

SUTTER LAFCo
SUTTER RANCH ANNEXATION TO SUTTER CSD

Executive Officer's Report
Sutter LAFCo No. 21-0004 Sutter Ranch Annexation to
The Sutter Community Services District (CSD)
January 13, 2022

TO: Sutter Local Agency Formation Commission

FROM: John Benoit, Sutter LAFCo Executive Officer

RE: Annexation of Sutter Ranch Estates to the Sutter CSD

EXECUTIVE OFFICER'S RECOMMENDATION:

Adopt the proposed Sutter LAFCo Resolution 2022-03 (see Attachment #1) approving an annexation of 81.07 acres (more or less) to the Sutter CSD (Assessor's Parcel: to be Assigned) to receive domestic water services for territory on property located on the north and south sides of Butte House Road between Oak Street and Mallott Road, Sutter, CA subject to the recommended terms and conditions (Sutter LAFCo project 2021-0004).

SUGGESTED MOTION:

Adopt proposed Sutter LAFCo Resolution 2021-03 approving an Annexation consisting of 81.07 acres (more or less) into the Sutter Community Services District.

I. BACKGROUND:

A. Summary:

The proposed annexation is located within the adopted Sphere of Influence for Sutter Community Services District.¹

Staff recommends the Local Agency Formation Commission approve the annexation of the 81.07 acres (more or less) of territory into the Sutter CSD boundary subject to the terms and conditions stated in proposed Sutter LAFCo Resolution 2021-0003.

California Government Code Section 56662 allows the Commission to make determinations for uninhabited territory without notice and hearing provided there is 100 percent landowner consent. This proposal qualifies since Jeffery T. Helm, Inc. owns 100 percent of the land to be annexed and Sutter LAFCo has not received any written demand for a public hearing.

B. Proposal and Justification:

¹ Sutter LAFCo, Sutter CSD, Municipal Service Review, Sphere of Influence, 2-24-2011.
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The purpose of the proposed project is to annex a total of 81.07 acres (more or less) into Sutter Community Services District for municipal water services. The annexation territory is currently uninhabited (according to California Government Code Section 56046) meaning there are less than 12 registered voters.

CALCAN Jeffery T Helm, Inc, the landowner, has applied for this annexation.

The CSD was formed in 1989 by a vote of the residents in the Town of Sutter.²

An initial study and Negative Declaration were prepared Sutter County Planning Department and adopted by Sutter County for a Parcel Map for this project on July 16, 2020. Upon appeal to the Sutter County Board of Supervisors a final determination was made on August 24th, 2020 to grant a Negative Declaration of Environmental Impact and approval of the subdivision (See Attachment #2). On September 2, 2020, a Writ of Mandate was filed with the Superior Court against the County and the subdivision applicant for numerous violations of planning law. The lawsuit (Case #CVCS20-0001446) has been settled and an agreement was fully executed on October 12, 2021 (See attachment #3).

Some of the applicable points described in the settlement agreement are:

- A. *A Resolution of a property dispute resulting in a County approved lot line adjustment and conveyance of 0.66 acres of property to petitioner.*
- B. *A Resolution of CEQA and other claims against the County and the creation of a 500-foot buffer (consisting of a 300-foot agricultural buffer and 200-foot restriction buffer) along the east side of the adjusted boundary of the Helm property and the Sutter County shall agree to the buffer and restrictions.*

C. Location

The property is generally located on the north and south sides of Butte House Road between Oak Street and Mallott Road, Sutter, CA

D. Purpose

The purpose of this annexation into Sutter CSD is for safe and reliable water supply.

II. ANALYSIS

- A. Accepted for filing: December 17, 2021
- B. Publication and Posting: Not required due to 100% landowner consent and in the Sutter CSD's Sphere of Influence.

