

March 17, 2004

To: Local Agency Formation Commission

Re: LAFCO #04-01: A Request for a Change of Organization to Form the South Sutter Recreation and Parks District

I. STAFF'S RECOMMENDED ACTION

Adopt the attached resolution making determinations approving the change of organization forming the South Sutter Recreation and Parks District and adopting a sphere of influence for the district having the boundaries as shown on Exhibit A of this report.

II. BACKGROUND INFORMATION

In 2001, the South Sutter Recreation Association submitted a registered voter petition to the Sutter County Local Agency Formation Commission (LAFCO) proposing the formation of a community services district (CSD) to provide recreation activities and services to residents in southern Sutter County. That proposal was denied by LAFCO on October 25, 2001, because of the potential impacts that forming an independent CSD could have. Several LAFCO Commissioners suggested that, as an alternative, the proponents (the Association) instead seek the formation of an independent Recreation and Parks District.

On December 18, 2001, the County Board of Supervisors initiated a Resolution of Application on behalf of the South Sutter Recreation Association to LAFCO requesting that a Recreation and Parks District be formed in the South County area. That proposal was approved by LAFCO on February 28, 2002. On November 5, 2002, registered voters approved the formation of the district by a 72 percent to 28 percent margin but failed to approve by a two-thirds majority the proposed district's funding mechanism (62 percent to 38 percent). As a result, the district was not formed.

III. APPLICATION AND REQUEST

LAFCO has received a new Resolution of Application from the Sutter County Board of Supervisors proposing the formation of a Recreation and Parks District. This proposal was precipitated by a request made to the County Board of Supervisors by the South Sutter Recreation Association. The proposed district will have boundaries similar to the previous proposal; however today, lands that

are a part of the County's Industrial/Commercial Reserve will now be included in the proposed district boundaries which are shown on Exhibit "A" of this report.

The resolution of application that was submitted by the County Board of Supervisors was adopted by a unanimous vote of the Board on January 13, 2004. The resolution included a plan for providing service as required by Government Code Section 56653. A plan for service is a document, prepared by the County, detailing how services will be funded and provided to the district area. A copy of the resolution of application and plan of service is attached as Exhibit "B".

The district is proposed to be financed by a \$45.00 per parcel tax that will only be applicable to parcels that are developed with a residence. If a residence does not exist upon a parcel, the tax will not be collected from that property. The proponents have estimated there are 800± parcels within the proposed district boundaries that are developed with a residence. If accurate, approximately \$36,000 will be raised annually by the district to fund the district's operations. A copy of a proposed budget for the district is included in Exhibit "B".

The proposed district and funding mechanism each must be approved by registered voters living within the boundaries of the proposed district. This application is being processed in order to have the matter presented to voters at the General Election which will be held on November 2, 2004. It should be noted that the formation of the district can only occur upon a simple majority vote (50 percent plus one) whereas the special tax is required to be approved by a two-thirds majority vote of the registered voters living within boundaries of the proposed district.

IV. ENVIRONMENTAL

LAFCO is the lead agency under the California Environmental Quality Act (CEQA) for this change of organization, and as such, staff has prepared an initial study for the project which proposes the adoption of a negative declaration. Staff, after analysis has concluded that the formation of the Recreation and Parks District will not have a significant effect on the environment. The Initial Study that was prepared was publicly noticed and on file for review at the Sutter LAFCO office between March 3-22, 2004. All interested persons were invited to review the Initial Study and provide written comments. There were no comments received in response to the public notification. As a result, staff has brought forward to you a proposed Negative Declaration.

V. TAX REVENUE EXCHANGE

There will be no property tax revenue exchange associated with this project. The district is proposed to be financed by a combination of user fees and, if approved by the registered voters of the district, by a special tax in the annual amount of \$45.00 per parcel that is developed with a residence. The proponents have estimated that if approved and implemented, the initial year of tax revenue would total ±\$36,000.

VI. STATEMENT OF REASONS

This matter concerns a proposal to form a Recreation and Parks district in the southern portion of

Sutter County. 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 change of organization 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 U.S. Census indicates the population for the proposed district to be 2,696 persons.

Population Density: The area of the proposed district has a population density of 0.32 persons per gross acre.

Proximity To Other Populated Areas: Land within the proposed district is substantially developed in agriculture including rice fields and orchards. While single family dwellings are scattered throughout the area, the majority of the population is located in the northern half of the proposed district, particularly north of the Natomas Cross Canal and Howsley Road. Areas of increased residential concentration include the rural communities of Nicolaus, East Nicolaus, Trowbridge and Rio Oso as designated by the Sutter County General Plan.

