

**SUTTER COUNTY LOCAL AGENCY FORMATION COMMISSION
MINUTES**

Date: December 4, 2006
Yuba City Council Chambers
1201 Civic Center Blvd., Yuba City

1. CALL TO ORDER

Chairperson Ramirez called the meeting to order at 4:00 p.m.

2. ROLL CALL

Members Present: Commissioners Nelson, Montna, Hellberg, Ramirez, Richards, White, and Hager.

* Following the Roll Call Commissioner Islip arrived for the meeting.

Members Absent: None

Staff Present: Executive Officer Larry Combs, LAFCO Counsel Janet Bender, Senior Planner Doug Libby, and Office Assistant Debbie Howell

3. PLEDGE OF ALLEGIANCE

Commissioner Montna led the audience, staff and Commission in the Pledge of Allegiance.

4. APPROVAL OF MINUTES

On motion by Commissioner Hager, seconded by Commissioner White, the minutes of October 26, 2006 were approved.

The motion was carried by a unanimous voice vote.

5. PUBLIC HEARINGS

Continued Public Hearing – Consideration and possible approval of a municipal service review and sphere of influence update for the City of Yuba City.

Senior Planner Libby summarized the previously circulated staff report.

Chairperson Ramirez opened the public hearing

Commissioner White questioned how Yuba City intends to address drainage issues of a growing city.

Aaron Busch, Development Services Director, City of Yuba City, stated the city is working with the County on a Master Drainage Study that addresses existing conditions and the sphere of influence. Mr. Busch said as part of the drainage study there are a number of different alternatives that are being considered to determine the best approach. Part of the study includes impact fees to be assessed on new development that includes provisions for drainage improvements to finance infrastructure improvements that are necessary.

Some discussion amongst staff and the Commission took place regarding drainage.

Commissioner Islip questioned why they were being asked to approve a resolution now when the drainage study has not been completed.

Mr. Libby responded that LAFCO is required to conduct these reviews every five years, and staff would encourage the Commission to look at these reports as more of a snapshot of where an agency is in a particular point in time.

Commissioner Islip expressed concern regarding a number of unresolved issues in the report that include drainage and traffic. Commissioner Islip questioned when these issues will be resolved.

A general discussion ensued amongst the Commission regarding traffic problems in Yuba City as well as drainage issues.

Mr. White asked Mr. Libby what the status of the EIR is.

Mr. Libby responded that if the Commission was intending to modify the sphere of influence boundary for Yuba City there could be growth inducing impacts and an environmental document would be required. As a result of the staff and the City proposing to validate the existing sphere boundary

with no changes being made, the matter is exempt from the California Environmental Quality Act.

Rick Dais 1576 Jones Rd, Yuba City, questioned if there has ever been an annexation that LAFCO staff has not suggested this board accept and approve.

Mr. Libby responded that staff reviews proposals and routinely works with applicants to make modifications to proposals so that an application can be supported by staff. Mr. Libby continued that because of that, staff has been able to recommend approval of proposals over the last six years.

Executive Officer Combs responded that LAFCO staff has recommended denial on annexations in previous years when a proposal is inconsistent with a policy or will not establish a logical governmental boundary.

Mr. Dais stated he represents Citizens for Change and finds a lot of things in the report disturbing. Mr. Dais stated he works in construction and his job depends on growth, but when you have a City or County that pushes the growth envelope that could result in mandatory restrictions for water or sewer, he thinks it is ridiculous.

There were no additional comments from the audience.

Chairperson Ramirez closed the public hearing.

It was moved by Commissioner Nelson and seconded by Commissioner Richards to adopt Resolution No. 2006-08 making determinations and approving the municipal service review for the City of Yuba City and updating the City's sphere of influence.

The motion was carried by a unanimous voice vote.

6. COMMENTS FROM THE PUBLIC

None

7. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Larry T. Combs
Executive Officer