

SUTTER COUNTY

LOCAL AGENCY FORMATION COMMISSION

P.O. BOX 1555, YUBA CITY, CA 95992 (530) 822-7400 FAX (530) 822-7109



December 10, 2009

To: Local Agency Formation Commission

Re: **LAFCO 09-01**: Yuba Community College District Reorganization No. 334; A reorganization of territory to annex 23.97 acres to Yuba City and detachment of the property from County Service Area "G". A minor Sphere of Influence amendment is included with the proposal. The territory potentially affected is located along the north side of Yuba City consisting of Assessor's Parcel 10-260-076 together with all that land to the west comprising the full width of the East Onstott Frontage Road and the eastern half of the State Highway 99 right of way.

I. STAFF'S RECOMMENDED ACTION

Adopt the attached Resolution No. 2009-06 making determinations and approving a minor Sphere of Influence amendment to the Yuba City Sphere of Influence and approving a reorganization of territory to annex 23.97 acres of land shown on Attachment A to the City of Yuba City and detachment of the property from County Service Area "G."

II. APPLICATION AND REQUEST

A landowner petition has been filed proposing a minor Sphere of Influence amendment to the Yuba City Sphere of Influence together with a reorganization of territory to annex 20.13 acres to Yuba City and detachment of the land from County Service Area "G" (CSA "G"). CSA "G" is a dependent County district established to provide fire protection services to unincorporated lands around the Yuba City area. If approved, a satellite campus of the Yuba Community College District is proposed to be established.

LAFCO staff proposes expanding the boundary of the proposal to the west to include the full width of the East Onstott Frontage Road and all land to the centerline of State Highway 99, consistent with the existing sphere and city limit line to the south. This right of way is owned by

Sutter County and the California Department of Transportation (Caltrans). The expanded reorganization area totals 23.97 acres (an increase of 3.84 acres) and is depicted in Attachment A.

III. THE LAFCO PROCESS

The annexation process may be initiated by individuals or by public agencies. If the process is initiated by individuals, a petition is submitted to LAFCO. If a proposal is filed by a public agency, a resolution of application is filed with LAFCO that has been adopted by the city council or district board.

Because this proposal was submitted by an individual property owner, LAFCO will consider the petition at a public hearing. At the hearing, LAFCO will hear public testimony from interested persons. At the conclusion of the hearing, LAFCO may approve, deny, or approve with modifications, the proposal. If LAFCO approves the application it will do so by adopting a resolution. A copy of the proposed resolution of approval is included as Attachment "D" to this report.

As part of the proposed action, staff recommends the Commission waive protest hearing proceedings pursuant with Government Code Section 56663(c). This is allowed if all landowners and subject agencies have consented to the annexation.

If LAFCO approves the proposal, 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. 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 proceedings will be concluded and the annexation can be recorded.

If LAFCO approves the reorganization, a Certificate of Completion can be recorded completing the proceedings.

IV. ENVIRONMENTAL

LAFCO is a responsible agency for this proposal 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. The Yuba Community College District conducted an environmental review for the project and adopted a mitigated negative declaration for the overall project of developing a community college campus on the property. 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 Community College District), and your Commission shall reach its own conclusions regarding the potential environmental impacts. If the Commission disagrees with the determinations reached by the District, the 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 recommends the Commission consider the environmental document prepared by the Yuba Community College District (Attachment B) 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.

For the expanded reorganization area, comprising the existing right of way of the East Onstott Frontage Road and State Highway 99, staff recommends LAFCO consider this portion of the proposal to be categorically exempt from CEQA review pursuant to Guidelines Section 15319(a) which permits annexation to a city of areas containing existing public or private structures developed to the density allowed by the current zoning. The proposed resolution, included with this staff report, includes language making this determination.

V. TAX REVENUE EXCHANGE

At this time, the property is owned by Sarbjit S. Basrai. The County Auditor-Controller'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 Yuba City is \$315.00.

The Master Tax Agreement states 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 specifies the City shall receive 100 percent of the property tax revenue for fire protection (CSA "G"). Based upon these percentages, the total property taxes to be transferred from Sutter County to Yuba City will be \$198.00 if LAFCO approves the expanded proposal.

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

If the proposal is approved, staff anticipates the property being sold to the College District. Once this transaction occurs, the property is exempt from taxation. Therefore, there will be no property taxes subject to exchange for this proposal.

VI. STATEMENT OF REASONS

This matter concerns a proposed reorganization of territory with the City of Yuba City and CSA "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: There are no people living within the proposed reorganization area.

Population Density: The reorganization area has a population density of 0 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 Ten Years: Properties to the north, east and west are general planned and zoned agriculturally by the County. These areas are outside Yuba City's Sphere of Influence. Staff does not believe there is a likelihood of significant growth on these adjacent lands that are predominantly developed with orchards.

