

TO: Olin Woods, Chair, and Members of the  
Local Agency Formation Commission

FROM: Elizabeth Castro Kemper, Executive Officer  
Elisa Carvalho, Senior Management Analyst

DATE: May 12, 2007

RE: Public Hearing to adopt the proposed Esparto Community Services District  
Sphere of Influence amendment to include the Orciuoli Property and Accept  
the Orciuoli Property Residential Development Environmental Impact Report  
as the appropriate environmental review

## **RECOMMENDED ACTION**

1. Receive the Esparto Community Services District Sphere of Influence Amendment
2. Open the Public Hearing for the Esparto Community Services District Sphere of Influence Amendment
3. Accept the Orciuoli Property Residential Development Environmental Impact Report as the appropriate environmental review
4. Adopt the proposed amendment to the Esparto Community Services District Sphere of Influence to include the Orciuoli property (Map 1)

## **REASON FOR RECOMMENDED ACTION**

The proposed Orciuoli project is consistent with the LAFCO SOI factors and determinations, County land use policies, and district service capabilities. The Orciuoli property should be included in the Esparto Community Services District Sphere of Influence.

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### **COMMISSIONERS**

*★ Public Member Olin Woods, Chair ★*

*★ County Member Matt Rexroad, Vice Chair ★*

*★ City Members Tom McMasters-Stone, Stephen Souza ★ County Member Helen M. Thomson ★*

### **ALTERNATE COMMISSIONERS**

*★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Mariko Yamada ★*

### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★*

*★ Commission Counsel Stephen Nocita ★ Commission Clerk Terri Tuck ★*

## **BACKGROUND**

The Orciuoli Reorganization to the Esparto Community Services District (CSD) and the Madison-Esparto County Service Area (MECSA), LAFCO No. 905, is complete for the Commission's review; however, by law, the Commission can only consider the annexation of lands already within an agency's sphere of influence (SOI). The proposed amendment to the Esparto CSD would allow for the provision of wastewater, water, and street lighting services to the Orciuoli project to proceed. The acceptance of the Environmental Impact Report for the Orciuoli Project, adopted by the County in September 25, 2007 would satisfy the CEQA requirements for this action.

## **PROJECT SUMMARY**

The Orciuoli Reorganization to the Esparto CSD and MERCSA is a proposal to annex 43 acres into the CSD and CSA for sewer, water, street lighting, parks, drainage, and landscaping. The Orciuoli property is adjacent to, and northwest of, the CSD and MERCSA, south of State Route 16 (SR 16), north of Duncan Drive, and east of the Winters Canal. The property is zoned and designated residential in the Esparto General Plan. The applicant proposes a maximum 180 single-family homes for the site.

Development would occur on 38.4 acres of a larger, 45.6-acre parcel. The Winters Canal represents the proposal area's western boundary and transects the parcel, cutting off approximately 5.6 acres. The 5.6-acre remainder area will be deeded to the County. The Winters Canal right-of-way absorbs the remaining acreage. Upon filing of the Final Subdivision Map by the County, the project area and the 5.6 acre remainder area will each constitute a separate parcel.

This Esparto CSD Sphere of Influence Amendment will review the factors that are necessary to determine the sphere of influence relative to the Orciuoli project. This amendment specifically reviews agriculture, growth and population, the expected provision of service, and financing. Finally, LAFCO has also considered and prepared a written statement of the sphere of influence determinations.

## **ESPARTO PROFILE**

The Esparto CSD encompasses approximately 330 acres in western central Yolo County on Highway 16 between the communities of Madison and Capay.

The Esparto CSD exercises the following powers:

- To supply inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation; and
- The collection, treatment or disposal of sewage and waste of the district and its inhabitants; and
- Street lighting (added by vote in 1970)

## AGRICULTURE

The proposed project site consists of fallow agricultural land, formerly planted in almond trees. The site includes some outbuildings, such as animal pens. The site was rezoned from Agricultural Preserve (A-P) to Single Family Residential/Planned Development No. 59 (R-1/PD-59) and the land use designation was changed from Agriculture to Low Density Residential in the Esparto General Plan on September 25, 2007.