C. Compliance with CEQA:

Lead Agency:	Sutter County
Responsible Agency:	Sutter LAFCo
Environmental Finding:	Negative Declaration
Date of Finding:	July 16, 2021

² Sutter LAFCo, Sutter CSD, Municipal Service Review, Sphere of Influence, 2-24-2011.
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D. Compliance with applicable Plans:

The proposed annexation conforms to the Sutter County General Plan and the Sutter County Zoning Ordinance.

E. Compliance with applicable Spheres of Influence:

The proposed annexation conforms to The Sutter CSD Sphere of Influence as adopted by Sutter LAFCo Resolution No. 2018-0005 on March 10, 2018.

F. Existing Land Use and Zoning:

LAND USE DESIGNATION: ³	Low Density Residential
ZONING: ⁴	Single Family Residential
DWELLINGS:	None.
POPULATION:	Uninhabited (less than 12 registered voters).
REGISTERED VOTERS:	Less than 12.

G. Landowner(s): Jeffery T Helm, Inc.

H. Existing Land Use and Zoning for Surrounding Territory:

The current land use for the annexation area contains a single-family residence, several accessory buildings and a ground-mounted solar array. Surrounding land use is as follows:⁵

North: Agriculture.
General Plan: AG-40/AG-RC.
Zoning: Agriculture-forty acre minimum parcel size.

South: Agriculture.
General Plan: Low Density Residential and AG-40
Zoning: AG and Estate Residential

East: Agriculture.
General Plan: Agriculture.
Zoning: Agriculture-eighty acre minimum parcel size

West: Single Family Residential.
General Plan: Low Density Residential
Zoning: R-1-A

I. Proposed Development:

³ Sutter County Development Services Department, Initial Study Project #16-005 (Helm), Page 1.

⁴ Sutter County Development Services Department, Initial Study Project #16-005 (Helm), Page 1.

⁵ Sutter County Development Services Department, Initial Study Project #16-005 (Helm), Page 1.

A land division to divide the property into 71 residential lots consisting of 60.36 acres and 80.68 acres consisting of Open Space, Roads, detention basins and remainders. The annexation consists of 81.07 acres.

J. Fiscal Data:

The Sutter CSD collects no taxes, all expenses are paid by fees for water service. Therefore, there is no exchange to the County taxes collected. The parcel located in Tax Area Code 52-003 is assessed at \$172,294 for land; \$292,608 for improvements for a total assessed value of \$464,902.

K. Existing and Proposed Service Agencies:

Service	Existing Provider	Proposed Provider
School Districts	Brittan School District Sutter Union High School District	Same
Fire Protection	Sutter County- CSA G	Same
General Government	Sutter County	Same
Police Protection	Sutter County Sheriff California Highway Patrol	Same
Off-site Drainage and Flood Control	Sutter County LD 1	Same
Water and Wastewater	Onsite well Onsite septic	Sutter CSD Same
Street Lighting	Sutter County	Same
Roads	Sutter County	Same and private road
Emergency Services	Sutter County	Same

III. POLICY ANALYSIS - Annexation

1. GOVERNING LAW

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

- (a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.*

- (b) *Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.*
- (c) *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.*
- (d) *The 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.*
- (e) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.*
- (f) *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.*
- (g) *Consistency with city or county general and specific plans.*
- (h) *The sphere of influence of any local agency which may be applicable to the proposal being reviewed.*
- (i) *The comments of any affected local agency.*
- (j) *The ability of the newly formed or receiving entity to provide the services which area the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.*
- (k) *Timely availability of water supplies adequate for projected needs as specified in Section 65352.5*
- (l) *The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.*
- (m) *Any information or comments from the landowner or owners.*

- (n) *Any information relating to existing land use designations.*
- (o) *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.*

These factors will be reviewed with regard to the Sutter Ranch Annexation to the Sutter CSD.

- (a) *Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.*

The MSR for the Sutter Community Services District states the following:⁶

The Community of Sutter is located in the northern portion of Sutter County, between the City of Colusa to the west and Yuba City to the east. Agricultural land uses surround the Town of Sutter. Residential and minimal commercial and industrial uses are present within the town while the nearest city is Yuba City, which is approximately 9 miles to the east. The community is bisected by South Butte Road and lies immediately north of Highway 20. The town's topography is relatively flat; however, a minimal slope does exist downward toward the south.