County General Plan Policy 1.B-3 supports an expansion of the Yuba City Sphere of Influence to facilitate the provision of services for school sites located contiguous to the current sphere boundary. This proposal will allow for the establishment of a community college satellite campus consistent with the County's General Plan policies.

Land to the south, within Yuba City's incorporated limits, is developed or has been previously subdivided for development. Significant additional growth is not anticipated in these areas.

The pace of growth in the incorporated and unincorporated areas adjacent to the proposed project site is dependent on a variety of factors including but not limited to economic conditions, infrastructure capacities, and housing demand.

Conclusion:

This proposal 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 proposal totals 23.97 acres and has historically been developed agriculturally with orchard crops.

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 that are within or adjoin the reorganization area.

Drainage Basins: The reorganization area is located within the Sutter Sub-basin of the eastern central portion of the Sacramento Groundwater basin.

2. Conclusion:

This proposal 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 assessed valuation of the project property is \$120,371. The site is uninhabited.

Need for Organized Community Services: Annexation will result in 23.97 acres of additional land being annexed to the City of Yuba City for the purpose of establishing a community college satellite campus. This urbanization will require extension of the City's municipal sewer, water and drainage systems to serve the site.

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 receives a variety of services¹ including:

- Police and Traffic Enforcement: Law enforcement services are currently provided by the Sheriff's Department and traffic enforcement services are provided by the California Highway Patrol.

¹ It should be noted that the reorganization area also receives services from a variety of other local and regional agencies, including: Sutter Cemetery District; Feather River Air Quality Management District; Sutter-Yuba Mosquito and Vector Control District; Yuba City Unified School District; and Sutter County Resource Conservation District. 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.

- Domestic Water: At this time, water service is provided by a private agricultural well.
- Sewer Service: County lands are provided sewer service by private on-site septic tanks and leach field systems. As this site is vacant, no such system has been established.
- Fire Protection: Fire protection is provided by the City of Yuba City through a contract with CSA "G."
- Parks: All community parks maintained by the City of Yuba City and the many recreational opportunities available within the unincorporated County are available to existing residents; however as stated, the property is currently undeveloped.
- Street Lighting: There are no street lighting services provided at this time.
- Emergency Medical Services: Emergency Medical Services (EMS) is provided throughout the project boundaries by the Bi-County Ambulance Company. CSA "G," which provides fire protection services, also responds to emergency medical calls.
- Streets and Roads: The East Onstott Frontage Road provides access to the reorganization area. This is a public road maintained by Sutter County.
- Drainage Services: There are no drainage services provided to the site at this time.
- Probable Future Needs For Those Services and Controls: In order for urbanization of this site to occur, the extension of city sewer, water and drainage services is 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 proposed with Commission conditions determined at the Public Hearing; (2) Approve the proposal but modify the boundaries that have been proposed; (3) Deny the proposal.

If the reorganization of territory 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 be provided by the Yuba City Police Department. Annexation will require the police department to extend services approximately 1,600 feet further to the north. The police department commented as part of the environmental analysis, that build-out of the proposal will likely result in a "couple of calls per week," which was determined not to be a substantial impact and will not adversely affect the 3-minute response time performance standard. Development will include payment of impact fees to Yuba City as negotiated between the College District and City to mitigate potential impacts.
- Domestic Water: The new college campus plans to connect to the City's municipal water system. The proposed environmental document states the Yuba City Water Treatment Plant is permitted to treat 30 million gallons per day (mgd), and has a current maximum daily demand of approximately 25 mgd. The environmental document states the establishment of the new college facility is

anticipated to increase demand by 0.03 mgd. The nearest water pipeline is located in Pease Road, approximately 2,300 linear feet south of the reorganization area. This infrastructure is required to be extended, at the developer/landowner's expense, to serve the project. Connection fees will be collected to serve the project.