The project would convert approximately 38.4 acres of prime farmland to a non-agricultural use, requiring acquisition of an equivalent easement. The LAFCO Agricultural Conservation Policy requires mitigation of prime agricultural land at not less than a 1:1 replacement ratio. Through its application process, the County has required the developer to mitigate for the loss of prime land by obtaining agricultural conservation easements on 38.4 acres of prime land prior to approval of the Final Map, and to grant them to an appropriate third party. The developer has purchased a 114.9-acre property in Capay and is working with the Yolo Land Trust to place an easement on a portion of prime farmland for this project.

Though the Orcioli property converts prime agricultural land to urban development, there is no other, less prime land within the sphere of influence and general plan area on which to direct growth. All of the land in the town of Esparto and Yolo County General Plan for Esparto and Madison is I and II class soil as illustrated in the Soil Survey of Yolo County, California, i.e. prime agricultural land. Any conversion of land in the Esparto or Madison vicinity would convert prime agricultural land.

The developer can minimize the impacts of agricultural conversion to other properties by reducing urban interference. Active orchards lie immediately west and north of the project site. A buffer easement has been acquired for the orchards north of the project site. The developer will provide the 300' buffer on the west side of the project site. Additionally, a right to farm ordinance will cover residential lots and help protect properly maintained and operated agricultural uses from unwarranted nuisance complaints, and provide a dispute resolution process for agricultural-urban conflicts.

## GROWTH AND POPULATION

Esparto CSD has an estimated total population of 2,410. The Orcioli subdivision will increase the District population by an estimated 486 people to 2,896.

According to the 2005 MERCESA Municipal Service Review, Esparto had an estimated population of approximately 1,800. Since the last MERCESA sphere of influence update, three of four proposed subdivisions in Esparto have been completed, resulting in an estimated increase in population of 610. With the three completed subdivisions, Esparto CSD has an estimated total population of 2,410. A fourth subdivision has been approved for 72 homes, which will result in approximately 194 people or a population of 2,604 upon completion.

The Orciuoli subdivision will include up to 180 homes at 2.7 people per household, which would exceed the Esparto General Plan policy yearly growth cap. The 2007 Esparto General Plan Policy E-LU.7 specifies that Esparto may grow within the existing town boundaries at the average rate of 50 units per year, with no more than approximately 150 units approved in any year. The General Plan provides an exemption for the Orciuoli proposal; however, the County has applied housing limits.

The Mitigation Monitoring and Reporting Program, provided in the Final EIR, Mitigation Measure 4.1.2 requires the Orciuoli project development to be phased to avoid exceeding the yearly residential growth rate specified in the Esparto General Plan Policy. According to the County's Conditions of Approval, prior to Final Map approval for the project, the developer will be required to submit a phasing plan for approval by the Planning and Public Works Director, whereby no more than 65 units would be built in any one calendar year. Sixty-five units per year would increase the population in MERCESA by an estimated 176 people per year.

### *Projected Growth*

Based on proposed projects, the population in Esparto could increase by an additional estimated 718 people. There are an additional four projects proposed in Esparto CSD. These projects are in various stages of the application process and would result in an additional 266 units upon completion. All of these proposed projects are located in areas designated for development in the County's General Plan.

## PROVISION OF SERVICE

### **WATER**

#### *Distribution System*

The Esparto CSD contains 8- and 10-inch water mains to provide necessary conveyance to meet fire flow and maximum day demand. Connections shall include, but not be limited to, construction of a ten-inch (10") water main from the Esparto CSD Well No. 5, through the property, and connected to the Esperanza Estates Subdivision eight-inch (8") line. These connections will complete a key segment of the community looped water line, which would more effectively distribute water throughout the town. The applicant will be required to extend water lines from the main lines to the project area.

#### *Production and Storage*

Existing water supply for the Esparto Community Service District (ECSD) comes from groundwater wells located throughout the community and two water tanks. ECSD currently has four operational wells: 1A, 4, 5, and 6. Well #5 is the primary supply well with wells #1A or #6 supplementing flows during peak demand. Currently, well #4 is only available for major fire events, because of the large amount of sand pumped during operation.

