

January 14, 2004

To: Local Agency Formation Commission

Re: LAFCO #03-04: Northeast Yuba City Reorganization No. 316 - A reorganization proposing to annex 154± acres to Yuba City lying southeast of the intersection of Pease Road and State Highway 99, west of Live Oak Boulevard, and north of the current City limits and detach the property from County Service Area G. The Commission may consider expanding the boundaries of the proposal to include those lands lying 1,200± feet north of Pease Road, east of State Highway 99, and west of Live Oak Boulevard, comprising 79± additional acres to the annexation boundary.

I. STAFF'S RECOMMENDED ACTION

Adopt the attached resolution making determinations and approving the reorganization annexing the territory shown on Exhibit "A" to Yuba City and detaching the property from County Service Area G.

II. APPLICATION AND REQUEST

LAFCO has received a landowner petition proposing to annex 153± acres to Yuba City and detach the property from County Service Area G. The affected territory is located southeast of the intersection of State Highway 99, and Pease Road and west of Live Oak Boulevard.

LAFCO staff in coordination with the city of Yuba City has proposed expanding the reorganization boundary to include an additional 79± acres located 1,200± north of Pease Road, east of State Highway 99, and west of Live Oak Boulevard. A map of the proposed reorganization area is attached as Exhibit "A".

County Service Area (CSA) G is a dependent County district that was created when the Walton Fire District was dissolved in 2001 to provide fire protection services to unincorporated areas around Yuba City. CSA G contracts with the City of Yuba City to provide fire protection and emergency services within its boundaries.

III. THE LAFCO PROCESS

The annexation process can be initiated by individuals or by public agencies. If the process is initiated by individuals a petition is filed with LAFCO. If a proposal is submitted by a public agency, such as Yuba City, a resolution of application, which has been adopted by the city council, is filed with LAFCO.

LAFCO will consider the proposal at a public hearing. LAFCO will hear public testimony from interested persons. Upon the conclusion of the hearing, LAFCO may approve, deny, or approve with modifications, the proposal. LAFCO may choose to modify the boundaries of the annexation area by either including or deleting properties. If LAFCO chooses to approve the proposal it will do so by adopting a resolution. A copy of the proposed resolution of approval is attached as Exhibit "D".

If LAFCO approves the annexation, it will commence a 30-day period where interested persons or agencies may file a request with the Executive Officer of LAFCO for reconsideration of LAFCO's resolution of approval. Persons may file this request when they believe amendments to the adopted resolution are necessary or if they believe the resolution should be reconsidered entirely. The filing fee required to be submitted with the request for reconsideration is \$350.00. If a request is filed, the request will be scheduled for the next LAFCO meeting for which the appropriate legal notice can be provided. If no request for reconsideration is filed, the proposal will then be scheduled for another public hearing where LAFCO will act as the Conducting Authority, otherwise known as the protest hearing.

At the protest hearing, LAFCO will accept written protests against the annexation. Protests may be filed by either landowners owning land within the reorganization area or by registered voters residing within the area.

Upon the protest hearing's conclusion, the Conducting Authority will determine the value or percentage of all protests filed and not withdrawn. If the total percentage of registered voters filing protests is less than 25 percent or the total percentage of land owners filing protests is less than 25 percent and those owners own less than 25 percent of the reorganization area's land value, then the conducting authority is required to adopt a resolution approving the reorganization.

If LAFCO, acting as the Conducting Authority, approves the reorganization, a Certificate of Completion will then be recorded that will complete the proceedings.

If the number of protests received is at least 25 percent but less than 50 percent of the registered voters or at least 25 percent of the land owners who also own at least 25 percent of the assessed value of land in the annexation area, the Conducting Authority is required to require that an election be called to determine the outcome of the annexation.

If the number of protests received is at least 50 percent of the registered voters, the Conducting Authority is required to adopt a resolution terminating the reorganization.

