

October 20, 2005

To: Local Agency Formation Commission

Re: LAFCO-05-04: South Butte House Road Reorganization No. 327 - A reorganization of territory proposing to annex 206± acres to the City of Yuba City and detachment of the land from County Service Area “G” which provides fire protection to unincorporated areas around the Yuba City area.

I. STAFF’S RECOMMENDED ACTION

Adopt the attached Resolution No. 2005-10 making determinations and approving the reorganization annexing the territory shown on attachment “A” to the City of Yuba City and detachment of the property from County Service Area “G”.

II. APPLICATION AND REQUEST

LAFCO has received a landowner petition requesting a reorganization of territory to annex 180 acres to the City of Yuba City and detachment of the property from County Service Area (CSA) “G”. CSA “G” is a dependent County district established to provide fire protection services to unincorporated lands around the City of Yuba City.

Following the submittal of the application, the City of Yuba City requested to have the boundaries of the proposal expanded in order to create a more logical governmental boundary between the County and City. The enlarged area is generally described as being located south of Butte House Road, east of Township Road, north of and including the existing bike/running path and west of the existing single family homes in Yuba City. The enlarged proposal totals 206± acres. LAFCO staff has proposed including the full width of Township and Butte House Roads and the existing bike/running located to the south into the proposal.

The 206± acres are comprised of 15 Assessor’s parcels. Two parcels comprise the majority of the proposal totaling 174± acres. The remaining properties are mostly small, averaging 1.19 acres each, and are developed with homes.

A map showing the boundaries of the proposed reorganization area is included as attachment “A” to

this report.

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 filed by a public agency, such as Yuba City, a resolution of application is filed with LAFCO that has been adopted by the city council.

Because this proposal was originally submitted by individual property owners, LAFCO will consider their petition at a public hearing. At the hearing, LAFCO will hear public testimony from interested persons. Upon the conclusion of the hearing, LAFCO may approve or 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 included as attachment "C" to this report.

If LAFCO approves the reorganization, 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, it will be scheduled for the next LAFCO meeting which the appropriate legal notice can be provided. If no request for reconsideration is filed, the proposal will then be scheduled for a second public hearing where LAFCO will act as the conducting authority, otherwise known as the protest hearing.

Staff will act on the Commission's behalf and conduct the protest hearing on the same day as but before the regularly scheduled LAFCO meeting. At the protest hearing, staff will accept written protests against the reorganization. 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, staff will review the amount of protest that has been filed and present the information to LAFCO at its regular meeting later in the day. If the total percentage of registered voters filing protest is less than 25 percent of the total registered voters 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 LAFCO, acting as 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 can 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 total number of 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 have filed protest, an election is required to be called to determine the outcome of the matter.

If the number of protests received is at least 50 percent of the total registered voters living within the

reorganization area, the Conducting Authority is required to adopt a resolution terminating the proceedings.

IV. ENVIRONMENTAL

LAFCO is a responsible agency for this annexation which differs from being a 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 and adopted a mitigated negative declaration as part of establishing pre-annexation zoning for the 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), 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. The environmental document prepared by the City of Yuba City has been included as attachment "B".

V. TAX REVENUE EXCHANGE

The Sutter County 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 between Sutter County and the City of Yuba City is \$6,170. This does not include revenues from special road property taxes of \$300; or revenues received from CSA G of \$1,620. 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 transferred from Sutter County to Yuba City will be \$4,696 if your Commission approves the expanded reorganization proposal.

There are no sales tax dollars subject to exchange within the boundaries of the proposal.

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 reorganization area is approximately 47 persons.

Population Density: The reorganization area has a population density of 0.22 persons per gross acre.

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

Likelihood of Significant Growth In the Subject and Adjacent Incorporated and Unincorporated Areas in the Next 10 Years: The adoption of the City's new General Plan for its sphere of influence in 2004 combined with the active housing market in recent years, staff anticipates that significant growth will occur in and around this area within the next ten years. The pace of growth will be dependent upon a variety of factors including but not limited to economic conditions, infrastructure capacities and if the demand for housing continues as it has in recent years.

Conclusion:

The expanded reorganization area is consistent with the 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 proposal totals 206± acres and has historically been used for a variety of land uses including both agricultural and residential.

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

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

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

2. Conclusion:

The expanded 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: The per capita assessed valuation of the property is \$65,717.

Need for Organized Community Services: Annexation will result in 206± acres of additional land being made available for additional development and infill. New subdivisions will require extension of the City's sanitary sewer and water system to the area as a condition of development.