There is one 3,000 gallon hydropneumatic tank located at Well #6. There is one 500,000 gallon ground-level storage tank at Well #5 with booster pumps, a hydro pneumatic tank, and new generator. Well #5 is currently the only well with a backup power generator. ECSD is currently seeking to develop a new well to enhance redundancy in the system.

### *Supply and Fire Flow*

The maximum day demand for the Orciuoli project is approximately 156,317 gallons per day (gpd). Taken together with existing and planned development in Esparto, the Esparto CSD has adequate, but a narrow, water supply for the proposed project. The Esparto CSD has an overall available water supply of 5,248,800 gpd. Maximum day demand with fire flow for existing and planned development (including the Orciuoli project) in Esparto is 5,184,899 gpd, 63,901gpd below the maximum day demand.

The Esparto CSD water supply will be further augmented with the replacement and reintroduction of Well #4 into the water supply system. Well #4, which is currently only used to provide fire flow, has a capacity of 1,080,000 gpd. The replacement well will be provided by the developer and should equal production capacity of Well #4. Assuming equal capacity, the replacement well will represent 20 percent of the District's total maximum day and fire flow demand and nearly seven times the project's maximum day demand.

## **Wastewater Treatment System**

### *Background*

The existing wastewater collection, conveyance, and treatment system within the central town of Esparto consists of 4- and 6-inch sewer lines constructed to convey flow to the treatment plant east of town. The wastewater plant consists of lift pumps and approximately 35 acres of facultative ponds for treatment with disposal by percolation and evaporation. Adequate capacity is required for 100 percent disposal by percolation and evaporation.

### *Collection/Conveyance Facilities*

The project will be served by 8- and 10-inch sewer lines, which have adequate capacity to serve the Orciuoli proposal. An 8-inch sewer line will be extended to the sewer line in the Parker Place subdivision at Bruno Drive. The applicant will replace the 8-inch line with a 10-inch line between Parker Street and Omega Street.

### *Treatment Facilities*

The existing wastewater treatment facilities include ten facultative ponds on two parcels located east of Esparto at the Esparto Wastewater Treatment Plant (WWTP). The ponds consist of two primary treatment ponds that receive all wastewater prior to being discharged into the eight remaining ponds for disposal. As the community approaches its full buildout potential, aerated lagoons will be required to provide adequate treatment

for the quantity of sewage generated at that time; however, the District manager indicated that treatment also occurs as wastewater moves through the disposal ponds; the farther through the system the wastewater moves, the more treatment occurs.

Currently, sufficient land area is available to provide additional ponds for evaporation and percolation of the wastewater flow, as well as, construction of the aeration lagoons; however, as additional lands are annexed to the wastewater system, it will be necessary to acquire WWTP property to accommodate additional growth as the combined growth within the community and the proposed project exceed the current ultimate growth within the General Plan area.

The applicant proposes to build approximately 12 acres of ponds on District property, adjacent to the existing ponds. The proposed project is expected to generate approximately 60,750 gpd of wastewater assuming a density of 2.7 persons per dwelling unit (at 180 additional units) with a per capita flow rate of 125 gallons per capita per day (gpd). According to the project EIR, it is anticipated that an additional 12 acres of facultative ponds will be necessary to accommodate the proposed project.

The developer will also be required to compensate the District for the District land on which the ponds are built. The developer must either replace the property or pay the District an amount that will offset the cost of the loss of its land. The developer will likely charge a fee to each property in the development to pay for the loss of land. The applicant is also required to provide a set of engineering plans for the expansion of the wastewater ponds that includes acreage, depth, capacity, etc.

The Esparto CSD is also in the process of a wastewater plant modernization/upgrade. New or additional infrastructure will include a sewer lift station/headworks and pond piping. This project is currently out to bid, but has not been awarded to a contractor yet. Funding for this project is provided by a U.S. Department of Agriculture loan as well as collected development fees.

### *Financing*

The Esparto CSD is in the process of reviewing and recalculating water and wastewater connection fees to include the fees from USDA loans, which were used to upgrade water and wastewater infrastructure. The connection fees are being changed/increased so that new development pays its fair share towards new improvements. The CSD will draft a new resolution with the new, increased fees. The applicant will be required to sign an agreement with the District to pay the new fees outlined in a new resolution before the District extends service to the project.