IV. ENVIRONMENTAL

LAFCO is a responsible agency for this annexation which differs from being the lead agency. The California Environmental Quality Act (CEQA) defines a responsible agency as a public agency, other than the lead agency which has responsibility for carrying out or approving a project. Yuba City conducted an environmental review for the project area and adopted a Mitigated Negative Declaration as part of completing their pre-annexation zoning for the expanded reorganization area. The CEQA Guidelines, Section 15096 state that a responsible agency complies with CEQA by considering the mitigated negative declaration prepared by the lead agency (Yuba City in this case), and your Commission shall reach its own conclusions regarding the potential environmental impacts. If your Commission disagrees with the determinations reached by the City, your Commission may assume lead agency status and direct staff to prepare another environmental document addressing the issues that you may wish to be analyzed.

Staff is recommending your Commission consider the environmental document prepared by Yuba City and direct staff to file a Notice of Determination consistent with Section 15096(i) of the CEQA Guidelines. The proposed resolution, included with this report, includes language providing staff with this direction.

V. TAX REVENUE EXCHANGE

The Auditor's Office has estimated the County's portion of the property tax revenue subject to tax exchange by the Master Property Tax Exchange Agreement is \$16,624. This does not include revenues from special road property taxes of \$810; or revenues from CSA G of \$4,418. The master tax agreement states that the City shall receive 100 percent of the Special Road property taxes and 45 percent of the base revenue property tax dollars. In addition, the contract between Yuba City and the County for the delivery of fire services within CSA G specifies that the City shall receive 100 percent of the property tax revenue for fire protection once annexation occurs. Based upon these percentages, the total property taxes to be exchanged from Sutter County to Yuba City will be \$12,708 if your Commission approves the expanded reorganization.

The expanded territory lying north of Pease Road is not within the boundaries of the existing Master Property Tax Exchange Agreement. A supplemental agreement was approved by the County Board of Supervisors and Yuba City Council on January 6, 2004. The agreement carries forward the provisions from the existing agreement to this additional territory.

Sales tax revenue within the reorganization area that is subject to exchange totals \$12,884.

If the reorganization is approved, business owners will be required to obtain a business license from Yuba City. The City charges an annual \$35.00 fee plus \$0.22/\$1,000 sales or \$0.44/\$1,000 in sales depending on the type of business in operation. This differs from the County in that there is no requirement to obtain a business license in the unincorporated areas of Sutter County.

VI. STATEMENT OF REASONS

This matter concerns a proposed reorganization of territory with the City of Yuba City and County Service Area G. This type of action calls on the Commission to exercise its quasi-legislative authority. (See City of Santa Cruz v. Local Agency Form. Com. Of Santa Cruz County (1978) 76 Cal.App.3d 381, 387-388 ("boundary and annexation determinations of LAFCO. are quasi-legislative in nature") (emphasis omitted).

Nevertheless, an agency exercising its quasi-legislative authority must have a sound basis for doing so. A court reviewing a quasi-legislative decision will uphold the decision if the agency has: (1) "adequately considered all relevant factors"; and (2) "demonstrated a rational connection between those factors, the choice made, and the purposes of the enabling statute." (California Hotel & Motel Assn. v. Industrial Welfare Com. (1979) 25 Cal.3d 200, 212.). Findings of fact "bridge the analytical gap between the raw evidence and the ultimate decision or order." (Topanga Assn. For a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 515.) In McBail & Co. v. Solano County Local Agency Form. Com. (1998) 62 Cal. App. 4th 1223, 1230, the court expressed its preference that "a statement of reasons be formally entered in the agency's resolution and committed to writing..." (Id., at p. 1230.)