Likelihood of Significant Growth In the Subject and Adjacent Incorporated and Unincorporated

Areas In the Next 10 Years: Significant development could occur within the County's Industrial/Commercial Reserve area if the necessary infrastructure for development is installed. As the Natomas area of northern Sacramento County continues to develop, it will likely provide housing for some of the commercial and industrial development that could occur in southern Sutter County over the next ten years. As development in neighboring jurisdictions takes place (Placer County, Sacramento County, City of Sacramento, City of Roseville), development pressures could be placed upon Southern Sutter County to allow development to occur. A Recreation and Parks District will assist in providing recreational opportunities for existing and future residents who may live in southern Sutter County.

Conclusion:

The proposed 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 subject territory contains approximately 83,793 acres. Its land use designations have been summarized above.

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

Natural Boundaries: The only natural boundary around the proposed district is the Feather and Sacramento Rivers which border the proposed district. To a lesser extent the Bear River provides a natural boundary around the district; however, portions of the proposed district and Sutter County are located north of the Bear River.

Drainage Basins: The southern portion of the proposed district (south of the cross-canal) lies within the Natomas Basin watershed. Flood protection is provided along the western and northern project boundaries by Reclamation Districts 1000, 1001, 817 and 2103.

3. Conclusion:

The reorganization 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 is \$160,672.

Need For Organized Community Services: The County's General Plan Background Report, Section 7.3, acknowledges that the unincorporated areas of Sutter County do not have a special recreation and parks district. The County's General Plan Policy Document makes a finding, No. 5c stating that, "Mechanisms to provide, operate and maintain recreational facilities are needed in the County." In addition, the County makes it a goal of the General Plan to provide adequate park and open space areas for passive and active recreational, social, educational and cultural opportunities for residents of the County. This proposal would appear to be consistent with those goals.

As stated in Plan for Providing Service, the following services will be extended to the proposed district.

1. Recreational swimming to the general public of South Sutter County.
2. Red Cross Certified Water Safety Instructions.
3. Water exercise courses.
4. Community activities within an existing recreation building including but not limited to:
 - a. Senior citizen activities
 - b. 4-H activities
 - c. South Sutter Little League Meetings
 - d. Exercise courses
 - e. End of the year school picnics
 - f. Hispanic dance group
 - g. Parties including retirement, anniversary and birthdays
5. Playground and picnic facilities to the general public of South Sutter County.
6. Baseball and softball facilities utilizing existing developed playing fields owned by Sutter County and used extensively by South Sutter Little League, local schools and residents of the area.

Some or all of these services have been provided, depending on donations, for over forty years. Formation of the district will provide a permanent funding source for some of these services to continue to be provided on a consistent basis. Proponents of the district formation have voiced concern that swimming opportunities are necessary for the youth of the community so that swimming in neighboring rivers, where there is a threat of strong currents and undertows, is minimized.

It appears this proposal will provide services to an area of the County that are in need of such services. If the proposal is approved by your Commission and registered voters of the area, a funding mechanism will be established to maintain the existing limited facilities in place today, and provide an opportunity to potentially expand recreational opportunities in the future.

Present Costs and Adequacy of Governmental Services and Controls in the Area: The territory involved in the change of organization receives the 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 Sutter County Sheriff and traffic enforcement services by the California Highway Patrol.
- Domestic Water. Most water systems within the boundaries of the proposed district are individual systems; however, the East Nicolaus Mutual Water Company, a private water company, provides water to residents in the East Nicolaus area. There is currently no public domestic water system within the proposed district.
- Sewer Service. There is no community or regional sewage treatment facilities within the project area. Sewer service is provided by individual septic tank with leach field systems.
- Fire Protection. Fire protection is provided to the project area by County Service Areas C and D which each have 2 fire stations (4-total) within the proposed district boundaries.
- Parks. There is no community or regional parks located within the project boundaries. The proponents who approached the County's Board of Supervisors to initiate this proposal have stated it is their goal to provide recreational opportunities for residents in the south county area.
- Street Lighting. Street lighting services are not provided within the area.
- Emergency Medical Services. Emergency Medical Services (EMS) is provided throughout the project boundaries by the Bi-County Ambulance Company. Bi-County operates pursuant to a contract with Sutter County. The two County Service Areas which provide fire protection services also respond to emergency medical calls.
- Streets and Roads. Street and road maintenance is provided by Sutter County and the California Department of Transportation (CalTrans). A small portion of the basic property tax

¹ It should be noted that the proposed district area also receives service 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; Sacramento Air Quality Management District; Sutter-Yuba Mosquito and Vector Control District; Brown's Elementary School District; East Nicolaus Joint Union High School District; Marcum-Illinois Union Elementary School District; Pleasant Grove Joint Union School District; Sutter County Resource Conservation District, Reclamation Districts 1000, 1001, 817 and 2103. 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.

rate paid by property owners goes into the Special County Road Fund. This fund, along with various State and local revenues, funds street improvements and maintenance throughout the County.

