180.96 feet; Thence South  $43^{\circ} 53' 23''$  West, 90.74 feet; Thence South  $24^{\circ} 17' 23''$  West, 56.31 feet; Thence South  $05^{\circ} 24' 07''$  East, 169.01 feet; Thence South  $29^{\circ} 42' 14''$  East, 205.33 feet; Thence South  $49^{\circ} 09' 09''$  East, 58.86 feet; Thence South  $77^{\circ} 39' 46''$  East, 70.69 feet; Thence North  $86^{\circ} 51' 01''$  East, 126.65 Feet; Thence North  $83^{\circ} 25' 39''$  East, 161.36 feet; Thence South  $60^{\circ} 32' 52''$  East to the East line of Section 31, Township 17 North, Range 17 West; Thence Southerly along said East line, to the southeast corner of said Section 31 and the northeast corner of Section 6, Township 16 North, Range 17 West; Thence southerly along the east line of said Section 6, to the southerly right-of-way line of Gordon Lane, (County Road No. 404A); Thence westerly, along said southerly right-of-way line, to the easterly line of State Highway Number One; Thence Northerly, along said Easterly line, to the Southerly line of Section 31, Township 17 North, Range 17 West; Thence Westerly along said Southerly line of Section 31 to the Mean High Tide Line of the Pacific Ocean; Thence Northerly along said Mean High Tide line to the mouth of Big River; Thence Northerly, across said mouth and along the Mean High Tide line of the Pacific Ocean to the point of beginning. .

Prepared by:

Forrest Francis, Land Surveyor  
L.S. 5121, expires 6/30/1991

REVIEWED JUNE 13, 1988 BY BIU 1.

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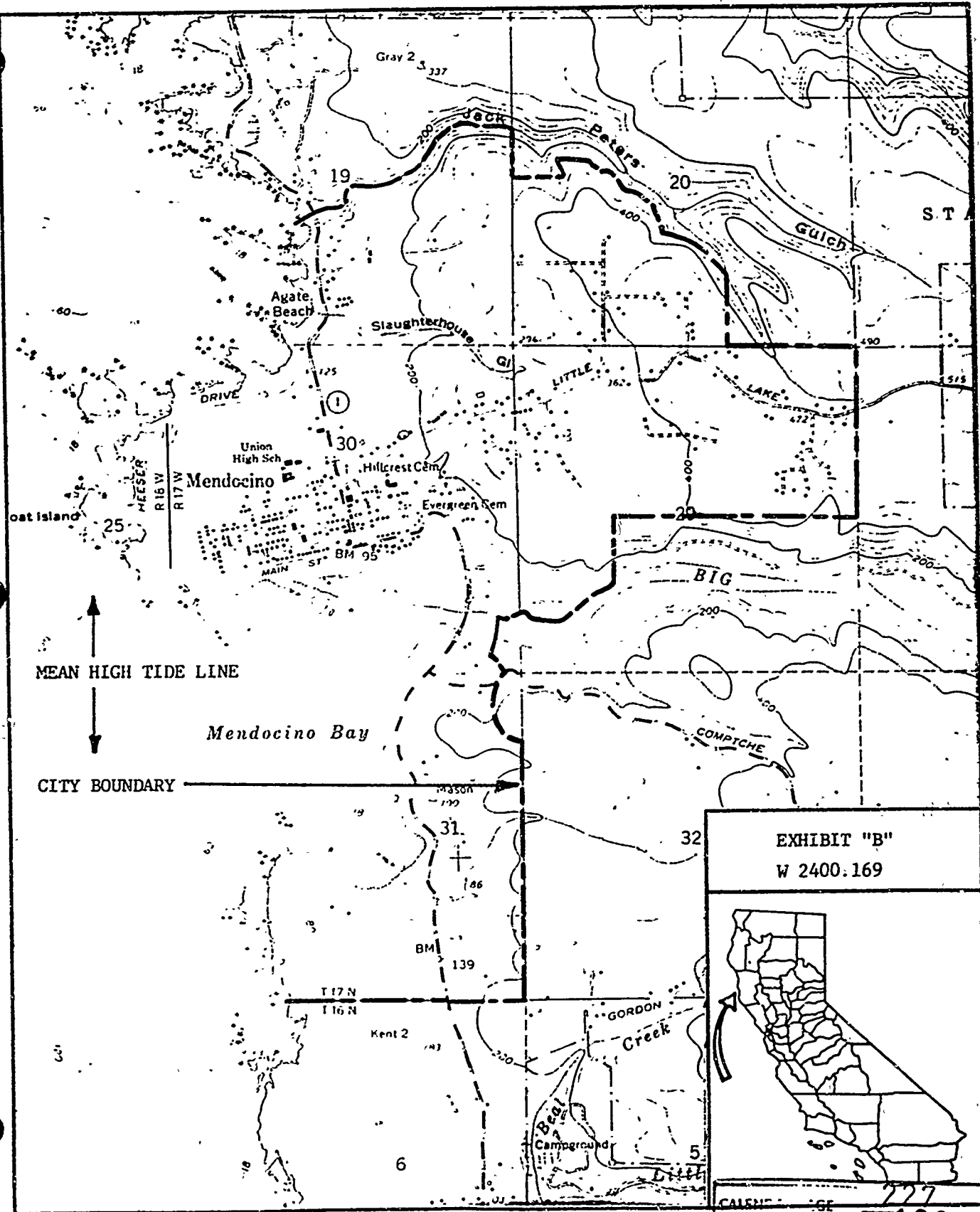


