

**YOLO COUNTY
LOCAL AGENCY FORMATION COMMISSION**

MINUTES

June 25, 2007

The Yolo County Local Agency Formation Commission met on the 25th day of June, 2007, starting at 9:05 a.m., in the Yolo County Board of Supervisors Chambers, 625 Court Street, Room 206, Woodland, CA. Members present were: Chair and Public Member Olin Woods, County Member Helen Thomson, City Members Tom McMasters-Stone and Alternate Stephen Souza. Others present were: Alternate Public Member Robert Ramming, Executive Officer Elizabeth Castro Kemper, Commission Counsel Steve Nocita, Senior Management Analyst Elisa Carvalho, and Commission Clerk Terri Tuck.

Entry No. 1 Call to Order, Pledge of Allegiance and Roll Call

Chair Woods called the meeting to order at 9:05 a.m.

Chair Woods asked Senior Management Analyst Elisa Carvalho to lead the Pledge of Allegiance.

Roll Call: Present: McMasters-Stone, Souza, Thomson, Woods Absent: Chamberlain

Entry No. 2 Public Input

Chair Woods invited members of the public to address the Commission on any item relating to the Local Agency Formation Commission but not on the agenda. No one came forward.

CONSENT AGENDA

Entry No. 3-4 Approved Consent Agenda

Minute Order 2007-23: The consent agenda was approved with the following corrections to the minutes of May 14, 2007:

On page 1, first paragraph;

“Members present were: Chair and Public Member Olin Woods, County Members Matt Rexroad and Alternate County Member Duane Chamberlain, and Alternate City Member Stephen Souza City Member Tom McMasters-Stone. Others present were: Alternate Public Member Robert Ramming, Executive Officer Elizabeth Castro Kemper.....”

Entry No. 9, Minute Order 2007-21, last paragraph;

The motion further ~~adopted~~ accepted the Mitigated Negative Declaration of...

Approved by the following vote:

MOTION: Thomson SECOND: McMasters-Stone AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

REGULAR AGENDA

Entry No. 5 Considered 2007 CALAFCO Achievement Award Nominations

Minute Order 2007-24: The Commission considered the CALAFCO Achievement Award Nominations. They chose to nominate Commission Counsel Stephen Nocita for the Distinguished Service Award or the Outstanding LAFCO Professional, whichever best fits the criteria.

Approved by the following vote:

MOTION: Thomson SECOND: Woods AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

Entry No. 6 Considered 2007 CALAFCO Board Nominations

There were no nominations, therefore no action was taken.

Entry No. 7 Adopted proposed amendment of exceptions to mitigation language to the Yolo LAFCO Agricultural Conservation Policy

Minute Order 2007-25: The Commission adopted the following recommended actions:

A proposed amendment to the Yolo LAFCO agricultural conservation policy for particular exceptions that meet specific criteria to be added to the mitigation policy

"F. Agricultural Mitigation

1. Except as expressly noted in subsection 8 **and 9** below, annexation of prime agricultural lands shall not be approved unless one of the following mitigations has been instituted, at not less than a 1:1 replacement ratio:

9. **Mitigation shall not be required for the annexation of less than five (5) acres of land if the Commission finds that the land:**
 - a. **scores in the fourth tier of the Yolo LAFCO Land Evaluation and Site Assessment (LESA) Model; and**
 - b. **is "infill" as defined in this policy; and**
 - c. **has not been used for active agriculture purposed in the previous 20 years."**

Also, the Yolo County Habitat / Natural Community Conservation Plan, mentioned in the policy on page 7, subsection 4a, has changed their name to the Yolo Natural Heritage Program and Commissioner Souza asked that the Yolo LAFCO agricultural conservation policy reflect the new name.