Currently, the Sutter Community Services District provides 1,098-metered connections to approximately 3,195 persons. The Town of Sutter's population has steadily grown since the District's conception in 1989. When the District was established in 1989, the population was 2,646 persons. The population has since increased and as of the 2000 Census the Town of Sutter's population was 2,885 persons. The change in population represents a 9% increase in persons over a ten-year period.

In 2010 the population of the Sutter community increased slightly to 2,904.

- (b) *Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.*

"Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies

⁶ Sutter LAFCo, Sutter Community Services District, Municipal Service Review, 201 & 2018 , Pages 1-2.
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subject to this division, and includes the public facilities necessary to provide those services.

The need for the water service is explained in the MSR for the Sutter Community Services District as follows:⁷

However, a high nitrate concentration has been historically detected in the soil around the Community of Sutter due to the large number of septic systems. The CSD has stated that the high concentration of nitrates in the soil will not affect groundwater quality because the District's wells are outside of the existing District. The CSD estimates that groundwater supplies will remain uncontaminated for approximately 20 more years.

- (c) *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.*

There is a need for residential growth in the County of Sutter and it is better if the residences can be served by at least one public utility if not both sewer and water.

- (d) *The 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 (Government Code) Section 56377.*

The proposed annexation is within the Sutter CSD sphere of influence territory. The proposed residential development conforms to the County Zoning and General Plan.

- (e) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.*

The proposed development will be located adjacent to existing development and will use less agricultural land than if each proposed residence were to be built on a separate agricultural parcel. Housing for agricultural workers is an important part of agricultural productivity.

- (f) *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.*

The boundaries are definite and certain and follow assessment boundaries

- (g) *Consistency with city or county general and specific plans.*

⁷ Sutter LAFCo, Sutter Community Services District, Municipal Service Review, 2011, Pages 1-2.
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The proposed annexation is consistent with the Sutter County General Plan and Zoning Ordinance.

(h) The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.

The annexation does not conflict with the Sphere of Influence of any other district.

(i) The comments of any affected local agency.

Sutter LAFCo submitted the proposal to various local agencies for review and no negative comments were received.

(j) The ability of the newly formed or receiving entity to provide the services which area the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The Sutter CSD has the ability to provide the annexation area municipal water service subject to the terms of its will serve letter.

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

The Sutter CSD is able to provide domestic water service this area provided the terms and conditions of its “will serve letter” dated March 31, 2020 are met (see Attachment #4).

(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

It is unknown how this proposal will affect regional fair shares of regional housing needs.

(m) Any information or comments from the landowner or owners.

The landowner is in favor of the annexation.

(n) Any information relating to existing land use designations.

The proposed project conforms to the Sutter County General Plan and Zoning Ordinance The land use designation is ER Estate Residential.

(o) The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races,

cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no issues associated with environmental justice with this proposal.

Sutter LAFCO General Policies

Policy		Comment
Communication between local agencies is encouraged.	N/A	N/A
Urban development proposals shall include annexation to a city where possible.	N/A	
LAFCO will normally deny proposals that result in urban sprawl.	N/A	This proposal is in the SOI for the Sutter CSD and Sutter Rural Planned Community Area.
Environmental consequences (CEQA) shall be considered.	Consistent	Negative Declaration
LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels.	N/A	
LAFCO will favor proposals that promote compact urban form and infill development.	N/A	
Government structure should be simple, accessible, and accountable.	Consistent	There is no indication of unnecessary complexity or lack of accessibility or accountability.
Agencies must provide documentation that they can provide service within a reasonable period of time.	N/A	Sutter CSD supports this annexation subject to the terms and conditions of its will serve letter and will have the capacity to serve.
Efficient services are obtained when proposals: Utilize existing public agencies.	N/A	The proposed annexation is within the Sutter CSD Sphere of