According to the County's Conditions of Approval for the project, the applicant must provide, install, and/or pay for all water and wastewater service extensions, connections, and infrastructure. The improvements must meet Esparto CSD standards and receive Esparto CSD approval.

## **Street Lighting**

The District acts as a pass through agency for street lighting. The actual provider is the utility company of Pacific Gas and Electric (PG&E). The District collects payment for the street light costs from residents and pays the utility for their services.

### **DETERMINATIONS**

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for the Orciuoli site to be added to the Sphere of Influence:

**1. The present and planned land uses in the area, including agricultural and open space lands.**

The project site is fallow agricultural land, formerly planted in almond trees. The site includes outbuildings, such as animal pens, in the western portion of the Project Area.

The site was rezoned from Agricultural Preserve (A-P) to Single Family Residential/Planned Development No. 59 (R-1/PD-59) and the land use designation was changed from Agriculture to Low Density Residential in the Esparto General Plan on September 25, 2007.

**2. The present and probable need for public facilities and services in the area.**

Annexation of the Orciuoli proposal area would require water and wastewater services and infrastructure for up to 180 homes. Street lighting services are provided by PG&E.

**3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

The District wastewater ponds do not have adequate capacity to serve the proposed project. The developer will construct approximately 12 additional acres of facultative ponds, adjacent to the existing ponds, to provide adequate capacity for the new homes. The developer will also will pay an amount that will offset the loss of District land, on which the ponds are developed. The developer will also be responsible for all wastewater service extensions and connections.

The District has an adequate, but narrow, water supply and fire flow capacity to serve the Orciuoli project as well as existing and planned development. The developer will re-drill Well #4 to augment the water supply system. The new well should provide an additional 1,080,000 gpd or seven times the projects combined maximum day and fire flow demands. The developer will also be responsible for all water service extensions and connections.

**4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.**

There could be three communities of interests represented in or around the Orciuoli property: the Esparto CSD, MERCSA, and the farming community. The Orciuoli Property was formerly a part of the farming community, as it was previously planted in almond trees. The property is currently fallow agricultural land and does not contribute to the farm economy; however, land to the north and west is actively farmed and does belong to the farm community. The Winters Canal to the West, Highway 16 to the north, and buffer zones help preserve farming practices of this community.

The Esparto CSD is an economic and social community of interest represented and characterized by municipal level services and high development and population density. The Esparto CSD borders the Orciuoli property on two sides. The applicant is seeking annexation into this District.

MERCSA provides more passive municipal services, which consist of mowing, clearing of vegetation, etc. These are not intensive development services, though they are important functions that help manage drainage. The applicant is also seeking annexation in this District.

**ENVIRONMENTAL REVIEW**

The Orciuoli Property Residential Development Final Environmental Impact Report (EIR) provides an environmental review of the Orciuoli property, which is identified for inclusion in the Esparto CSD Sphere of Influence. The document provides an analysis of impacts of circulation, roads, water, wastewater, drainage, recreation, fire protection, agriculture, etc. Additionally, the EIR considers impacts on agricultural land adjacent to the Orciuoli site and has included mitigation measures such as an agricultural easement and buffers to alleviate impacts. It is recommended that the Commission accept the Orciuoli Property Residential Development Final EIR as the appropriate environmental document for the Esparto CSD Sphere of Influence amendment.