The statement of reasons is organized around the "relevant factors" mentioned in McBail. The factors material to the reorganization are set out in Government Code section 56668. Those factors, because they are specifically set forth in Government Code section 56668, are "rationally related to the purposes" of the Cortese-Knox-Hertzberg Act, which govern the decisions on reorganization. The factors are grouped into fourteen subject areas, the relevant evidence for each factor is described, and the connection between that evidence and the conclusion for each subject area is articulated. Taken as a whole, the statement of reasons, if adopted by the Commission, will serve as the basis for the decision to approve the proposed reorganization.

The following statement of reasons for the proposed reorganization is submitted for LAFCO's consideration and approval.

a. Population

Population: The 2000 Census indicates the population of the expanded reorganization area is approximately 609 persons.

Population Density: The reorganization area has a population density of 2.6 persons per gross acre.

Proximity To Other Populated Areas: The city of Yuba City borders the reorganization area to the south.

Likelihood of Significant Growth In the Subject and Adjacent Incorporated and Unincorporated Areas in the Next 10 Years: If the expanded reorganization area is approved, staff anticipates the area developing with urban uses within the next ten years. How quickly this occurs will be dependent upon local and regional economic factors combined with how soon urban services (sewer

and water) can be extended to the area. As land located north of the proposal is outside the City sphere of influence and is zoned agriculturally, staff anticipates those existing agricultural activities continuing.

Conclusion:

The reorganization is consistent with population growth trends in Sutter County, and is consistent with the County's and City's planning policies and growth projections.

b. Physical Characteristics:

1. Relevant Factors:

Land Area and Land Use: The expanded reorganization area totals 233± acres and is primarily developed with a mixture residential and commercial agricultural activities.

Topography: The topography of the reorganization area and vicinity is level with slopes generally ranging from 0-1 percent.

Natural Boundaries: There are no natural boundaries abutting or within the reorganization area.

Drainage Basins: The reorganization area is not located within any recognized drainage basin.

2. Conclusion:

The reorganization area will not affect the physical characteristics, topography or drainage basins of the project area.

c. Need for Services:

1. Relevant Factors:

Per Capita Assessed Valuation: Net per capita assessed valuation for the expanded reorganization is estimated at \$5,971.

Need For Organized Community Services: In order for urban development to occur within the reorganization area, municipal sewer and water services must be made available and annexation provides access to those needed services. Due to the need for quality water for the Village Green and Dell Wayne Estates mobile home parks, the City working with the property owners of the mobile home parks, has extended a 12-inch water main, along Live Oak Boulevard, to the Pease Road area. This main will help facilitate growth of undeveloped areas within the reorganization area in the future.

The City has pre-zoned the area with a mixture of single family and multi-family residential uses along with industrial and a combination of commercial-industrial uses. A copy of the approved pre-

zoning map for the area is attached as Exhibit “B”. As this area is located immediately outside the city limits but within the Yuba City sphere of influence, the proposal can be viewed as a natural progression of growth.

Present Costs and Adequacy of Governmental Services and Controls in the Area: The territory involved in the reorganization receives a full range of County services (criminal justice system, health and welfare, general government administration, etc.) that are provided throughout the entire county. These services are funded by a variety of federal, state, and local revenues (including, to some extent, local sales and property tax revenues). The area, or various portions of it, also receives a variety of services¹ including:

- Police and Traffic Enforcement. Patrol services are provided by the Sheriff’s Department and traffic enforcement services are provided by the California Highway Patrol.
- Domestic Water. Water service is provided by private individual or community well systems. The City has installed water infrastructure to provide municipal water to the Dell Wayne and Village Green mobile home parks. The property owners are in the process of providing the necessary water connections from within the parks to the new water main.
- Sewer Service. Sewer service is provided by private individual or community septic tank with leach field systems.
- Fire Protection. Fire protection is provided by County Service Area G which contracts with Yuba City for fire protection services.
- Parks. Persons living within the reorganization area have access to all the community parks maintained by Yuba City and the many recreational opportunities available within the unincorporated County.
- Street Lighting. Urban street lighting services are not provided to the reorganization area.
- Emergency Medical Services. Emergency Medical Services (EMS) is provided throughout the project boundaries by the Bi-County Ambulance Company. Yuba City Fire Department which provides fire protection services also responds to emergency medical calls.
- Streets and Roads. Sutter County currently maintains all accepted publicly maintained roads within the annexation area.