<p>Consolidate activities and services. Restructure agency boundaries to provide more logical, effective, and efficient services.</p>		Influence.
<p>Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.</p>	<p>This has been mitigated via an agricultural buffer on the eastern edge</p>	
<p>Conformance with general and specific plans required.</p>	<p>Consistent</p>	
<p>Boundaries: Definite boundaries are required. Boundaries that are favored: Create logical boundaries & eliminate islands or illogical boundaries. Follow natural or man-made features and include logical service areas. Boundaries that are disfavored: Split neighborhoods or communities. Result in islands, corridors, or peninsulas. Drawn for the primary purpose of encompassing revenue-producing territories. Create areas where it is difficult to provide services.</p>	<p>Consistent</p>	
<p>Revenue neutrality required for all proposals.</p>	<p>Consistent</p>	
<p>Agricultural and Open Space Land Conservation Standards: Must lead to planned, orderly & efficient development. Approved Sphere of Influence Plan required. Findings with respect to alternative sites required. Impact on adjacent agricultural/open space lands assessed. Agricultural Buffers</p>	<p>Consistent</p>	
<p>Need for services exists when: Public health and safety threat exists. The residents have requested extension of non-growth-inducing community services. Subject area is likely to be developed for urban use within 5 years.</p>	<p>Consistent</p>	

Exceptions are justified on the following grounds: Unique. Standards Conflicts. Quality/Cost. No Alternative.	Consistent	No policy exceptions are needed
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Annexation and Detachment Policies—Sutter LAFCO General

Policy		Comment
Proposals must be consistent with LAFCO general policies.	Consistent	This annexation contiguous with the district boundaries
A proposal must be consistent with the agency's Sphere Plan.	Consistent	The proposal is consistent.
Plan for Services required.	N/A	
Subject territory must be contiguous to the agency's boundaries if required by law, or if necessary for efficient service delivery.	Yes	This territory is contiguous with the existing district boundary.
The detachment is necessary to ensure delivery of services essential to Health and Safety.	N/A	
The Successor provider will be the most efficient service provider	N/A	
The service plans for districts, which lie within a City's Sphere of Influence should provide for orderly detachment of territory from the district or merger of the district as district territory is annexed to the City.	N/A	
Detachment from a City or Special District shall not relieve the landowners within the detaching territory from existing obligations for bonded indebtedness or other indebtedness previously incurred.	N/A	
Adverse impact of detachment on other agencies or service recipients is cause for denial.	N/A	
Action options include: Approval. Conditional approval to require only a portion of the area to be detached. Denial.		

V. COMMENTS FROM THE PUBLIC AND PUBLIC AGENCIES

Sutter CSD provided LAFCo with a will serve letter outlining conditions the district will require prior to service (see Attachment 4).

VI. STAFF RECOMMENDATIONS

Staff recommends the Commission approve the Annexation by adopting Sutter LAFCo Resolution 2021-03 including terms and conditions.

Respectfully Submitted,

John Benoit,
Executive Officer

Attachments:

- Attachment #1 LAFCo Resolution 2021-03
- Attachment #2 Initial Study and Negative Declaration
- Attachment #3 Lawsuit Settlement Agreement (Case #CVCS20-0001446)
- Attachment #4 Will Serve Letter from Sutter CSD

Sutter LAFCo Resolution # 2022-03

**SUTTER LOCAL AGENCY FORMATION
COUNTY OF SUTTER,
STATE OF CALIFORNIA**

A Resolution Making Determinations and Approving the Annexation of 81.07 acres to the Sutter Community Services District (CSD)—Sutter LAFCo File 2021-04

WHEREAS Jeffery T. Helm, Inc has filed an application to annex 81.07 acres into Sutter Community Services District, known as Sutter LAFCo File 2021-04 for an 84-lot subdivision, Sutter Ranch Estates Annexation to Sutter CSD. This property is described and depicted in Exhibits "A" and "B", attached hereto and incorporated herein and filed with the Executive Officer of the Sutter Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq of the Government Code); and