- Sewer Service: The new college campus plans to connect to Yuba City's Wastewater Treatment Plant. The proposed environmental document states the plant has a permitted capacity of 10.5 mgd, and currently receives approximately 6 mgd. The nearest sewer line is located in Pease Road and flows to a lift station at Manchester Way and East Onstott Frontage Road. The environmental document concluded the proposal is not anticipated to generate a significant wastewater demand because the classrooms will not include laboratories and the campus will not include a cafeteria. Needed infrastructure is required to be extended at the developer/landowner's expense, to serve the project. Connection fees will be collected to serve the project.
- Parks: The proposed community college will serve the existing population and will not place additional demand on existing park facilities and does not include plans for creating new park facilities.
- Street Lighting: Street lighting services do not exist in the area; however, street lighting along the property's frontage on the East Onstott Frontage Road will be installed as part of site development. The College District will be responsible for the maintenance of the lights either by the lights being dedicated to the City and maintained through a Lighting & Landscape Maintenance District or the District will contract with PG&E for installation and maintenance of the street lights. There will be no additional cost to the City as a result of this proposal.
- 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 East Onstott Frontage Road right of way is owned by Sutter County. LAFCO staff is proposing to expand the boundaries of the proposal to include the full width of the East Onstott Frontage Road. Yuba City will require street improvements be made along the property's frontage to accommodate the project's three proposed driveways that will be developed consistent with City standards. Needed road improvements are required to be paid for by the project proponents.
- Drainage: Drainage services will be provided by Yuba City. The project will be required to connect to an existing stormwater detention basin located south of Pease Road; however, because this basin was not designed to accept stormwater from the reorganization area, the project is required to include, as part of its design, on-site detention mechanisms, such as pervious concrete, upsized drainage pipelines, and possibly a detention basin in order to hold peak hour flows that are above the capacity of the existing detention basin located

south of Pease Road. The cost of providing this new infrastructure will be paid for by the project proponents. There will be no additional cost to the City as a result of this proposal.

- **Fire Protection:** The Yuba City Fire Department currently provides fire protection services to the site through a contract with CSA “G”. Approval of the expanded proposal will result in the area being detached from CSA “G;” however, fire and emergency medical services will continue to be provided by the Yuba City Fire Department as it is today. There will be no changes in the service provided or increased costs as a result of annexation. Development will include payment of impact fees to Yuba City as negotiated between the College District and City to mitigate potential impacts.

2. **Conclusion:**

Approval of this 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: This proposal is not considered growth inducing because the proposed college campus is designed to serve the existing population. County General Plan Policy 1.B-4 supports the expansion of the Yuba City Sphere of Influence to facilitate the provision of services to school sites which this proposal is consistent with. Adjacent agricultural lands developed with orchards can continue to be farmed.

Alternate actions available to the Commission include: approving the proposal but modifying the boundaries, or denying the proposal. Denying the proposal will result in the territory remaining unincorporated and largely staying in its present state. City sewer service could not be made available to the area making it difficult to develop the property with a college campus.

Mutual Social and Economic Interests: Staff believes 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 this proposal would further these mutual economic and social interests. This proposal is consistent with the Yuba City General Plan, pre-annexation zoning, County General Plan Policy, and if approved, will be located within Yuba City’s Sphere of Influence.

Effect of the Proposed Action and Alternative Actions on Local Governmental Structure of the County: This proposal won’t result in a significant change in the structure of government in Sutter County or the City of Yuba City; i.e. the proposal will not 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 reorganization area is zoned General Agriculture by the County and site soils are classified as prime by the California Department of Conservation. County General Plan Policy 1.B-4 supports expansion of the Yuba City Sphere of Influence to facilitate the provision of services to school sites which this proposal is consistent with. An agricultural buffer from adjacent productive agricultural lands (168-foot-wide east and north of the project), consistent with the settlement agreement between the City of Yuba City and County has been included in the project design. Adjacent agricultural lands developed with orchards can continue to be farmed.

Effect of the Proposal on Maintaining the Physical and Economic Integrity of Agricultural Lands as Defined by Section 56016²: The County General Plan recognizes agricultural lands throughout the County and the soils are classified as prime by the California Department of Conservation. County General Plan Policy 1.B-4 supports the expansion of the Yuba City Sphere of Influence to facilitate the provision of services to school sites which this proposal is consistent with.

The City of Yuba City, County of Sutter and Sutter LAFCO have not adopted any specific policies requiring mitigation for the conversion of Prime Farmland to urban uses. The proposed environmental document indicates the County Agricultural Commissioner commented there are no sanctioned programs for agricultural easement development in the County at this time.

An agricultural buffer from adjacent productive agricultural lands (168-foot-wide east and north of the project), consistent with the settlement agreement between the City of Yuba City and County has been included in the project design.

Given the relatively small size of the proposal and lack of adopted policies and programs for farmland mitigation combined with the College District's incorporation of a 168-foot-wide agricultural buffer from productive agricultural land to the east and north, the proposal will not affect the physical and economic integrity of agricultural land as defined by Section 56016.

2. Conclusion:

This 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 this proposal are definitive and certain as shown in Attachment 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 this proposal conform to the boundaries of all locally assessed parcels.

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

Conformance with the Policies of the Commission or the County of Sutter:

Sutter LAFCO Policy No. 4 states the Commission will consider the following priorities or guidelines for annexation and formation with the provision that overriding circumstances must be stated in exceptions:

- a. Annexation to an existing city or district instead of formation of a new agency.
- b. Annexation to a city rather than a district if both can provide comparable services.
- c. Annexation to a multi-purpose district in preference to annexation to a single purpose district.
- d. Formation of a new political entity as the last and least desirable alternative.