¹ It should be noted that the reorganization area also receives services from a variety of other local and regional agencies, including: Sutter County Water Agency; Sutter County Flood Control & Water Conservation District; Sutter Cemetery District; Yuba Community College District; Feather River Air Quality Management District; Sutter-Yuba Mosquito and Vector Control District; Yuba City Unified School District; Sutter County Resource Conservation District; Levee District No. 9. The cost and adequacy of the services provided by these agencies, and the agencies themselves, will not be affected by the approval of this proposal.

- Drainage Services. Drainage services are currently not provided to the reorganization area.

The affected territory appears to receive an acceptable level of services. If approved, future street lighting, road maintenance, drainage services and the ability to connect with municipal sewer and water systems will be provided by Yuba City.

Probable Future Needs For Those Services and Controls: Development and the conversion of land from agricultural to urban type uses will require connection with the City's municipal sewer and water systems. As this urbanization takes place within the sphere of influence, Yuba City is better equipped to provide urban services than the County because the County does not operate municipal water or sewer systems that are necessary for urban development.

Probable Effects of the Reorganization and Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Area and Adjacent Areas and ability of the city to provide service to the area: Staff believes your Commission has the following options with respect to this proposal: (1) Approve the reorganization as submitted by chief petitioners, with whatever conditions you determine to impose; (2) Approve the reorganization but modify the boundaries of the proposal, as recommended by staff; (3) Approve the reorganization with another boundary option; or (4) Deny the proposal.

If the reorganization is approved, the impact on the cost and adequacy of services and controls in the area would be as follows:

Police and Traffic Enforcement: Law enforcement services will continue to be provided to the area by the Sheriff's Department until such time as 90 percent of the homes within the area defined as the north beat have been annexed. At that point, law enforcement services will transfer to the city Police Department.

Domestic Water. The City has stated that as long as a property owner's private individual well continues functioning, the City does not have a requirement that property owners abandon their system and connect to the City's water system. If well problems arise in the future, it may become necessary to connect with the City's municipal system.

- Sewer Service. The City has stated that as long as a property owner's private individual septic system continues functioning, the City has no requirement that property owners abandon their system and connect to the City's municipal sewer system. If septic problems arise in the future, it may become necessary to connect with the City's municipal system. The City has stated that their wastewater treatment facility and collection system is adequately sized to handle the increased flows from development within the reorganization area, however; it was noted that the City's recent request to the Regional Water Quality Control Board to allow the City to increase its treated wastewater discharge to the Feather River was denied as of June 6, 2003. The city has stated they are appealing the decision.

Since there is no requirement that residents abandon their functioning septic systems in order to connect with the City's municipal sewer system, the current denial by the Regional Board is

not considered a significant factor with regard to annexation. Residents will still have sewage disposal capability if the annexation is approved and will have the option to connect with the City's system in the future. It should be noted, however; that other city residents do not subsidize the cost for extending sewer service to new areas. Residents wanting this service will be required to pay their proportionate share of the cost of extending service. This can be accomplished by formation of an assessment district that would finance the costs over 15-20 years for residents.