WHEREAS, Sutter Community Services District was formed to provide domestic water services and other services as provided for in section 25210.1 et seq. of the California Government Code; and

WHEREAS, this Commission has authority to approve this annexation to said County Services District without notice and without an election where all property owners in said territory consent to said annexation or when all registered voters and landowners within the territory have been given notice and no written protests have been received; and

WHEREAS, the Executive Officer has waived notice and hearing as allowed under Government Code Section 56662; and

WHEREAS, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed his report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered; and

WHEREAS, no Tax Revenue Exchange agreement is required for this annexation because the Sutter CSD receives no share of the property tax revenue and is funded totally by fees for service. The Sutter CSD is not in the Board of Equalization system therefore, no Board of Equalization filing is required; and

WHEREAS, this Commission has considered the application, the report of the Executive Officer, Initial Study and Negative Declaration, the applicable General and Specific, Area or Community Plans, LAFCo's policies and each of the factors required by Government Code Section 56668 have been considered in the review of a proposal; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land and registered voters within the affected territory have been given notice for this proposal in accordance with Government Code Section 56663(d); and

WHEREAS, all interested parties and proponents of the proposal were heard at a public meeting held on January 13, 2021; and

WHEREAS, it is desired that the proposed annexation to Sutter CSD, Sutter Ranch Estates, be subject to the following terms and conditions:

NOW, THEREFORE IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Sutter Local Agency Formation Commission as follows:

1. The foregoing recitals are true and correct.
2. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have consented to this annexation into the Sutter CSD.
3. In reviewing this application, the Commission finds that water services to be provided by Sutter CSD are necessary and that there will not be a duplication of other powers provided by Sutter CSD or with any other service provider.
4. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
5. The Sutter LAFCo Executive Officer's Staff Report including attachments and recommendation for approval of the proposal is hereby incorporated by reference and hereby adopted.
6. Notwithstanding the effective date, the boundary description and map, if rejected or amended by LAFCo or the County Surveyor, will be revised at the expense of the applicant. The applicant shall be responsible for any associated costs.
7. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibits "A" Geographic Description and "B" Annexation Map attached hereto and by this reference incorporated herein subject to the terms and conditions included.
8. As stated in the LAFCo Staff Report of January 13, 2022 no property taxes shall be affected by this action.
9. Said annexation territory is found to be uninhabited.
10. The subject proposal is assigned the following short form designation: **Sutter Ranch Estates Annexation to Sutter CSD (Sutter LAFCo File 2021-0004).**
11. The boundaries of the affected territory are found to be definite and certain.
12. The application for the annexation to Sutter CSD (LAFCO 2021-0004) is hereby approved to provide domestic water services within the territory subject to the terms and conditions herein.

13. Further protest proceedings are waived and the Commission orders the 81.07 -acre annexation to the Sutter CSD pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, the proposal is within the Sphere of Influence for Sutter CSD, and all affected agencies have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, The Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B" to Sutter CSD without notice and election.
14. All Sutter CSD previously authorized assessments; taxes, fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion.
15. All costs associated with and incurred or costs to be incurred by all parties to this annexation will be the sole responsibility of the Jeffery T. Helm, Inc including but not limited to State Board of Equalization Fees (not applicable for this annexation), yet to be determined, initial and final mapping charges, Any district assessment engineering charges and administrative charges. Further, all State of California, County of Sutter, Sutter CSD, and Sutter LAFCo fees will be paid in full prior to the filing of the Certificate of Completion.
16. The applicant shall provide written satisfactory proof the Conditions stated in the Sutter CSD's "will serve letter" shall be provided to LAFCo prior to the issuance of the certificate of completion. A letter from the Sutter CSD or a fully executed agreement between the Sutter CSD and the applicant meeting all the conditions of the "will serve letter" shall suffice.
17. The applicant shall meet the requirements stated in the "Settlement Agreement and Mutual Release" (Case # CVCS20-0001446) as shown in Attachment #3 of the Executive Officer's report dated January 13, 2022.
18. A geographic description and map suitable for filing with the County of Sutter Recorder's office shall be prepared and approved by the County Surveyor at the expense of the applicant previous to filing the Certificate of Completion. The map and description shall comply with all county mapping requirements, and if they are rejected by the County of Sutter's Recorder's office, they shall be revised at the expense of the applicant.
19. The effective date shall be the date the Certificate of Completion is recorded.
20. One electronic copy (PDF), three large copies (18 by 24 minimum) and two 8 1/2 x 11 reductions of all maps along with an electronic copy (PDF) and two copies of the final boundary description shall be submitted to Sutter LAFCo prior to recordation of the Certificate of Completion.
21. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Sutter Local Agency Formation

Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this annexation. The Sutter Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.

22. The Executive Officer of this Commission is instructed to mail or email a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.
23. The Commission hereby affirms the initial study and Negative Declaration adopted by Sutter County and included in the Executive Officer's report for this annexation the applicant shall be responsible for payment of any documentary handling fees required by the Sutter County Clerk.
24. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings and compliance with the terms and conditions.
25. Completion of proceedings shall be concluded within one year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated unless an extension is approved by the LAFCo Commission.

PASSED AND ADOPTED at a regular meeting of the Sutter Local Agency Formation Commission on January 13, 2022 by the following votes:

AYES:
NOES:
ABSTAINS:
ABSENT:

Don Cochran, Chair, Sutter Local Agency Formation Commission

SUTTER LOCAL AGENCY
FORMATION COMMISSION
ATTEST:

JOHN BENOIT
Sutter LAFCo Executive Officer

**SUTTER RANCH ANNEXATION
TO THE SUTTER COMMUNITY SERVICES DISTRICT**

SUTTER LAFCO FILE 2019-0003

GEOGRAPHIC DESCRIPTION

All that certain real property, situate in portion of the Northwest Quarter of Section 10 Township 15 North, Range 2 East, Mount Diablo Base and Meridian, in the County of Sutter, State of California, described as follows:

Beginning at the Northeast corner of the Sutter Community Services District, which is on the North line of said Section 10, from which point the North Quarter Corner of said Section 10 per the Record of Survey filed in Book 18 of Record of Surveys page 102, Sutter County Records;

Thence, (1) South 89°04'54" East a distance of 1338.13 feet along the North line of said Section 10 to said North Quarter Corner;

Thence, (2) South 00°23'26" West a distance of 1312.08 feet along the easterly line of said Northwest Quarter of said Section to the Center of Butte House Road 66-foot right-of-way;

Thence, (3) South 05°36'24" West a distance of 33.00 feet along the Western Boundary of Parcel A-1 per Lot Line Adjustment filed in Book 21 of Maps Page 35, Sutter County Records;

Thence, (4) South 00°17'38" West 272.57 feet, leaving Butte House Road right-of-way, along said Western Boundary;

Thence, (5) South 01°51'38" West 131.06 feet along said Western Boundary;

Thence, (6) South 00°19'57" West 295.98 feet along said Western Boundary;

Thence, (7) South 00°42'49" West 602.73 feet along said Western Boundary;

Thence, (8) North 89°28'39" West 682.11 feet along the Northern Boundary of Parcel A-2 per Lot Line Adjustment filed in Book 21 of Maps Page 35, Sutter County Records;

Thence, (9) North 89°28'39" West 133.89 feet along said Northern Boundary;

Thence, (10) North 89°28'39" West 466.38 feet along the Southern Boundary of Parcel C per Parcel Map 1236 filed in Book 9 of Maps page 6, Sutter County Records;

Thence, (11) North 01°02'15" East 174.41 feet along the Western Boundary of Parcel C per Parcel Map 1236 Filed in Book 9 of Maps page 6, Sutter County Records;