EXHIBIT "B"  
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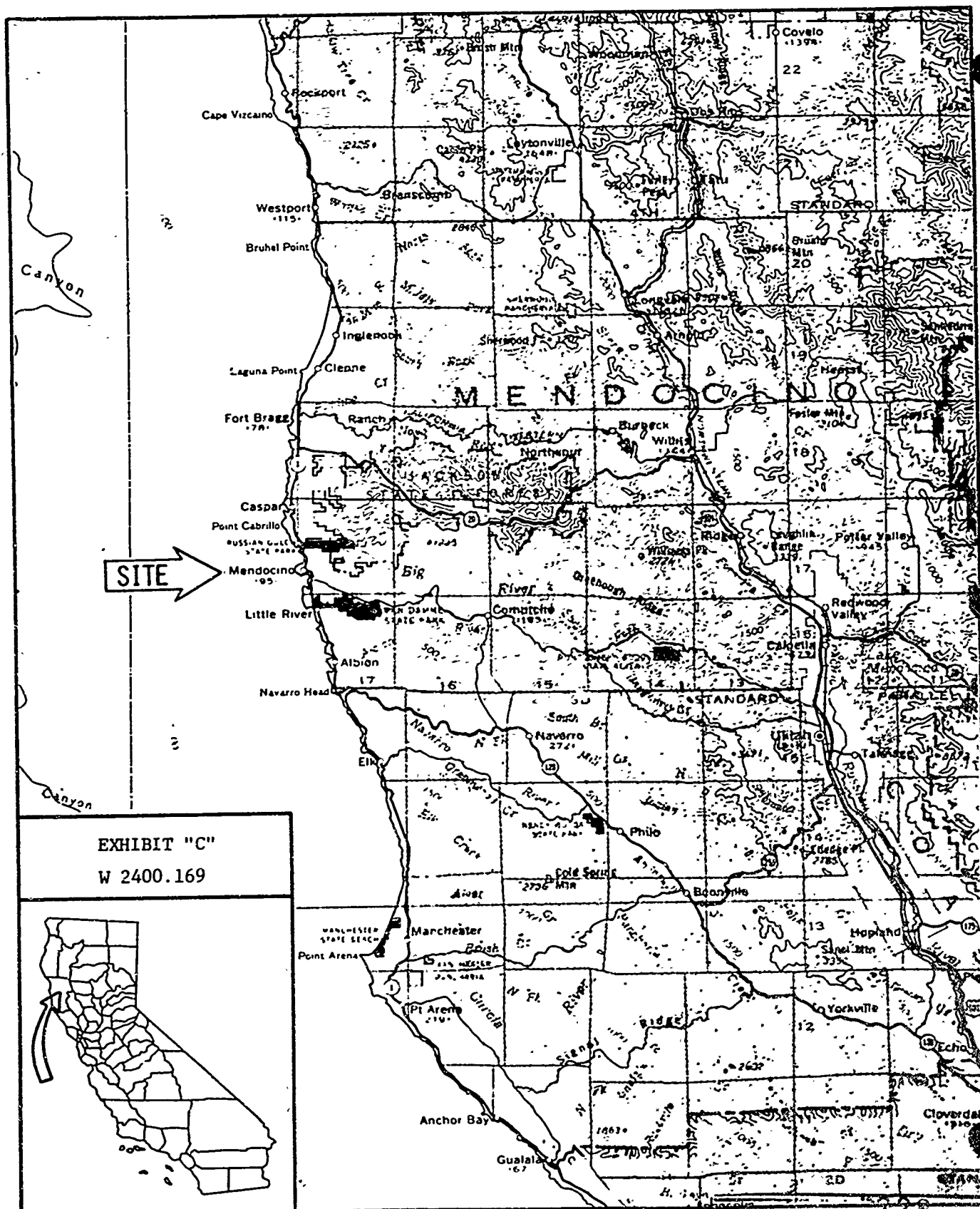


EXHIBIT "C"  
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