- Parks. There will be no changes that will affect community park facilities. Park facilities exist today within the city and they will continue to be available for persons to enjoy if the reorganization is approved. Residents will see no changes in the service provided as a result of annexation.
- Street Lighting. Yuba City will be responsible for all new street lighting services if the reorganization is approved.
- Emergency Medical Services. There will be no change in the service provided. Service will continue to be provided by the Bi-County Ambulance Company and the Yuba City Fire Department. Residents will see no changes in the service provided as a result of annexation.
- Streets and Roads. Yuba City will assume responsibility for all street and road maintenance should the annexation be approved. The City does not have an ordinance in affect that would require residents or businesses to install curb, gutter or sidewalk facilities in areas that do not have these facilities today. If a neighborhood desires these types of improvements, the City will assist residents in forming an assessment district to fund the improvements. If existing streets have curbs and gutters, residents will receive routine street sweeping, a service that is not currently available to County residents.
- Drainage. The reorganization area is not currently provided drainage services by any district. The mobile home parks and abandoned Case Tractor site have their own private drainage systems; however, runoff from other areas sheet flows across private property and percolates into the ground. Subsequent development of vacant land will require that a grading plan be prepared and approved by the City prior to development occurring.
- Fire Protection. Yuba City currently provides fire protection services by contract to the reorganization area. Annexation will result in the area being detached from County Service Area G; however, fire and emergency medical services will continue to be provided by the City as it is today. Residents will see no changes in the service provided as a result of annexation.

Conclusions:

Approval of the proposal will not significantly affect services provided to the project area.

d. Mutual Social and Economic Interests and Governmental Structure:

1. Relevant Factors:

Effect of the Proposed Action and Alternative Actions On Adjacent Areas: Annexation will be growth inducing as municipal services will become available to the affected area. This will allow for development of vacant land within the annexation area to occur at urban densities.

Alternate actions available to the Commission include denying the proposal. This action would result in the territory remaining unincorporated and urban services not being made available to residents. In addition, vacant land currently used agriculturally would not be able to develop at any significant density beyond what exists today.

Mutual Social and Economic Interests: It is staff's believe that all of the residents within the Yuba City sphere of influence and Sutter County, have a mutual interest in orderly and logical urban growth, the provision of adequate public facilities, and the efficient expenditure of public funds. It appears the proposal would further these mutual economic and social interests. This proposal is consistent with both the Yuba City General Plan, its pre-zoning designations, and is within the City's sphere of influence. This proposal will result in a logical expansion of the City's boundary that will be easily identifiable to agencies and residents alike.

Effect of the Proposed Action and Alternative Actions On Local Governmental Structure of the County: The proposed reorganization will not have any significant change in the structure of government in Sutter County or the city of Yuba City; i.e. the reorganization would neither create or eliminate any governmental agencies.

e. **Consistency with Growth and Agricultural Land Preservation Policies**

1. Relevant Policies:

Conformity of Both the Proposal and Its Anticipated Effects With Both the Adopted Commission Policies on Providing Planned, Orderly, Efficient Patterns of Urban Development, and the Policies and Priorities specified in Section 56377: Government Code Section 56377(a) states that development or use of land for other than open space uses shall be guided away from existing prime agricultural lands in open space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

Annexation of the territory will lead to the urbanization of undeveloped lands and the conversion of prime agricultural land to urban uses. The affected territory contains approximately 140 acres of undeveloped prime agricultural soils as designated by the California Department of Conservation. The affected territory is located within the Yuba City sphere of influence which is the recognized urban growth boundary for Yuba City. The existing City General Plan anticipated these agricultural lands being converted to urban uses

due to its designation of the area to low density residential and industrial uses. Yuba City has planned for this type of urban growth since 1988.

Staff believes that annexation will result in the creation of a logical governmental boundary between Yuba City and Sutter County within the Yuba City sphere of influence. Annexation will lead to the build-out of these lands that are already designated for urban development. This proposal will not result in existing designated open space land converted to urban uses, consistent with Government Code Section 56377(a).