Thence, (12) North 01°02'15" East 100.00 feet along said Western Boundary;

Thence, (13) North 88°57'45" West 65.05 feet;

Thence, (14) North 01°00'15" West 1157.08 feet along the Western Boundary of Parcel C per Parcel Map 1236 filed in Book 9 of Maps page 6, Sutter County Records;

Thence, (15) North 01°00'15" West 7.23 feet along said Western Boundary entering into Butte House Road 66-foot-wide right-of-way;

Thence, (16) South 82°03'20" East 14.18 feet;

Thence, (17) North 00°08'20" East 24.42 feet;

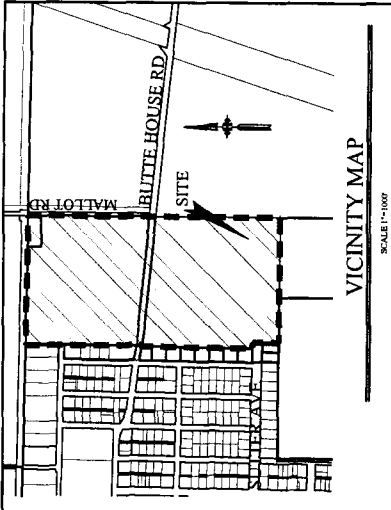
Thence, (18) North 00°08'20" East 28.34 feet leaving Butte House Road 66-foot-wide right-of-way;

Thence, (19) North 00°08'20" East 1166.42 feet along the Eastern Boundary of the Sutter Community Services District to the **Point of Beginning** and containing **81.07** Acres of Land, more or less;

For assessment purposes only. This description of land is not a legal property description as defined by the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



12-06-2021

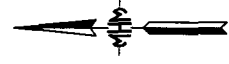


COURSES

#	BEARING	DISTANCE
1	S89°04'54"E	138.13'
2	S00°23'26"W	312.08'
3	S05°46'24"W	33.00'
4	S00°17'48"W	272.57'
5	S01°51'38"W	111.06'
6	S00°19'57"W	205.98'
7	S00°42'49"W	602.73'
8	N67°51'00"E	692.11'
9	N89°28'39"W	133.89'
10	N89°28'39"W	466.38'
11	N01°02'15"E	174.41'
12	N01°02'15"E	100.00'
13	N88°57'45"W	65.05'
14	N01°00'15"W	1157.08'
15	N01°00'15"W	7.23'
16	S82°03'20"E	14.18'
17	N00°08'20"E	24.42'
18	N00°08'20"E	28.34'
19	N00°08'20"E	1166.42'

AREA = 81.07 ACRES
BASIS OF BEARINGS
BEARINGS SHOWN HEREON REFER TO THE CALIFORNIA COORDINATE SYSTEM ZONE 10N. THE NEAREST POINTS OF BEGINNING OF CANAL AND FTH COURSES TO BE 100' TO 15' (SEE NOTE PAGE 2)

LEGEND
--- EXISTING DISTRICT BOUNDARY
--- PROPOSED BOUNDARY
④ BOUNDARY COURSE NUMBER
14-124-002 ASSESSOR'S PARCEL NUMBER
--- ASSESSOR'S PARCEL LINE
P.O.B. POINT OF BEGINNING