The land subject to the proposed district appears to receive an adequate level of services relative to its population density and the needs of the area. If approved, this change of organization will not affect the quality of services provided to the area. It will provide a funding mechanism to facilitate maintenance of an existing swimming pool facility in East Nicolaus and lay the groundwork so that additional recreational opportunities may be provided to residents within the area in the future.

Probable Future Needs For Those Services and Controls: There has been a need for recreational opportunities for residents of southern Sutter County for the last 40-years. This is evident by the existence of a private association that has raised money to maintain an existing community swimming pool in East Nicolaus. In an effort to create a stable funding source, the private recreation association has requested the County Board of Supervisors to initiate this proposal. The public comment provided by the community in support of recreational services was made apparent at the October 25, 2001, LAFCO meeting. Staff does not believe the need for these services will decrease as a reduction in population for the area is not anticipated and pressures may be added for additional residential growth as a result of increased industrial and commercial development in the south County area.

Probable Effects of the change of organization 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 change of organization, with whatever conditions you determine to impose; (2) Approve the reorganization but modify the boundaries of the proposal, if desired; (3) 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: The proposed district will not alter or affect present or future police and traffic enforcement services that are presently provided. If approved and the district were to propose additional recreational facilities, a site specific review of that new proposal would be required and land use approval would be required by Sutter County prior to development.

- Domestic Water. The adequacy of domestic water service in the area would not be affected by this change of organization. Water has historically been provided to the community swimming pool in East Nicolaus by the East Nicolaus Mutual Water Company and this is not anticipated to change.
- Sewer Service. The Rio Ramaza Community Services District will not be affected by this change of organization.

If the proposal is approved, the district will continue to utilize the existing septic tank and leach field system in place to serve the community swimming pool. There are no changes or affects anticipated as a result of the formation of a recreation and parks district.

In the future, if additional recreational facilities are ever proposed, Sutter County will require land use and development permit approvals prior to that development taking place which will assure there are no adverse impacts upon the community.

- Parks. Approval of the proposal could provide a funding source which may facilitate development of community park facilities in southern Sutter County; however, the primary reason for the proposal is to provide a stable funding mechanism for the existing community swimming pool located in East Nicolaus.
- Street Lighting. The proposal will not alter or affect present or future road construction or maintenance activities.
- Emergency Medical Services. There will be no change in the service provided. Service will continue to be provided by the Bi-County Ambulance Company pursuant to the company's contract with Sutter County.
- Streets and Roads. The proposal will not alter or affect present or future road construction or maintenance activities.
- Fire Protection. The formation of a recreation and parks district will not in itself affect fire protection services. If the district is approved and if additional recreational facilities are proposed within the district boundaries, a site specific review will occur to evaluate potential impacts. At this point, no impacts are anticipated.

Conclusions:

Approval of the proposal will not significantly effect 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: This change of organization will not have an effect upon areas adjoining the proposed district. If a specific proposal to provide new recreational facilities were proposed proximate to the Counties of Sacramento, Placer or Yuba, those agencies would be notified as required by law and they could respond, if desired.

Mutual Social and Economical Interests: As discussed above, it is the policy of Sutter County, through its General Plan, to advocate the development of recreational facilities and opportunities within unincorporated areas of the County. This is a mutual interest and

benefit for all in Sutter County.

It has been proposed that the district be financed by a combination of user fees and, if approved by the registered voters of the district, by a special tax (a recreational services tax) in the annual amount of \$45.00 per parcel that is developed with a residence which could be increased by an amount no greater than the percentage increase of the Consumer Price Index-U (CPI-U) from the prior year. Any annual adjustment of the recreational services tax would be established by resolution of the district board. The South Sutter Recreation Association has estimated that the total tax to be collected in the initial year will be approximately \$36,000.00.