Approved by the following vote:

MOTION: Souza SECOND: McMasters-Stone AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

PUBLIC HEARING

Entry No. 8 Held the Public Hearing, adopted the General Categorical Exemption as the appropriate environmental document and approved the Final Clarksburg Fire Protection District Municipal Service Review, Sphere of Influence Study

Minute Order 2007-26: After a report by staff the Chair opened the public hearing. No one came forward at this time.

After some discussion, the Commission asked that an additional comment be added to the study that would consider, once the issue of communications and the new station are addressed, that annexation of Ryer Island into the Clarksburg Fire Protection District be considered when the study is reevaluated in five (5) years.

A motion was made to include the additional comment in the study, accept the general categorical exemption as the appropriate environmental document and adopt **Resolution 2007-04** approving the Clarksburg Fire Protection District Municipal Services Review and Sphere of Influence Study as final, establishing the sphere of influence as coterminous with the existing district boundaries.

Approved by the following vote:

MOTION: Thomson SECOND: Souza AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

Entry No. 9 Opened the Public Hearing, accepted the Mitigated Negative Declaration of Environmental Impact and approved the Snow Annexation to the Knights Landing Community Services District

Minute Order 2007-27: After a report by staff the Chair opened the public hearing. After public comments the Public Hearing was closed.

After discussion, the Commission made a motion to adopt **Resolution 2007-05** approving the Snow Annexation to the Knights Landing Community Services District along with the following staff recommendations:

- Assign the short form title, "Snow Annexation to the Knights Landing Community Services District" to this proposal (Attachment A).
- Accept the Tiered Mitigated Negative Declaration (Attachment B) of environmental impact together with the 1983 Yolo County General Plan Environmental Impact Report (EIR) and the 1999 Knights Landing General Plan EIR as the appropriate environmental document for this proposal and instruct the Executive Officer to file a Notice of Determination with the County Clerk.
- Make the findings and conclusions as set out in the Executive Officer's Report.
- Approve the annexation of the Snow site (Map 1), subject to the following conditions:
 - (a) The applicant shall pay all appropriate LAFCO, State Board of Equalization and County Clerk fees prior to recording of the Certificate of Completion for the Snow Annexation to the Knights Landing Community Services District.
 - (b) The project will be subject to all appropriate fees, service charges, and necessary assessments of the Knights Landing Community Services District.
 - (c) That the applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo County Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought

against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document to which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of the Yolo County Local Agency Formation Commission, its agents, officers, attorney or employees.

- Request the Yolo County Surveyor oversee the preparation of the final map and legal description for the proposed annexation.
- Determine the effective date of the approval of this agreement to be five (5) days after recordation by the County Recorder of the Executive Officer's Certificate of Completion once the imposed conditions are met.

Approved by the following vote:

MOTION: McMasters-Stone SECOND: Thomson AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

Entry No. 10 Conducted a Public Protest Hearing regarding the proposed Castle Commercial Annexation to the Esparto Community Services District

Minute Order 2007-28: After a report by staff the Chair opened the Conducting Authority Hearing. No one came forward at this time and the protest hearing was closed. Finding no protest, the Commission gave final approval of Resolution 2007-03 by adopting Conducting Authority **Resolution 2007-06** ordering Castle Commercial Annexation to the Esparto Community Services District.

Approved by the following vote:

MOTION: Thomson SECOND: Souza AYES: McMasters-Stone, Souza, Thomson, Woods NOES: None ABSTAIN: None ABSENT: Chamberlain

Entry No. 11 Executive Officer's Report

The Commission was updated on the 2007 CALAFCO Conference and given a verbal report by the Executive Officer on pending, proposed and environmental review projects and sphere of influence documents in the LAFCO process.

Entry No. 12 Commissioner's Report

There were no reports.

Entry No. 13 Adjournment

Minute Order 2007-29: The meeting was adjourned at 10:15 a.m. by order of the Chair.



Matthew Reproad for
Olin Woods, Chairman
Local Agency Formation Commission
County of Yolo, State of California

Terri Tuck

Terri Tuck
Commission Clerk