

## **NOTICE OF PUBLIC HEARING BY THE SUTTER COUNTY LOCAL AGENCY FORMATION COMMISSION**

Notice is given that at 4:00 p.m. on Thursday, October 27, 2005, in the City of Yuba City City Council Chambers at 1201 Civic Center Boulevard, the Sutter County Local Agency Formation Commission (LAFCO) will conduct a public hearing on the following items:

**LAFCO-05-01: A&G Montna Properties Reorganization No. 324 - A reorganization of territory proposing to annex 39± acres to the City of Yuba City and detachment of the property from County Service Area G. The land is generally described as those unincorporated lands located approximately 1,200 feet north of State Highway 20 on the east side of Township Road comprising Assessor's Parcels 17-090-008, -014, -015.**

**LAFCO-05-02: Scott Family Trust Reorganization No. 325 - A reorganization of territory proposing to annex 13± acres to the City of Yuba City and detachment of the land from County Service Area G. The property is generally described as those unincorporated lands located north of Butte House Road on the East side of Elmer Avenue between 2235 and 2385 Elmer Avenue; Assessor's Parcel 17-066-033.**

**LAFCO-05-03: Tatla/Walker Reorganization No. 326 - A reorganization of territory proposing to annex 17.83 acres to the City of Yuba City and detachment of the land from County Service Area G. The City of Yuba City has requested to have the boundaries of the proposal expanded to include the land generally described as being located between Hooper Road and a point midway between Elmer Avenue and Blevin Road, lying between Vine Avenue on the south and the extension of Lizanne Drive on the north and comprises approximately 395± acres.**

**LAFCO-05-04: South Butte House Road Reorganization No. 327 - A reorganization of territory proposing to annex 180± acres to the City of Yuba City and detachment of the land from County Service Area “G”. The City of Yuba City has requested to expand the boundaries of the proposal in order to create a more logical governmental boundary. The enlarged area is generally described as being 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-04-02: Yuba City Unified School District Reorganization No. 321 - A reorganization of territory requesting to annex 37.88 acres to the City of Yuba City and detachment of the land from County Service Area “G”. The affected territory is located at the northwest corner of the intersection of Stewart Road and the Garden Highway; Assessor’s parcel 23-101-036.**

An Initial Study of the effects of LAFCO-04-02 has been made, and it has been concluded that the proposal will not have a significant effect upon the environment with the incorporation of mitigation measures into the project. Therefore a Mitigated Negative Declaration has been prepared and will be available for public review and comment at the Sutter LAFCO office located at the address listed below beginning Wednesday, October 5, 2005. Comments on the proposed Mitigated Negative Declaration must be submitted in writing to the Sutter LAFCO office before the close of business on Monday, October 24, 2005.

Copies of the Executive Officer's staff report on this proposal will be available at the Local Agency Formation Commission's office (Sutter County Community Services Department), 1130 Civic Center Boulevard, Yuba City, CA, five days prior to the hearing. All interested parties are invited to attend and express their opinions or provide written comments. If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the Commission at, or prior to, the hearing.

LARRY T. COMBS  
Executive Officer