Effect of the Proposal on Maintaining the Physical and Economic Integrity of Agricultural Lands as Defined by Section 56016.² : LAFCO has adopted a Sphere of Influence for Yuba City which identifies the future growth areas for urban development. This reorganization will occur within the adopted sphere of influence on land that is predominantly zoned agricultural in the County but pre-zoned for urban development by the City. The sphere of influence boundary was established to accommodate and restrict urban growth in order to protect viable agricultural lands to the north and south of Yuba City. This proposal is not attempting to annex lands that have not already been committed to development, therefore; the proposal will not affect the physical and economic integrity of agricultural land as defined by Section 56016. Staff acknowledges that approval of the reorganization will lead to the transformation of the existing agricultural setting within the reorganization area to an urban one.

The County General Plan Policies guide urban development to the County's two incorporated cities because those agencies operate municipal sewer and water systems capable of serving urban densities. In order to protect productive agricultural soils in Sutter County and to provide growth opportunities for Yuba City, the County General Plan includes policies that guide the growth of Yuba City toward the west to Township Road in order to protect more productive agricultural areas lying to the north and south of Yuba City. An exception to those policies is Policy 1.B-4 that encourages the annexation of the area north of Pease Road as staff has proposed.

2. Conclusion:

The reorganization is consistent with agricultural preservation policies specified in the Government Code and in the General Plan for the County of Sutter.

f. Boundary Characteristics:

1. Relevant Factors:

Definiteness and Certainty of the Boundaries of the Territory: The boundaries of the subject territory are definitive and certain as shown on Exhibit "A".

² Government Code section 56016 defines "Agricultural Lands" as follows:
"Agricultural lands" means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.

Nonconformance of Proposed Boundaries With Lines of Assessment: The boundaries of the subject territory conform with the boundaries of all locally assessed parcels.

Creation of Islands or Corridors of Unincorporated Territory: The reorganization will not create any unincorporated islands. Staff believes the proposal will result in a logical governmental boundary that will help minimize confusion in carrying out of governmental services for both the public, County, and City officials alike.

Conformance with the Policies of the Commission or the County of Sutter: This proposal is within the sphere of influence of Yuba City which is the designated growth area for the City. This proposal does not conflict with any policy adopted by LAFCO.

County General Plan Policy 1.B-2 states that the Yuba City sphere of influence shall serve as the boundary for urban development, particularly for residential urban development. This proposal is consistent with that policy and will allow urban development of vacant land to occur consistent with the City's pre-zoning and does not conflict with any policy of Sutter County.

2. Conclusion: The boundaries of the reorganization area are clearly defined and easily recognizable and would not conflict with any policies of the Commission or the County of Sutter.

g. Consistency with Plans and Spheres of Influence:

1. Relevant Factors:

Consistency with the County and City General Plans: Yuba City adopted a General Plan and pre-zoning for the reorganization area in 1988. Those land use designations and pre-zoning were updated by the City in the second half of 2003. In 1988 the City made the public aware of its intention to ultimately annex this land. The County General Plan and zoning recognizes the mostly agricultural uses occurring in the area today. This proposal does not conflict with the County or City General Plans.

Sphere of Influence of Any Local Agency Which May Be Applicable: As stated elsewhere in this report, the reorganization area is within the sphere of influence of Yuba City and will not result in any conflicts. The reorganization will directly affect the boundaries of Yuba City and County Service Area G. This proposal will not conflict with any Sphere of Influence of any local agency.

2. Conclusion:

The proposed reorganization will not conflict with the County General Plan and will not conflict with any sphere of influence of any local agency.

h. Ability of the City of Yuba City to Provide Services, Including Sufficiency of Revenues.

Revenues transferred in accordance with the Master Property Tax Exchange Agreement between the County and City assures that Yuba City will have sufficient revenues as a result of approval of the proposal.

As development of the area occurs, sewer and water services will be extended to the area by developers as part of building out their projects. Development will not be allowed to occur unless all urban services can be provided. Yuba City has stated that their municipal sewer and water plants are modular facilities that can be expanded as needed.

Though not currently served by Yuba City, it was stated in their environmental document for pre-annexation zoning that the City has adequate water entitlements from the Feather River, and treatment/distributions capacity to accommodate any need associated with a future project in the area once utilities can be extended to the area.