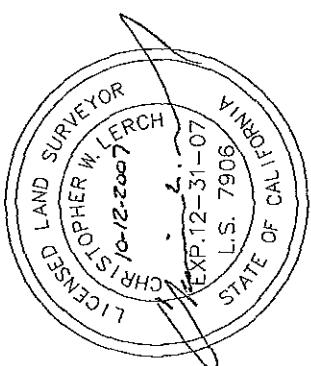
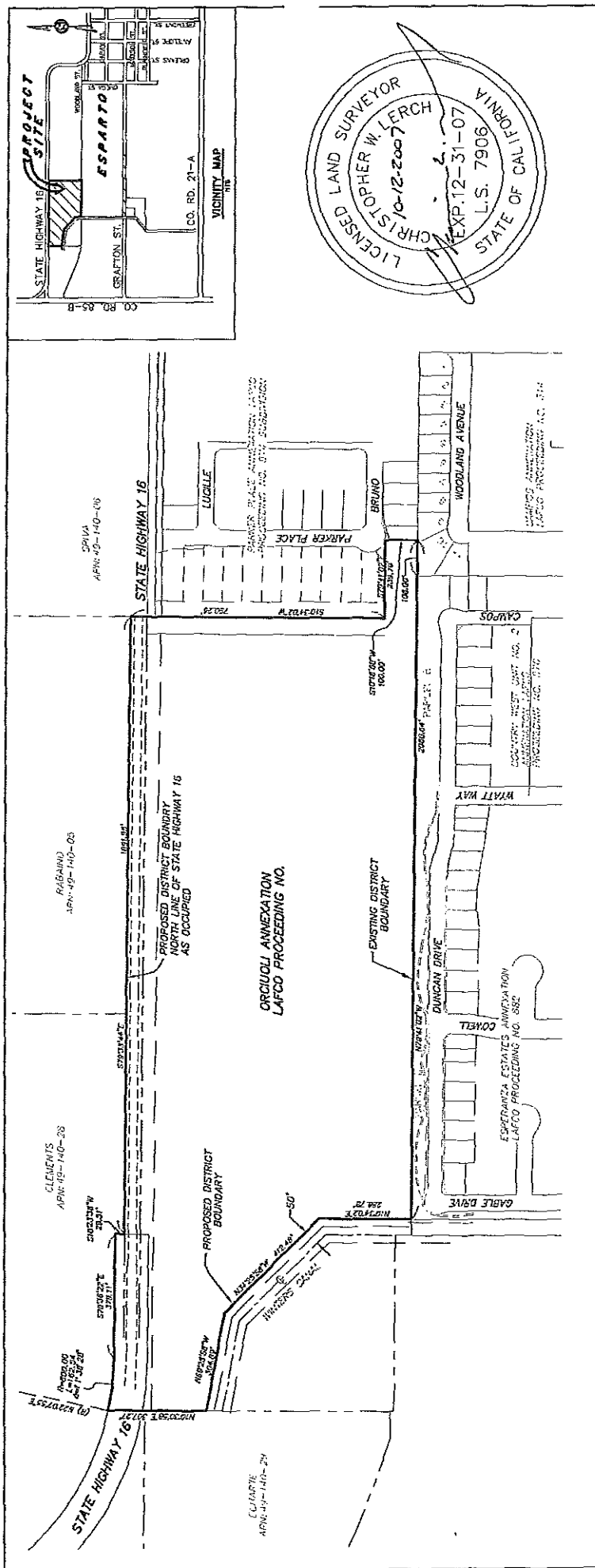
On file with Yolo County LAFCO and on-line at [www.yololaftco.org](http://www.yololaftco.org)

Orciuoli Project Environmental Impact Report

Attachments:

Map 1: Area proposed for amendment to the Esparto Community Services District Sphere of Influence

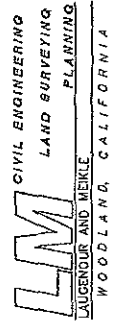




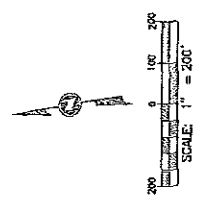
APPROVED BY LAFCO  
LAFCO PROCEEDING NO. \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**ORCIUOLI SUBDIVISION ANNEXATION  
TO THE  
ESPARTO COMMUNITY SERVICES DISTRICT  
&  
MADISON ESPARTO REGIONAL COUNTY SERVICE AREA**