This proposal is consistent with this policy because the proposed campus is for the existing Yuba Community College District and the site is proposed to be provided urban services by the City of Yuba City.

Sutter LAFCO Policy No. 5 requires that pre-annexation zoning be established prior to a proposal being deemed complete. This proposal is consistent with this policy because pre-annexation zoning was established by the City of Yuba City on August 18, 2009.

County General Plan Policy 1.B-4 supports the expansion of the Yuba City Sphere of Influence to facilitate the provision of services to school sites which this proposal is consistent with.

2. Conclusion:

The boundaries of this 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:

1. Relevant Factors:

Consistency with the County and City General Plans: Pre-annexation zoning of Public Facilities District was established by the City of Yuba City consistent with the City's "Public and Semi-Public" General Plan designation.

County General Plan Policy 1.B-4 supports the expansion of the Yuba City Sphere of Influence to facilitate the provision of services to school sites which this proposal is consistent with.

Sphere of Influence of Any Local Agency Which May Be Applicable: If approved, the reorganization area will be located within the Yuba City Sphere of Influence and several

dependent and independent districts. This proposal includes a minor sphere of influence amendment to expand the City's sphere north to accommodate the proposal. Staff recommends expanding the Sphere of Influence boundary to the west to include the full width of the Onstott Frontage Road and all land to the centerline of State Highway 99, consistent with the existing sphere and city limit line to the south. This right of way is owned by Sutter County and Caltrans.

2. Conclusion:

This 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 the College District and adopted by the Yuba City City Council as part of establishing pre-annexation zoning for the property determined that Yuba City can provide needed services to the site; although the project proponents will be required to pay for the extension of services to the property. Development will include payment of impact fees and the collection of connection fees for utilities to mitigate the project's impacts.

Conclusion:

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

i. Timely Availability of Water Supplies

The environmental document prepared and adopted by the Yuba Community College District and City of Yuba City as part of establishing a general plan designation and pre-annexation zoning for the site determined the City has sufficient water supplies together with the required treatment and distribution capacity to serve the reorganization area. The necessary infrastructure to deliver water to the area will be established as part of developing the facility.

Conclusion:

The proposal will have timely availability of water.

j. Effects Upon Meeting Regional Housing Needs

The reorganization area is pre-zoned Public Facilities District by Yuba City and the site is proposed to be developed with a community college campus to serve Yuba City area. There is no new housing proposed as part of this proposal and it will not affect the City or County's ability to meet their respective regional housing needs.

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:

This proposal was distributed to the following agencies for review and comment:

Sutter County Agricultural Commissioner	Yuba City Community Development
Sutter County Assessor's Office	Yuba City City Manager
Sutter County Auditor's Office	Yuba City Police Department
Yuba City Public Works Department	Sutter Cemetery District
Yuba City Utilities Department	Sutter-Yuba Mosquito Abatement District
Yuba City Fire Department	Sutter County Resource Conservation District
Sutter County Elections Office	Feather River Air Quality Management District
Sutter County Fire Services Department	California Highway Patrol
Sutter County Public Works Department	Caltrans, District 3
Sutter County Sherriff	Yuba City Unified School District
Clerk of the Board, Sutter County	Yuba Community College Dist.
Sutter County Community Services Department	Levee District No. 9
Sutter County Public Works Department	
Sutter County Water Agency	

The following agencies responded with no specific comments nor opposition to the proposal: Caltrans, Sutter County Auditor-Controller, Yuba Community College District, Sutter County Agricultural Commissioner, Sutter County Community Services, and Sutter County Fire Services.

2. Conclusion:

This proposal will not have a substantial impact upon any agency.

VII. PROPOSED CONDITIONS

1. The Chief Petitioner 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 Chief Petitioner 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.
4. The amendment to the Yuba City Sphere of Influence shall become effective immediately following the 30-day filing for reconsideration period if a filing for reconsideration has not made.
5. A Certificate of Completion for the reorganization shall be recorded within one year of the approval date or the Commission's approval shall expire, unless, prior to the expiration, an extension of time has been approved by the Commission.

Respectfully submitted,
STEPHANIE LARSEN
ASSISTANT EXECUTIVE OFFICER

Doug Libby, AICP
Principal Planner

DL:gg

Attachments:

- A. Map of the proposed reorganization area
- B. Yuba Community College District's Initial Study and Mitigated Negative Declaration
- C. Letters from CSA "G" and Yuba City waiving protest hearing proceeding rights
- D. Proposed Resolution of Approval

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