Properties utilizing individual septic systems can continue to use those systems until such time as either the property owner or the County Environmental Health Division determines that the property must connect to public sewer due to a system failure. The City of Yuba City does not have an ordinance or policy that requires persons to abandon their septic system in favor of connecting to their municipal sewer system.

Properties utilizing private wells can continue to use those systems if their property is annexed. The City has no requirement that property owners abandon their private well system and connect to the City's municipal system. If well problems arise in the future, the County Environmental Health Division or the State Division of Health Services will be responsible for deciding whether it is necessary to connect with the City's municipal water system.

Present Costs and Adequacy of Governmental Services and Controls in the Area: The territory involved in the reorganization area receives a full range of County and City 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 receive a variety of services¹ including:

- Police and Traffic Enforcement. Patrol services are currently provided by the Sheriff's Department and traffic enforcement services are provided by the California Highway Patrol.
- Domestic Water. Water service is provided to the area by private wells.
- Sewer Service. Sewer service is provided by private on-site septic tank and leach field systems.
- Fire Protection. Fire protection is provided by the City of Yuba City through a contract with CSA "G".
- Parks. All community parks maintained by Yuba City and the many recreational opportunities available within the unincorporated County are available to existing residents.
- Street Lighting. There are no street lighting services provided in the proposed 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 public roadways within the reorganization area.
- Drainage Services. Drainage Services will be provided by the Sutter County Water Agency and the Tierra Buena County Drainage District. The Live Oak Canal is the drainage facility in the area, at this time that conveys urban runoff away from the Yuba City area.

Probable Future Needs For Those Services and Controls: As previously stated, in order for further urbanization of the area to occur, the extension of city sewer and water services will be necessary.

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 with whatever conditions you determine; (2) Approve the proposal but modify the boundaries that have been proposed; (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:

1 It should be noted that the reorganization area also receives services from a variety of other local and regional agencies, including: 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.

- Police and Traffic Enforcement: If approved, law enforcement service will continue to be provided by the Sheriff's Department. Pursuant to the Master Property Tax Exchange Agreement between Yuba City and Sutter County, law enforcement responsibilities of the North Beat area will continue to be provided by the County until such time as 90 percent of the dwelling units in that beat area have been annexed. Approval of the expanded reorganization will not affect the cost and adequacy of law enforcement service in the area however it is staff's belief that Yuba City has annexed 90 percent of the dwelling units in the north beat area and that law enforcement services will likely transfer to the Yuba City Police Department within the next year.

Domestic Water: The expanded reorganization area is provided water by individual private wells. The City has stated that as long as a property owner's private well continues to function, the City has no requirement that property owners abandon their system and connect to the City's municipal system. If well problems arise in the future, the County Environmental Health Division or the State Division of Health Services will be responsible for deciding whether it is necessary to connect with the City's municipal water system.

Future development will be required to connect to the City's municipal water system. The City stated in the environmental document that it adopted for pre-annexation zoning that water services are currently available from both Butte House Road and the residential development immediately to the east of the reorganization area. The expansion of water service to the area will be incremental and will coincide with the planned development and expansion of services to the area. The City stated that it has adequate water entitlements, treatment/distribution capacity in its municipal water system to serve the reorganization area.

- Sewer Service: City residents utilizing individual septic systems can continue to use those systems until such time as the property owner or the County Environmental Health Division determines that the property must connect to public sewer due to a system failure.

Further urbanization of the area will be required to connect to Yuba City's sewer treatment system. The City stated in the environmental document that it adopted for pre-annexation zoning that the City has no sewer treatment and distribution system in place to serve the project area at this time. Upon completion of the Walnut Park Estates Subdivision to the south, sewer will be available to the reorganization area. The expansion of sewer service to the area will be incremental and will coincide with the planned development and expansion of services to the area. The City stated that it has adequate capacity in its sewer treatment plant to serve the reorganization area.

- Parks. Build-out of the area will result in a greater demand for community park facilities. The Yuba City General Plan adopted in 2004 has identified locations throughout the sphere of influence where community park facilities will be located as build-out of the sphere of influence occurs. A community park is identified on the Yuba City General Plan Land Use Map, Diagram 3.1, to be established within the reorganization area as part of its build-out. Impact fees for community park acquisition and development will be collected at the time development occurs to ensure that adequate funds are available for park facilities.
- Street Lighting. There currently are no street lighting services provided within the proposed reorganization area however future street lighting services will be provided by the City of Yuba City.