SHEET 1 OF 1      OCTOBER 9, 2007



**BOUNDARY DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, BEING ALL OF LOT 40 AND A PORTION OF LOT 50, A PORTION OF ALDRICH ROAD, A PORTION OF STATE HIGHWAY 16, AND A PORTION OF RAILROAD RIGHT-OF-WAY AS SHOWN ON THAT MAP ENTITLED "BONYNGE TRACT", FILED IN BOOK 1 OF MAPS, AT PAGE 8, YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE CAMPOS ANNEXATION LAFCO PROCEEDING NO. 874, SAID POINT BEING DISTANT SOUTH 79°47'02" EAST 105.00 FEET FROM THE NORTHWEST CORNER OF SAID "CAMPOS ANNEXATION"; THENCE, ALONG THE NORTHERLY BOUNDARIES OF "COUNTRY WEST UNIT NO. 2" LAFCO PROCEEDING NO. 870 AND "ESPERANZA ESTATES ANNEXATION" LAFCO PROCEEDING NO. 882, NORTH 79°41'02" WEST 2892.64 FEET TO A LINE PARALLEL TO AND 30.00 FEET EAST OF MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF WATERS CANAL; THENCE, ALONG SAID PARALLEL, LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 10°34'03" EAST 286.78 FEET; 2) NORTH 34°25'58" WEST 412.48 FEET; AND 3) NORTH 69°25'58" WEST 304.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 50 AND ITS PROJECTION THEREOF, NORTH 10°30'58" EAST 307.27 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 16, AS DESCRIBED IN BOOK 2093 OF OFFICIAL RECORDS AT PAGE 123, YOLO COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 22°07'55" EAST, SAID CURVE HAVING A CENTRAL ANGLE OF 11°58'28", A RADIUS OF 800.00 FEET AND A DISTANCE ALONG THE ARC OF 162.54 FEET; THENCE SOUTH 79°36'22" EAST 379.11 FEET; THENCE SOUTH 10°24'38" WEST 29.51 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY 16 AS OCCUPIED; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 79°33'44" EAST 1891.85 FEET TO THE MOST NORTHWESTERLY CORNER OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874; THENCE, ALONG THE WESTERLY LINE OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874, SOUTH 10°34'02" EAST 790.26 FEET; THENCE NORTH 79°41'02" EAST 239.79 FEET; THENCE SOUTH 10°16'58" EAST 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 43.71 ACRES OF LAND, MORE OR LESS.

TO: Olin Woods, Chair, and Members of the  
Local Agency Formation Commission

FROM: Elizabeth Castro Kemper, Executive Officer  
Elisa Carvalho, Senior Management Analyst

DATE: May 12, 2007

RE: Public Hearing to adopt the proposed Madison-Esparto Regional County  
Service Area Sphere of Influence amendment to include the Orcioli Property  
and Accept the Orcioli Property Residential Development Environmental  
Impact Report as the appropriate environmental review

## **RECOMMENDED ACTION**

1. Receive the Madison-Esparto Regional County Service Area Sphere of Influence Amendment
2. Open the Public Hearing for the Madison-Esparto Regional County Service Area Sphere of Influence Amendment
3. Accept the Orcioli Property Residential Development Environmental Impact Report (EIR) as the appropriate environmental review
4. Adopt the proposed amendment to the Madison-Esparto Regional County Service Area Sphere of Influence to include the Orcioli property (Map 1)

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### **COMMISSIONERS**

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### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★  
★ Commission Counsel Stephen Nocita ★ Commission Clerk Terri Tuck ★*

## **REASON FOR RECOMMENDED ACTION**

The proposed Orcioli project is consistent with the LAFCO SOI factors and determinations, County land use policies, and district service capabilities. The Orcioli property should be included in the Madison-Esparto Regional County Service Area Sphere of Influence.

## **BACKGROUND**

The Orcioli Reorganization to the Esparto Community Services District (CSD) and the Madison-Esparto Regional County Service Area (MERCOSA), LAFCO No. 905, is complete for the Commission's review; however, by law, the Commission can only consider the annexation of lands already within the agency's sphere of influence (SOI). The proposed amendment to MERCOSA would allow for the provision of parks, recreation, and drainage services to the Orcioli project to proceed. The acceptance of the Environmental Impact Report for the Orcioli Project, adopted by the County in September 25, 2007 would satisfy the CEQA requirements for this action.

## **PROJECT SUMMARY**

The Orcioli Reorganization to the Esparto CSD and MERCOSA is a proposal to annex 43 acres into the CSD and CSA for sewer, water, street lighting, parks, drainage, and landscaping. The Orcioli property is adjacent to, and northwest of, the CSD and MERCOSA, south of State Route 16 (SR 16), north of Duncan Drive, and east of the Winters Canal. The property is zoned and designated residential in the Esparto General Plan. The applicant proposes a maximum 180 single-family homes for the site.