Effect of the Proposed Action and Alternative Actions On Local Governmental Structure of the County: The formation of recreation and parks district will create a new governmental entity in Sutter County; however, its powers will be limited to recreation and park pursuits. Land use authority for new recreational facilities will remain with Sutter County. Staff does not believe this proposal will have a negative effect on local governmental structure.

The alternative to approving this proposal would be to deny it which could lead to the permanent closure of the only public community swimming pool in southern Sutter County. The services that have historically been provided by the Recreation Association have occurred due to donations by the community. Over the last several years, expenses have increased to the point that donations are no longer adequate to continue services; therefore, either an alternative funding source must be developed, i.e. the proposed district, or the services must be discontinued or substantially reduced.

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: The formation of the recreation and parks district will not affect prime agricultural lands. If approved as proposed, a permanent funding mechanism for an existing swimming pool facility in East Nicolaus will be established. Any future development of recreational facilities will require land-use approval by Sutter County which will involve a site specific CEQA review to evaluate potential impacts upon prime agricultural lands. It does not appear that this proposal has the potential to induce urban development or convert existing open-space lands to uses other than open-space, consistent with Section 56377 of the Government Code.

Effect of the Proposal on Maintaining the Physical and Economic Integrity of Agricultural Lands as Defined by Section 56016.² The formation of a recreation and parks district will

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

not affect agricultural lands as the proponents are attempting to establish a funding mechanism for an existing swimming pool and other existing recreational facilities in East Nicolaus. Any additional recreational facilities that would be proposed would require a site specific review to assess potential impacts, consistent with the County's zoning and General Plan. It should be noted that the majority of lands within the proposed district have a General Plan designation of AG-80 and AG-20 and are zoned General Agriculture. New recreational facilities will likely require a General Plan amendment and rezoning prior to development occurring.

As discussed under the environmental review portion of this report, staff has concluded that the formation of the proposed district does not appear to result in a significant impact upon the environment.

2. Conclusion:

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

f. Consistency with Plans and Spheres of Influence:

1. Relevant Factors:

Consistency with the County and City General Plans: As discussed above, the county's General Plan recognizes a need for recreational opportunities in the unincorporated areas and has adopted policies which encourage the development of such facilities. Staff believes this proposal is in accordance with those objectives.

Sphere of Influence of Any Local Agency Which May Be Applicable: The change of organization will not affect the boundaries of any jurisdiction in place today as there are no incorporated areas within the boundaries of the proposal. This proposal will not conflict with any Sphere of Influence of any local agency.

2. Conclusion:

The proposed change of organization 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 proposed district to provide services, including sufficiency of revenues.

If the financing component of this proposal is approved by two-thirds of the registered voters living in the proposed district, it has been estimated that \$36,000.000 will be generated in the initial year the tax is assessed. Based upon the proposed expenditures outlined in the Plan

commercial purposes, land left fallow under a crop rotation program, or land enrolled in an agricultural subsidy or set-aside program.

for Providing Service, it appears that proposed district will have an adequate funding source to meet its objectives.

Conclusion:

The proposed district would have sufficient revenues to enable it to provide recreation services to the resident of the south county.

i. Timely availability of water supplies

The existing community swimming pool located in East Nicolaus is provided water by a mutual water company. The County General Plan, Figure 5.3.2 identified water yields of wells within the proposed district. Water yields for 90 percent of the proposed district are shown to yield between 1,000 – 2,000 gallons per minute. Timely water supplies exist that can meet the needs of the proposed recreation and parks district.

Conclusion:

The change of organization will have timely availability of water.

j. Effects upon meeting regional housing needs

This change of organization will not have an impact upon regional housing needs. The goal of the proposed district is to secure a funding source to maintain an existing swimming pool facility. Approval of the proposal will provide service to an existing population.

Conclusion:

The change of organization proposed 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 followings is a list of potentially affected agencies that were contacted and asked to comment on the proposal:

Fairview Cemetery District
Nicolaus Cemetery District
Pleasant Grove Cemetery District
Sutter County Service Area C
Sutter County Service Area D
Rio Ramaza CSD
Feather River Air Quality Management District
Sutter County Flood Control and Water Conservation District
Sutter County Resource Conservation District
Sutter-Yuba Mosquito and Vector Control District
Reclamation District 817
Reclamation District 1000

Reclamation District 1001
Reclamation District 2103
Browns Elementary School District
East Nicolaus Joint Union High School District
Marcum-Illinois Union Elementary School District
Pleasant Grove Joint Union School District
South Sutter Water District
Sutter County Supervisor – Dennis Nelson
Sutter County Supervisor –Larry Munger
Sutter County Supervisor –Dan Silva
Sutter County Supervisor –Casey Kroon
Sutter County Supervisor –Jim Whiteaker
Sutter County Public Works Dept.
Sacramento Area Flood Control Agency
Sacramento Air Quality Management District
Sutter County Assessor
Sutter County Auditor
Sutter County Elections

2. Conclusion:

The change of organization proposed will not have any substantial impact upon any agency.

