

# LAFCO

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*Yolo County Local Agency Formation Commission  
625 Court Street, Room 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: Commission Receipt of the Application for the Knights Landing Boat Launch  
Facility Out-of-Agency Agreement with the Knights Landing Community  
Services District (LAFCO № 913)

## **Recommended Action**

Receive the latest proposal received in the Yolo LAFCO office, the Knights Landing Boat Launch Out-of-Agency agreement with the Knights Landing Community Services District (KLCSO).

## **Fiscal Impact**

This action would result in no fiscal impact to the LAFCo budget. The County of Yolo Office of General Services Parks Division is the applicant and they have paid the appropriate deposit to process the application.

## **Reason for Recommended Action**

This memo provides the Commission with formal notice of the receipt of a new application. In accordance with Cortese-Knox-Hertzberg Act Section 56658, staff will provide appropriate notice to affected and interested agencies.

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### **COMMISSIONERS**

*★ Public Member Olin Woods, Chair ★  
★ County Member Matt Rexroad, Vice-Chair ★  
★ City Members Stephen Souza, Skip Davies ★ County Member Don Saylor ★*

### **ALTERNATE COMMISSIONERS**

*★ Public Member Robert Ramming ★ City Member Bill Kristoff ★ County Member Jim Provenza ★*

### **STAFF**

*★ Executive Officer Christine M. Crawford, AICP ★  
★ Commission Clerk Terri Tuck ★ Commission Counsel Robyn Drivon ★*

## **Background**

The Knights Landing Boat Launch Facility is owned by the Department of Fish and Game - Wildlife Conservation Board and operated by the Yolo County General Services Department - Parks Division. It is located in Yolo County, west of the community of Knights Landing and across the Colusa Basin Drainage Canal. The proposed contract for water service is for the boat launch facility only and will not include any other parcels and is not associated with StingRayz Beach Boardwalk & Marina.

Yolo County received a grant from the State Department of Boating and Waterways local assistance program to upgrade the existing Knights Landing Boat Launch Facility. These upgrades will include improving the boat ramp, parking lot, adding a public restroom and a facility for a "park host" to live onsite. Potable water will be necessary to support these improvements for public health and safety. The timing of the grant funding requirements and permits with the U.S. Army Corps of Engineers is such that the project must begin construction in June 2012.

Government Code Section 56133 allows the KLCSD to extend water service outside its boundaries under two scenarios:

- if the extension is within its sphere of influence (SOI) and the territory is anticipated to be annexed to the District at a later time; or
- if there would be an impending threat to the health of the residents of the affected territory.

The boat launch facility is located outside the KLCSD SOI and is not anticipated to be annexed to the District. Due to the construction timing issues associated with the project's grant and permits, and that potable water will be necessary for the public health and safety of the facility users and camp host, staff will be processing the out of agency agreement for Commission approval by making the determination that the agreement is necessary to maintain the public health of users and resident(s) at the boat launch facility.

The application will be coordinated with all affected agencies and interested parties and be scheduled for Commission consideration and action at a subsequent meeting.

## **Attachment:**

Application for an Out of Agency Agreement for the Knights Landing Community Services District dated February 10, 2012.

**Local Agency Formation Commission  
of Yolo County**

625 Court Street, Suite 107, Woodland, CA 95695

Phone (530) 666-8048 Fax (530) 662-7383

lafco@yololafco.org www.yololafco.org

**APPLICATION: OUT OF AGENCY SERVICE CONTRACT REVIEW**

Agency making Application: Yolo County Parks

|                |                                  |       |                                       |
|----------------|----------------------------------|-------|---------------------------------------|
| Contact Person | <u>Jen Santos</u>                |       |                                       |
| Address        | <u>120 w. Main St., Suite C,</u> |       |                                       |
| City           | <u>Woodland</u>                  | State | <u>CA</u> Zip <u>95695</u>            |
| Phone          | <u>530-406-4886</u>              | Email | <u>jennifer.santos@yolocounty.org</u> |

|           |  |       |                            |
|-----------|--|-------|----------------------------|
| Landowner | <u>Department of fish and Game - Wildlife Conservation Board</u> |       |                            |
| Address   | <u>1416 9th Street</u>   |       |                            |
| City      | <u>Sacramento</u>  | State | <u>CA</u> Zip <u>95814</u> |
| Phone     | <u>916-445-8448</u>  | Email | <u>dmeans@dfg.ca.gov</u>   |

|                  |                        |      |                  |
|------------------|------------------------|------|------------------|
| Property Address | <u>9350 Hwy 45</u>     |      |                  |
| City             | <u>Knights Landing</u> | , CA | Zip <u>95695</u> |
| Parcel (s)       | <u>056-160-01</u>      |      |                  |

Please complete all relevant questions

1. Is the territory within the Agency's Sphere of Influence? Yes  No
2. Type of service to be provided?

We propose to extend potable water to the Knights Landing Boat Launch Facility for the primary use of the park host. Some additional water will be used for routine maintenance and possibly for a fish cleaning station.