Development would occur on 38.4 acres of a larger, 45.6-acre parcel. The Winters Canal represents the proposal area's western boundary and transects the parcel, cutting off approximately 5.6 acres. The 5.6-acre remainder area will be deeded to the County. The Winters Canal right-of-way absorbs the remaining acreage. Upon filing of the Final Subdivision Map by the County, the project area and the 5.6 acre remainder area will each constitute a separate parcel.

This MERCOSA Sphere of Influence Amendment will review the factors that are necessary to determine the sphere of influence relative to the Orcioli project. This amendment specifically reviews agriculture, growth and population, the expected provision of service, and financing. Finally, LAFCO has also considered and prepared a written statement of the sphere of influence determinations.

## **MERCOSA PROFILE**

The Madison-Esparto Regional County Service Area (MERCOSA) is generally located in western central Yolo County, encompassing the communities of Esparto and Madison (see Map 1). Cache Creek generally forms the northern boundary of the District, with County Road 26 generally forming the southern boundary. County Roads 85B and 93 form the approximate western and eastern boundaries, respectively. Highway 16 is the only major

road in the area. Most of the residents are concentrated in the towns of Madison and Esparto.

MERCSA encompasses approximately 30 square miles of territory and provides the following active services:

- a. Soil conservation and drainage control services throughout MERCSA.
- b. Local park, recreation or parkway facilities and services within the “zone of benefit” encompassing the current Esparto CSA, including the Esparto subdivisions of Esperanza, Parker Place and Country West II.

The land use within MERCSA boundaries is primarily agricultural and most of the District land that is under Williamson Act contract is south of Highway 16 (see Map 2). The quality of the soils in the District varies from Class I to Class IV. Of the permanent population within the District, estimated from the 2000 US Census to be at approximately 2,000 people, the vast majority are living mainly in the towns of Madison and Esparto, with the balance of the population on farms or on home sites dispersed throughout the remainder of the District. MERCSA lacks any significant land development beyond areas immediately adjacent to either Esparto or Madison.

## AGRICULTURE

The proposed project site consists of fallow agricultural land, formerly planted in almond trees. The site includes some outbuildings, such as animal pens. The site was rezoned from Agricultural Preserve (A-P) to Single Family Residential/Planned Development No. 59 (R-1/PD-59) and the land use designation was changed from Agriculture to Low Density Residential in the Esparto General Plan on September 25, 2007.

The project would convert approximately 38.4 acres of prime farmland to a non-agricultural use, requiring acquisition of an equivalent easement. The LAFCO Agricultural Conservation Policy requires mitigation of prime agricultural land at not less than a 1:1 replacement ratio. The County requires the developer to mitigate for any converted farmland by obtaining agricultural conservation easements on farmland of equal quality at a ratio of 1:1 for every acre of farmland to be developed, prior to approval of the Final Map, and to grant them to an appropriate third party. The developer has purchased a 114.9-acre property in Capay and is working with the Yolo Land Trust to place an easement on a portion of prime farmland for this project.

Though the Orciuoli property converts prime agricultural land to urban development, there is no other, less prime land within the sphere of influence and general plan area on which to direct growth. All of the land in the town of Esparto and Yolo County General Plan for Esparto and Madison is I and II class soil as illustrated in the Soil Survey of Yolo County, California, i.e. prime agricultural land. Any conversion of land in the Esparto or Madison vicinity would convert prime agricultural land.

The developer can minimize the impacts of agricultural conversion to other properties by reducing urban interference. Active orchards lie immediately west and north of the project site. A buffer easement has been acquired for the orchards north of the project site. The developer will provide the 300' buffer on the west side of the project site. Additionally, a right to farm ordinance will cover residential lots and help protect properly maintained and operated agricultural uses from unwarranted nuisance complaints, and provide a dispute resolution process for agricultural-urban conflicts.

## GROWTH AND POPULATION

The town of Esparto and Madison have a combined population of approximately 3,473. According to the census blocks from Applied Geographic Solutions (AGS) demographic projections for 2008, the overall MERCSA population is approximately 3,608.