Conclusion:

Yuba City will have the ability and sufficient revenues to provide services to the residents in the reorganization area.

i. Timely Availability of Water Supplies

Yuba City recently completed installing a 12 inch water main along Live Oak Boulevard, north from the existing city limits to the unincorporated area of Pease Road to serve the Village Green and Dell Wayne Estates mobile home parks; however, the new water main will ultimately serve development within the entire reorganization area.

Though not currently served by Yuba City, it was stated in their environmental document for pre-annexation zoning that the City has adequate water entitlements from the Feather River, and treatment/distributions capacity to accommodate any need associated with a future project in the area once utilities can be extended to the area.

Conclusion:

The reorganization will have timely availability of water.

j. Effects Upon Meeting Regional Housing Needs

State Law requires that jurisdictions (City and County) designate enough land through zoning for housing for residents. This is addressed in the County's Housing Element of its General Plan.

The County and City each have policies in effect regarding transferring housing allocations through a biennial Comprehensive Annexation Plan. This is a new process for each agency

and it is anticipated that they will meet later this year to discuss housing unit allocation transfers due to recent City annexations.

Approval of the reorganization will assist Yuba City in meeting its regional housing needs for the community since additional vacant lands will become available for residential development.

Conclusion:

The proposed reorganization will not adversely affect the area in its goal to meet its fair share regional housing needs for the community.

k. Other:

1. Comments of Any Affected Local Agency:

The reorganization was circulated to the following agencies for review and comment:

| | |
|--|---|
| Board Clerk, Sutter Co. Board of Supervisors | Sutter-Yuba Mosquito Abatement District |
| Sutter County Sheriff's Department | Sutter Cemetery District |
| Sutter County Community Services Dept. | Yuba City Community Development Department |
| Sutter County Elections Office | City Clerk, Yuba City |
| Sutter County Auditor's Office | Yuba City Fire Department |
| Sutter County Assessor's Office | Yuba City Police Department |
| Sutter County Fire Services | Yuba City Public Works Department |
| Sutter County Public Works Department | Feather River Air Quality Management District |
| County Service Area "G" | Sutter Co. Flood Control & Water Conservation Dist. |
| Gilsizer County Drainage District | Sutter County Resource Conservation District |
| Yuba City Unified School District | Sutter County Water Agency |
| Levee District No. 1 | California Highway Patrol |
| Yuba Community College District | |

There were no agencies that provided comments or voiced concern relating to this reorganization.

2. Conclusion:

The proposed reorganization will not have any substantial impact upon any affected agency.

VII. PROPOSED CONDITIONS

1. The City of Yuba City shall prepare the necessary legal description and map for the reorganization area, acceptable to the State Board of Equalization, and pay all fees of the State Board of Equalization.
2. The City of Yuba City shall pay any outstanding balance owed to LAFCO for the processing of the proposal prior to the recording of the Certificate of Completion.
3. The effective date of the reorganization shall be 30 days following the recording of the Certificate of Completion.

Respectfully submitted,

LARRY T. COMBS
EXECUTIVE OFFICER

Doug Libby, AICP
Senior Planner

DL:kla

H:\MY DOCUMENTS\LAFCO- LAFCO 03-04 - BEYMER FARMS, INC\LAFCO-03-04 STAFF REPORT FOR 1-22-04.DOC

Attachments: Exhibit A – Map of the Reorganization Area
Exhibit B – Map of the Adopted Pre-Zoning of the Reorganization Area
Exhibit C – Initial Study and Proposed Negative Declaration
Exhibit D – Proposed Resolution of Approval

EXHIBIT A
Map of the Reorganization Area

EXHIBIT B
Map of the Adopted Pre-Zoning for the Reorganization Area

EXHIBIT C
Initial Study and Proposed Negative Declaration

EXHIBIT D
Proposed Resolution of Approval