3. Please discuss the reason for the service agreement/contract. Explain why a jurisdictional change is not possible at this time. (Indicate if this is an emergency health and safety situation).

The connections for potable water to our site fall outside of the jurisdiction of the Community Service District. We would like to extend the jurisdiction of the Community Service District so that we may extend potable water from the neighboring Knights Landing community.

4. Is reorganization of the territory anticipated at some future time?  Yes  No

If yes, when? \_\_\_\_\_

5. If reorganization is contemplated, does the contract address this factor?  Yes  No

If yes, how? \_\_\_\_\_

6. If development is proposed, please provide a description of the project.

Yolo County will be making improvements to the boat ramp; slough bank; parking lot; adding a public restroom and other amenities to increase public health, safety and accessibility of the Knights Landing Boat Launch Facility. In order to supply potable water to the site Yolo County requests permission to connect to the service district's water supply. Please see the attached site plans for more details on the improvements.

7. Is the project approval ministerial?  Yes  No

If the project approval is discretionary, attach all supporting development documentation including but not limited to:

Development approval?  see attached development plans  \_\_\_\_\_ached?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Tentative Map and Conditions | <input type="checkbox"/> General Plan Amendment        |
| <input type="checkbox"/> Specific Plan                           | <input type="checkbox"/> Subdivision Map or Parcel Map |
| <input type="checkbox"/> Rezoning                                | <input type="checkbox"/> Other                         |

8. Please provide a detailed description of how services are to be extended to the property.

Distance for connection: approximately 500 feet

The attached utilities plan describes how we intend to extend services to the property.

Cost of Improvement:

Trench and Backfill \$9,520  
Steel pipe \$8,934  
BFP Febco 860 and 825Y-BV \$1,380

How is financing to occur?

This project is funded by a grant from the State of California Department of Boating and Waterways local assistance program.

### ENVIRONMENTAL REVIEW

Please include a copy of environmental review conducted for the project. If exempt, please provide a copy of the Notice of Exemption. *PLEASE SEE ENCLOSED CEQA DOCUMENTS*

### MAPS

Please provide a vicinity map showing the property, district or city boundary, district or city sphere, and relevant proposed and existing infrastructure. *PLEASE SEE ENCLOSED MAPS & PROJECT PLANS*

### AGREEMENT/CONTRACT

Please attach a copy of the proposed agreement or contract.

Date Completed 2.2.12

By Jen Santos, Yolo County Park Planner

## Local Agency Formation Commission of Yolo County

### APPLICATION: OUT OF AGENCY SERVICE CONTRACT REVIEW SUPPLEMENTARY INFORMATION

**Agency making application:**

Yolo County General Services Department, Parks Division

**Contact Person:**

Jen Santos  
120 W. Main Street, Suite C  
Woodland, CA 95695  
530-406-4886

**Landowner:**

Department of Fish and Game—Wildlife Conservation Board  
1416 9<sup>th</sup> Street  
Sacramento CA 95814  
(916) 445-8448  
dmeans@dfg.ca.gov

**Property address:**

Knights Landing Boat Launch Facility  
9350 Hwy 45  
Knights Landing CA 95645

**1. Is the territory within the Agency's Sphere of Influence?**

No

**2. Type of service to be provided?**

We propose to extend potable water to the Knights Landing Boat Launch Facility for the primary use of the park host. Some additional water will be used for routine maintenance and possibly for a fish cleaning station.

**3. Please discuss the reason for the service agreement/contract. Explain why a jurisdictional change is not possible at this time. (Indicate if this is an emergency health and safety situation).**

The connections for potable water to our site fall outside of the jurisdiction of the Community Service District. We would like to extend the jurisdiction of the Community Service District so that we may extend potable water from the neighboring Knights Landing community.