VII. SPHERE OF INFLUENCE

As part of forming a new district, LAFCO is required to establish a Sphere of Influence for the district if it is created. Similar with other independent districts in the county, staff is proposing to create a Sphere of Influence having boundaries identical to the District's proposed boundaries. Government Code Section 56425 (e) identifies four items that must be considered as part of establishing a Sphere of Influence. These are listed and discussed below:

(1) The present and planned land uses in the area, including agricultural and open-space lands.

As stated before, with the exception of the County's Industrial/Commercial Reserve specified in the General Plan, large scale development has not been contemplated within southern Sutter County. The majority of the land within the proposed recreation and parks district is designated as AG-20 or AG-80 (Agriculture with 20-acre or 80-acre parcel sizes) by the County's General Plan which is not designated or meant for large scale development. Areas identified for increased residential concentrations and limited commercial and industrial development include the rural communities of Nicolaus, East Nicolaus, Trowbridge and Rio Oso as designated on the County General Plan. Though these areas for increased development have been identified, the lack of community sewer and water services will ultimately limit how much development actually occurs in these areas.

(2) The present and probable need for public facilities and services in the area.

There has been a need for recreational opportunities for residents of southern Sutter County for the last 40+ years. This is evident by the existence of a private recreation association that has historically raised money by donations from the community to maintain an existing community swimming pool and provide services as listed in the submitted plan of service. Staff believes this need continues to exist and is reflected by the level of support provided by the community at the previous public hearing that LAFCO has held regarding this matter. Staff does not believe the need for these services will decrease because it is anticipated that growth pressures will result in an increased residential population over time.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

If the proposal is approved by LAFCO and registered voters, the new district will obtain a stable funding source in order to continue to provide the recreational services that they have historically provided. This proposal could assist in meeting the County's General Plan goals as discussed earlier in this document and could help provide recreational services to residents of southern Sutter County.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The services proposed to be extended to the area have historically been provided and paid for by donations received from the community. This rural area of Sutter County is separated by distance from more urbanized areas and therefore creates a unique social and economic community. The existence of this community is the reason why the swimming pool and other limited recreational facilities were constructed and maintained over the past forty years.

Conclusion:

As reflected in the submitted Plan for Providing Service, it is the intent in the formation of the proposed district that residential development should fund the district's activities and not property owners of undeveloped land or lands that are zoned for commercial or Industrial development.

VIII. PROPOSED CONDITIONS FOR FORMATION OF THE DISTRICT

1. The South Sutter Recreation Association, acting as proponents for this proposal, shall prepare the necessary legal description and map for the district area, acceptable to the State Board of Equalization, and shall pay all fees of the State Board of Equalization prior to the recordation of the Certificate of Completion.

2. The South Sutter Recreation Association shall pay any outstanding balance of monies owed to LAFCO as a result of processing LAFCO 04-01. This shall be completed prior to the recordation of a Certificate of Completion.
3. The ballot measure shall provide for a special tax to fund the district's activities. The special tax shall be an annual tax on all property within the district and shall be imposed on a per parcel basis in the amount of \$45.00 per parcel that is developed with a residence. In addition, the tax may be increased by action of the District Board by an annual amount no greater than the percentage increase of the Consumer Price Index-U (CPI-U) from the prior year.
4. The formation of the South Sutter Recreation and Parks District shall not occur unless both the formation of the district and the funding mechanism are both approved by the registered voters of the affected area.

Respectfully submitted,

LARRY T. COMBS
EXECUTIVE OFFICER

Doug Libby, AICP
Senior Planner

DL:kla

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Attachments: Exhibit A – Map of the Proposed District and Sphere of Influence
Exhibit B – Resolution of Application and Plan for Providing Service
Exhibit C – Initial Study and Proposed Negative Declaration
Exhibit D – Proposed Resolution of Application

EXHIBIT A
Map of the Proposed District and Sphere of Influence

EXHIBIT B
Resolution of Application and Plan for Providing Service

EXHIBIT C
Initial Study and Proposed Negative Declaration

EXHIBIT D
Proposed Resolution of Application