- 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. The boundaries of the proposal have been expanded to include the full width of Butte House and Township Roads together with the existing bike/running path located along the south. If approved, Yuba City will assume responsibility for the maintenance of these roadways and the bike/running path. As stated, the special road property tax dollars will be transferred from the County to Yuba City for road maintenance as part of the Master Property Tax Agreement. In addition, developers will be required to pay for road improvements to serve their development and or pay fees to cover needed road improvements resulting from impacts of development.

The City has not adopted an ordinance to require existing residents to install curb, gutter or sidewalk facilities in areas that do not have these facilities today. If citizens desire these types of improvements, the City will assist residents in forming an assessment district to fund the improvements. Residents and business owners will not see any increased taxes or fees as a result of the proposal.

- Drainage. The expanded reorganization area is within the boundaries of the Tierra Buena County Drainage District and the Sutter County Water Agency. The Water Agency has not established a Zone of Benefit for the area at this time but it will be as part of build-out of the area. Yuba City is developing a Master Drainage Plan for the north Yuba City area that includes the reorganization area. That plan is currently in draft form and is being reviewed by other agencies, including Sutter County. The plan proposes a variety of options to convey urban runoff away from the city. If approved, development of the area will be required to have a grading plan approved by the City prior to development occurring. In addition, impact fees will be required to be paid to the Sutter County Water Agency to mitigate for drainage impacts.
- Fire Protection. Yuba City currently provides fire protection services by contract to the expanded reorganization area. Approval of the proposal will result in the area being detached from CSA “G”; however, fire and emergency medical services will continue to be provided by the City as it is today. There will be no changes in the service provided or increased costs 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: Approval of the proposal will be growth inducing as municipal services will become available to the affected area. This will allow further urbanization of the 206± acres consistent with the City’s General Plan.

Alternate actions available to the Commission include approving the proposal but modifying the boundaries and second, denying the proposal. Denying the proposal would result in the territory remaining unincorporated and largely staying in its present state of development. City sewer, street sweeping services would not be made available to residents or business owners. In addition, undeveloped land within the affected territory would not be able to develop at any significant density beyond what exists today due to urban services being unavailable.

Mutual Social and Economic Interests: It is staff's belief 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 the Yuba City General Plan, pre-annexation zoning, and is within the City's sphere of influence.

Effect of the Proposed Action and Alternative Actions on Local Governmental Structure of the County: The proposal will not have any significant change in the structure of government in Sutter County or the city of Yuba City; i.e. the expanded reorganization would neither create nor 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.

The expanded reorganization area is predominantly zoned agriculturally by Sutter County; however, the area was ultimately committed to development in 1990 when LAFCO established the sphere of influence that is still in effect today. The California Department of Conservation classifies part of the area as urban and also shows the area contains Farmland of Statewide Importance and Prime Agricultural soils. Though prime agricultural soils are recognized, LAFCO, Yuba City and Sutter County committed these lands to development through the establishment of the sphere of influence boundary together with Yuba City's adoption of its 2004 General Plan for the sphere of influence. The County's General Plan

policies state that urban growth should be directed into the Yuba City and Live Oak spheres of influence and away from more valuable agricultural lands identified by the County's General Plan to the north and south of the city. This proposal is consistent with those policies, the City's General Plan and the sphere of influence.

Effect of the Proposal on Maintaining the Physical and Economic Integrity of Agricultural Lands as Defined by Section 56016.² : The County General Plan recognizes agricultural lands throughout Sutter County. As previously stated, the 206± acre expanded reorganization area has been previously committed to development. The proposal is located entirely within the Yuba City sphere of influence that was established in 1990. In 2004, Yuba City updated its General Plan for the purpose of planning its sphere of influence. These boundaries have allowed for urban growth while protecting more valuable agricultural lands identified by the County's General Plan located to the north and south of the city. Since this proposal is not attempting to annex lands that have not previously been committed to development, the proposal will not affect the physical and economic integrity of agricultural land as defined by Section 56016.

2. Conclusion:

The proposal 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 proposal are definitive and certain as shown on attachment "A".

Nonconformance of Proposed Boundaries with Lines of Assessment: The boundaries of the proposal conform to the boundaries of all locally assessed parcels.

Creation of Islands or Corridors of Unincorporated Territory: If approved, the proposal will not create any islands of unincorporated territory.

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

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 on land to occur consistent with the City's pre-annexation zoning. This proposal does not conflict with any policy of Sutter County.