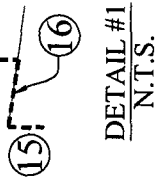
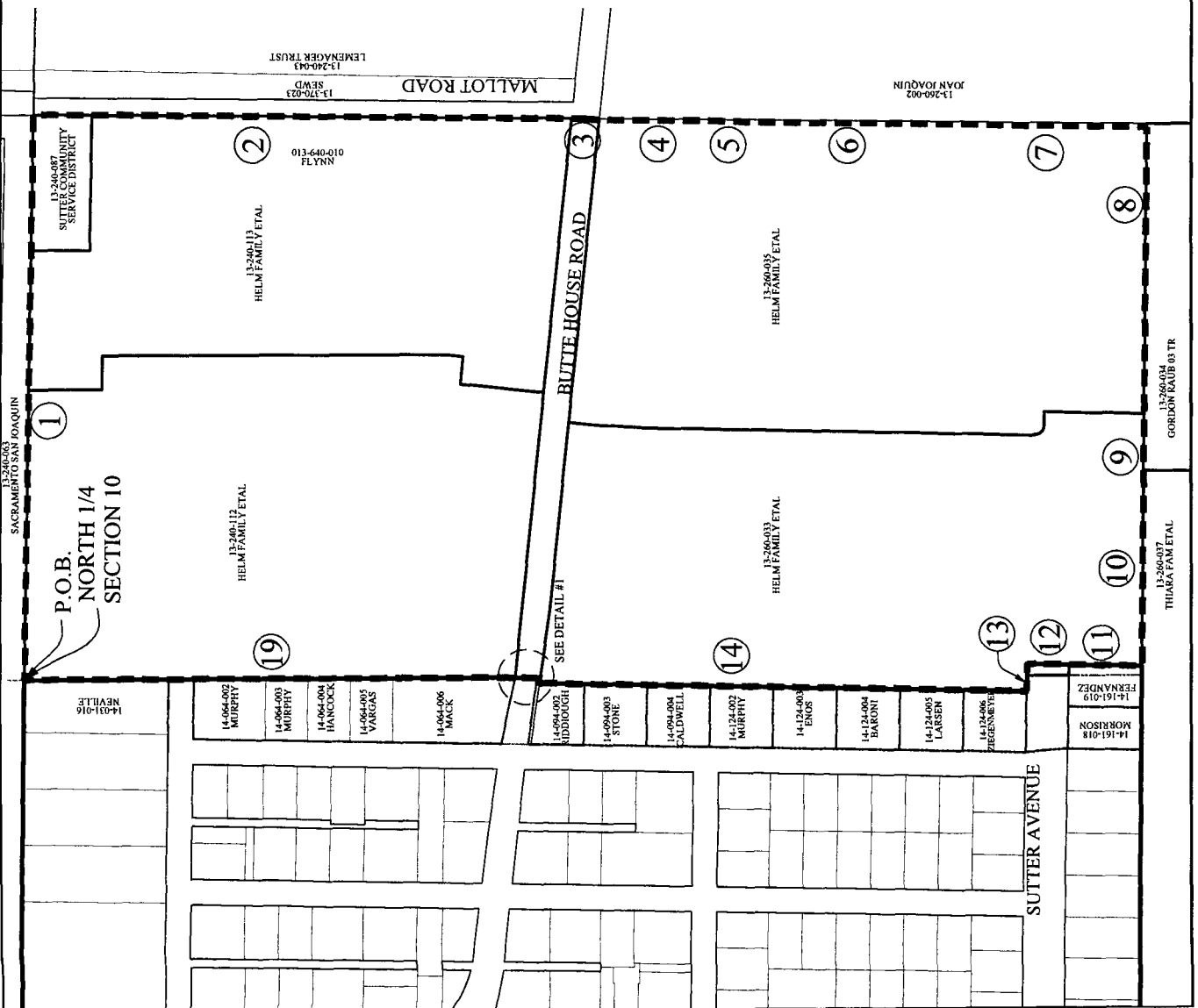
SUTTER LAFCO 2019-003
ANNEXATION MAP
TO
SUTTER COMMUNITY SERVICE DISTRICT

BEING A PORTION OF THE N QUARTER IN SECTION 10,
TOWNSHIP 15 NORTH, RANGE 2 EAST M.D.B. & M.

COUNTY OF SUTTER
CALIFORNIA
DECEMBER 6, 2021
SCALE: 1" = 400'

M.H.M.
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PH: (530) 625-6815 FAX: (530) 625-6809

MHM JOB NO. 19-154 SHEET 1 OF 1



DETAIL #1
N.T.S.