**4. Is reorganization of the territory anticipated at some future time?**

No

**5. If reorganization is contemplated, does the contract address this factor?**

N/A

**6. If development is proposed, please provide a description of the project.**

Yolo County will be making improvements to the boat ramp; slough bank; parking lot; adding a public restroom and other amenities to increase public health, safety and accessibility of the Knights Landing Boat Launch Facility. In order to supply potable water to the site Yolo County requests permission to connect to the service district's water supply. Please see the attached site plans for more details on the improvements.

**7. Is the project approval ministerial?**

**If the project approval is discretionary, attach all supporting development documentation including but not limited to:**

**Development approval?**

- Tentative map and conditions
- Specific Plan
- Rezoning

Please refer to the site plans for detailed maps and construction plans.

**Resolution attached?**

- General Plan Amendment  
Subdivision map or parcel map
- Other

This project does not require an amendment to the general plan. There are no zoning changes associated with this project.

**8. Please provide a detailed description of how services are to be extended to the property.**

The attached utilities plan describes how we intend to extend services to the property.

**Distance for connection:**

~500 feet

**Cost of Improvement:**

|                             |                 |
|-----------------------------|-----------------|
| Trench and Backfill         | \$9,520         |
| Steel pipe                  | \$8,934         |
| BFP Febco 860 and 825Y-BV   | \$1,380         |
| Meter                       | \$600           |
| Hookups and Fittings        | \$2,500         |
| <b>Total estimated cost</b> | <b>\$22,934</b> |

**How is financing to occur?**

This project is funded by a grant from the State of California Department of Boating and Waterways local assistance program.

**Environmental Review**

**Please include a copy of environmental review conducted for the project. If exempt, please provide a copy of the Notice of Exemption.**

Please see the attached CEQA document, including the Negative Declaration for this project. A more thorough biological assessment is currently underway for the US Army Corps of Engineers permit.

**Maps**

**Please provide a vicinity map showing the property, district or city boundary, district or city sphere, and relevant proposed and existing infrastructure.** The map is provided.

**Agreement/Contract**

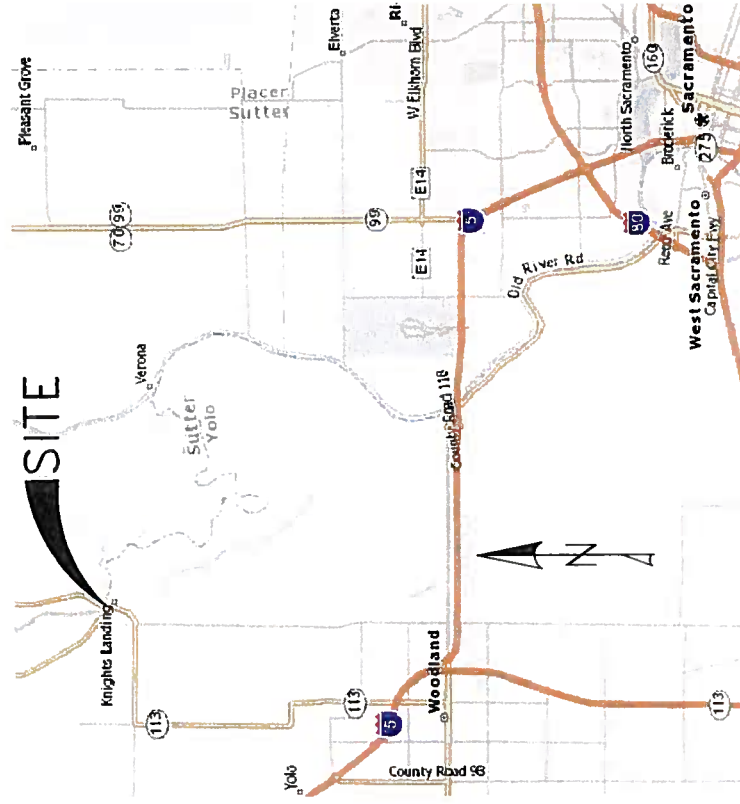
**Please attach a copy of the proposed agreement or contract.** The DRAFT copy of the Agreement is attached with the final Agreement pending approval.

**Date completed:** February 2, 1012

**By:** Yolo County Parks  
Attn: Jen Santos  
120 W. Main St., Suite C  
Woodland, CA 95695  
530. 406. 4886  
Jennifer.santos@yolocounty.org



# KNIGHTS LANDING BOAT LAUNCH FACILITY RENOVATION 90% DESIGN SUBMITTAL



LOCATION MAP  
SCALE: N.T.S.

VICINITY MAP  
SCALE: N.T.S.