2. Conclusion: The boundaries of the proposal are clearly defined and easily recognizable and will not conflict with any policy of the Commission or the County of Sutter.

g. Consistency with Plans and Spheres of Influence:

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.

1. Relevant Factors:

Consistency with the County and City General Plans: Pre-annexation zoning for the area was established on June 21, 2005. Approximately 178 acres has been pre-annexation zoned for Low Density Residential (LDR) and an additional 20 acres has been designated for park and school sites. All future development will be required to conform to the City's 2004 General Plan which specifies predominantly low density residential uses for the area.

Sutter County has established a General Plan designation of Agriculture for the majority of the proposal. Approval of the proposal will allow for development at higher densities than the County can allow because the City can make urban services such as sewer and water available. The expanded reorganization will not conflict with the County or City's General Plan.

Sphere of Influence of Any Local Agency Which May Be Applicable: The expanded reorganization area is located entirely within the sphere of influence of Yuba City and several dependent and independent districts. The proposal will not affect the sphere of influence of any agency.

2. Conclusion:

The proposal 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.

The Initial Study prepared by Yuba City to establish pre-annexation zoning for the property states that the City has no sewer treatment or water distribution systems currently in place to serve the project area. Upon completion of the Walnut Park Estates Subdivision to the south, sewer will be available to the area. The introduction of these services into the area will be incremental and will coincide with new development proposals. The City stated that it has the necessary water entitlements from the Feather River together with the required treatment and distribution capacity to serve the area.

Revenues transferred in accordance with the Master Property Tax Exchange Agreement between the County and City assures that Yuba City will have sufficiency of revenues if this proposal is approved.

Conclusion:

Yuba City has the ability and sufficient revenues to provide services to the development in the expanded reorganization area.

i. Timely Availability of Water Supplies

The Initial Study prepared by Yuba City as part of establishing pre-annexation zoning for the area states the City has sufficient water entitlements from the Feather River together with the required treatment and distribution capacity to serve the expanded reorganization area.

Conclusion:

The proposal 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 proposal has approximately 178 acres available for development in the City's Low Density Residential (LDR) General Plan designation once the necessary urban infrastructure has been extended. There is an additional 20 acres that is designated for park and school sites. If these parcels are developed to the densities in the mid-range of the LDR designation (LDR allows 2-8 dwelling units/acre) at 5 units per acre, as many as 890 new single family residences could be expected to be developed in the future.

If approved, the proposal will assist Yuba City in meeting its regional housing needs for the community since additional vacant lands will be able to be developed residentially.

Conclusion:

The proposal 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:

Clerk of the Board, Sutter Co. Board of Supervisors	Yuba City Fire Department
Sutter Co. Sheriff's Department	Sutter County Agricultural Commissioner
Board Clerk, Sutter Co. Board of Supervisors	Yuba City Police Department
Tierra Buena County Drainage District	Sutter County Public Works Department
Sutter County Sheriff's Department	Yuba City Public Works Department
Levee District No. 9	County Service Area "G"
Sutter County Community Services Dept.	Sutter Co. Flood Control & Water Conservation Dist.
Sutter-Yuba Mosquito Abatement District	Yuba City Unified School Dist.
Sutter County Elections Office	Feather River Air Quality Management District
Sutter Cemetery District	Sutter County Resource Conservation District
Sutter County Auditor's Office	Sutter County Water Agency
Yuba City Community Development Dept.	California Highway Patrol
Sutter County Assessor's Office	
City Clerk, Yuba City	
Sutter County Fire Services	

The Sutter County Sheriff's Department commented the proposal will not impact law enforcement services as undeveloped land but may when it is urbanized.

The Sutter County Public Works Department commented and requested that maintenance responsibilities for all roadways within the expanded reorganization be transferred to the

City of Yuba City in full road width increments. Attachment “A” of this report shows full roadway widths being transferred to the City of Yuba City as part of the reorganization proceedings.

2. Conclusion:

The expanded reorganization will not have any substantial impact upon any agency.

VII. PROPOSED CONDITIONS

1. The Chief Petitioners 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. Prior to the recording of a Certificate of Completion for the proposal, the Chief Petitioners shall pay any outstanding balance incurred as a result of LAFCO processing the proposal.
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:dh

Attachments: A – Map of the Reorganization Area
B – Yuba City’s Initial Study and Proposed Mitigated Negative Declaration
C – Proposed Resolution of Approval

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Attachment A
Map of the Reorganization Area

Attachment B
Yuba City's Initial Study and Mitigated Negative Declaration

Attachment C
Proposed Resolution of Approval