

# LAFCO

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*Yolo County Local Agency Formation Commission  
625 Court Street, Suite 203, Woodland, CA 95695  
lafco@yolocounty.org (email) www.yololafco.org (web)  
(530) 666-8048 (office)*

To: Olin Woods, Chair, and Members of the  
Yolo County Local Agency Formation Commission

From: Christine Crawford, Executive Officer

Date: February 27, 2012

Subject: Adoption of LAFCO Policy Defining "Inhabited Territory" in Accordance with  
SB 244

## **Recommended Action**

Consider and adopt the policy defining "Inhabited Territory" for the implementation of SB 244 as discussed below.

## **Background**

SB 244 (Wolk) will go into effect July 1, 2012 and requires local agencies to consider providing public services to "disadvantaged unincorporated communities" (DUCs) through the LAFCo planning process and the County General Plan and Housing Element update process. More specifically, it requires that LAFCo consider these DUC's when conducting Municipal Service Reviews/Sphere of Influence (MSR/SOI) updates of any agency that provides water, sewer or fire protection services and make a written determination regarding the feasibility of providing such services to any DUC within or adjacent to its SOI. In addition, "a commission shall not approve an annexation to a city for any territory greater than 10 acres, or as determined by commission policy, where there exists a DUC that is contiguous to the areas of proposed annexation."

For LAFCo's, SB 244 defines the term "disadvantaged unincorporated community" to mean inhabited territory with 12 or more registered voters, or as determined by LAFCO policy, that constitutes all or a portion of a "disadvantaged community," which is defined in the Water Code to be "a community with an annual median household income that is

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less than 80 percent of the statewide annual median household income." To express this in a logic equation:

"Inhabited Territory" and  $\leq 80\%$  Statewide Median Income = DUC

Each LAFCo has discretion to adopt its own definition of an "inhabited territory". The Commission has expressed concern that the State's definition of 12 or more voters in any given project area was too broad and has discussed policy options (at its December 10, 2011 and January 23, 2012 meetings) to more appropriately define "Inhabited Territory" for Yolo County.

### **Policy Discussion**

At its January 23, 2012 meeting, the Commission discussed policy options and directed staff to bring back a definition that listed specific unincorporated residential communities as defined in the County's 2030 General Plan so that they could be mapped for implementation purposes. The Commission also directed staff to add the County Airport community and indicated that less dense communities should not be removed from the list.

Therefore, staff has prepared the attached policy in accordance with Commission direction. The Policy would define "Inhabited Territory" for the purposes of SB 244 to include the following communities:

Binning Farms	Guinda	West Kentucky
Capay	Knights Landing	West Plainfield
Clarksburg	Madison	Willow Oak
County Airport*	Monument Hills	Willowbank
Dunnigan	North Davis Meadows	Yolo
El Macero	Patwin Road	Zamora
El Rio Villa	Royal Oak*	
Esparto	Rumsey*	

\* Communities added since the January 23, 2012 report.

### **Attachment**

Policy for the Definition of "Inhabited Territory" for the implementation of SB 244 regarding Disadvantaged Unincorporated Communities

**YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION**

Policy for the Definition of "Inhabited Territory"  
For the Implementation of  
SB 244 Regarding Disadvantaged Unincorporated Communities

(Approved by Minute Order #2012-xx)

Policy: "Inhabited Territory" for the purposes of implementing SB 244 (Wolk) shall be defined as the following list of unincorporated residential communities (see County of Yolo 2030 Countywide General Plan Land Use Map Figures LU-1B through LU-1H):

Binning Farms  
Capay  
Clarksburg  
County Airport  
Dunnigan  
El Macero  
El Rio Villa  
Esparto

Guinda  
Knights Landing  
Madison  
Monument Hills  
North Davis Meadows  
Patwin Road  
Royal Oak  
Rumsey

West Kentucky  
West Plainfield  
Willow Oak  
Willowbank  
Yolo  
Zamora