

RESOLUTION NO. 2006-04

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF
THE COUNTY OF SUTTER MAKING DETERMINATIONS AND
APPROVING THE PROPOSED REORGANIZATION OF TERRITORY
DESIGNATED AS THE LOW\KODANNA REORGANIZATION
NO. 328

Recitals

1. On February 9, 2006, a landowner petition was submitted to the Sutter County Local Agency Formation Commission requesting a reorganization of territory to annex 71.26 acres to the City of Yuba City and detachment of the property from County Service Area "G". The affected territory is located south of Butte House Road, east of Royo Ranchero Drive, west of Hooper Road and north of Roosevelt Road identified as Assessor's Parcel Numbers 17-080-003, -011 and 17-111-001.
2. On March 10, 2006, LAFCO issued a Certificate of Filing in accordance with Government Code Section 56658(g);
3. At the time and in the form and manner provided by law, the Executive Officer gave notice of a public hearing to be held by the commission on the application;
4. The Executive Officer has reviewed the application and prepared a report, including his recommendations. The petition and report have been presented to and considered by the Commission; and
5. The Executive Officer's Report sets forth and discusses the factors to be considered in the review of a proposal required by Government Code section 56668 (a part of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000). Those items, which are fully discussed and analyzed in the statement of reasons contained in the Executive Officer's Report, are listed below:
 - a. Population
 - Population;
 - Population Density;
 - Proximity to Other Populated Areas; and
 - Likelihood of Significant Growth in the Subject Area and Adjacent Incorporated and Unincorporated Areas in the Next 10 Years.
 - b. Physical Characteristics
 - Land Area and Land Use;
 - Topography;

- Natural Boundaries; and
- Drainage Basins.

- c. Need for Services
 - Per Capita Assessed Valuation;
 - Need for Organized Community Services;
 - Present Cost and Adequacy of Governmental Services and Controls In the Area;
 - Probable Future Needs For Those Services and Controls; and
 - Probable Effects of the Proposed Change of Organization Or Reorganization and Alternative Courses of Action On the Cost and Adequacy of Services and Controls In the Area and Adjacent Areas.
- d. Mutual Social and Economic Interests and Governmental Structure
 - Effect of the Proposed Action and Alternative Actions On Adjacent Areas;
 - Mutual Social and Economic Interests; and
 - Effect of the Proposed Action and Alternative Actions on Local Governmental Structure of the County.
- e. Consistency with Growth and Agricultural Land Preservation 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 Set Forth In Section 56377; and
 - The Effect of the Proposal on Maintaining the Physical and Economic Integrity of Agricultural Lands.
- f. Boundary Characteristics
 - Definiteness and Certainty of the Boundaries of the Territory;
 - Nonconformance of Proposed Boundaries with Lines of Assessment; and
 - Creation of Islands Or Corridors of Unincorporated Territory.
- g. Consistency with Plans and Spheres of Influence
 - Consistency with City and County General and Specific Plans;
 - Sphere of Influence of Any Local Agency Which May Be Applicable
- h. Ability of the proposed County Service Area and the city of Yuba City to provide protection and emergency response service, including sufficiency or revenues.

- i. Timely availability of water supplies
-Adequacy of the water supplies for the city of Yuba City
- j. Project's effects upon meeting regional housing goals
- k. Other
-Comments of Any Affected Local Agency.

The commission has reviewed and considered the Executive Officer's Report including those factors required by Government Code section 56668 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and the rules and procedure for the Sutter County Local Agency Formation Commission, as amended April 24, 2003. The commission conducted a public hearing at which it heard and received oral and written comments, other evidence submitted, and objections presented or filed regarding the proposed change of organization. All persons present were given an opportunity to hear and be heard.

The LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SUTTER resolves, determines, orders, and finds as follows:

Section 1. In accordance with the California Environmental Quality Act (CEQA) and the Guidelines, a negative declaration was adopted by the City of Yuba City as part of establishing pre-annexation zoning for the property. LAFCO, as a responsible agency for the reorganization, has considered the City's environmental document and the potential impacts of the proposal and concurs with the City's determination. The Executive Officer is directed to file a Notice of Determination consistent with Section 15096(i) of the CEQA Guidelines.

Section 2. LAFCO has independently reviewed, analyzed, and considered the Initial Study and Negative Declaration prepared by Yuba City prior to making its decision on the project and finds that the Negative Declaration reflects the independent judgment of Sutter LAFCO.

Section 3. The Commission adopts and incorporates by reference the Executive Officer's Report, and its attachments and appendices, as its Statement of Reasons for approving reorganization.

Section 4. Based on the evidence, analysis, and conclusions set forth in this resolution and the Executive Officer's Report, the Commission finds that the reorganization serves to further the purposes of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, including, but not limited to, the following: efficiently providing government services and facilitating the orderly formation and development of local agencies based upon local conditions and circumstances. This proposal will not encourage urban sprawl because the reorganization is located within the Yuba City sphere of influence and will adjoin the existing city boundaries.

This proposal will not affect open-space or agricultural lands because these lands currently used agriculturally were committed to urban development in 1990 by LAFCO adopting the sphere of influence boundary, the 1996 County General Plan and the 2004 adoption by the City of a new General Plan for the area. The reorganization area is located away from the agricultural lands lying to the north and south of the Yuba City sphere of influence that are designed to be protected by the County's General Plan. The Commission finds in this case that the city of Yuba City as a single, multiple-purpose governmental agency is better able to assess and be accountable for community service needs and natural resources than limited purpose agencies.

Section 5. The reorganization area is approved with the boundaries as shown on Exhibit A, which is attached and made a part of this Resolution.

Section 6. The lands shown on Exhibit A are detached from County Service Area "G". The City of Yuba City shall be the entity to provide fire protection services to the reorganization area. All existing fees, levies and charges currently collected by County Service Area "G" will continue in existence after the reorganization proceedings are completed.

Section 7. The Commission also determines:

- a. The territory of the subject reorganization is uninhabited;
- b. The reorganization is consistent with the adopted sphere of influence for the City of Yuba City.

Section 8. The exchange of property tax revenue for the reorganization area shall occur consistent with the Master Property Tax Exchange Agreement adopted by the Yuba City Council and Sutter County Board of Supervisors on July 6, 2000.

Section 9. Due to the affected agencies and property owners within the affected area consenting to the reorganization consistent with Government Code Section 56663 et seq., the Commission waives protest hearing proceedings.

Section 10. The reorganization is assigned the following short form designation:

"LOW\KODANNA REORGANIZATION NO. 328"

Section 11. The effective date of the reorganization shall be 30 days following the recording of the Certificate of Completion.

Section 12. 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.

Section 13. The Chief Petitioners shall pay any outstanding balance owed to LAFCO for the processing of the proposal prior to the recording of the Certificate of Completion.

AYES:

NOES:

ABSTAIN:

Chairperson

ATTEST:

Larry T. Combs
Executive Officer