The Orcioli subdivision will result in an estimated population of 486. The subdivision will include up to 180 homes at t 2.7 people per household. The 2007 Esparto General Plan Policy E-LU.7 specifies that Esparto may grow within the existing town boundaries at the average rate of 50 units per year, with no more than approximately 150 units approved in any year.

The Mitigation Monitoring and Reporting Program, provided in the Final EIR, Mitigation Measure 4.1.2 requires the Orcioli project development to be phased to avoid exceeding the yearly residential growth rate specified in the Esparto General Plan Policy. According to the County's Conditions of Approval, prior to final map approval for the project, the developer will be required submit a phasing plan for approval by the Planning and Public Works Director, whereby no more than 65 units would be built in any one calendar year. Sixty-five units per year would increase the population in MERCSA by an estimated 176 people per year.

According to the 2005 MERCSA Municipal Service Review, Esparto had an estimated population of approximately 1,800. Since the last sphere of influence update, three of four proposed subdivisions in Esparto have been completed, resulting in an estimated increase in population of 610. With the three completed subdivisions, Esparto CSD has an estimated total population of 2,410. A fourth subdivision has been approved for 72 homes, which will result in approximately 194 people or a population of 2,604 upon completion.

According to the 2000 census, Madison has an estimated 520 residents excluding the Migrant Farm Worker Center and 1,004 including it. The Center is located in Madison, east of Road 89. The Center is open seasonally—April 1<sup>st</sup> to October 15—and its legal occupancy limit is set at 484. The Center is typically filled to capacity by the end of each season.

### *Projected Growth*

Based on proposed projects in Esparto and vacant land in Madison, the population in MERCSA could increase by an additional estimated 777 people. There are an additional

four projects proposed in Esparto CSD. These projects are in various stages of the application process and would result in an additional 266 units or an estimated 718 people upon completion. All of these proposed projects are located in areas designated for development in the County's General Plan.

A 3.7 acre abandoned railroad right of way located adjacent to the District is the only property designated for development in Madison in the Yolo County General Plan. The northern half of this parcel is designated commercial and the southern half residential. The entire parcel is zoned residential low density by the County. Based on the Yolo County General Plan, the maximum population density allowed for the Railroad Property is six dwelling units per net acre; six units on 3.7 acres would result in a maximum 22 units. Twenty-two units with an average 2.7 person's per household would result in an average 59 additional people.

## PROVISION OF SERVICE

### *Storm Drainage*

Annexation of the Orciuoli proposal area would require MERCESA maintain the detention pond, walking and bicycle paths, neighborhood parks, and community park improvements within the Orciuoli subdivision, as well as the drainage and irrigation system and landscaping along and east of State Route 16, landscaping within the roundabout on Cowell Drive, and landscaping along the Winters Canal to County Road 19H.

Runoff, generated on northern sections of the project site, generally flows into a roadside ditch along the north side of SR 16. Flows along SR 16 are conveyed to the east by gravity and into an unlined canal (commonly referred to as the 20X Canal) and eventually into the South Fork Willows Slough.

Drainage flows, generated in southern sections of the project site, travel to the east and southeast. Onsite storm water will be conveyed via underground pipelines to a detention basin that would be located in the eastern portion of the project site. From the detention basin, the water would drain either to the north, via grading enhancements to the property, along the highway or to the south through Parker Place.

The developer for the Orciuoli site will provide drainage improvements. The developer will work with MERCESA to install a pipe on the property, which will link the drainage path, between SR 16 and the 20x Canal or, if that is infeasible, line the ditch with concrete. The developer will also be responsible for the construction of the drainage pond in the east section of the subdivision. The detention basin is a 3.34 dual-use basin/park, which would be available for playfields and open space during non-peak storm times.

### *Parks and landscaping*

In addition to maintaining the dual-use basin/park, MERCESA will maintain an additional three parks and associated improvements. These parks include a 3.38-acre year-round park

adjacent to and south of the dual-use detention basin and two smaller parks near the center of the project area. Pathways that would connect the 3.38-acre park with surrounding neighborhoods and the existing agricultural buffer and trail along the west and north side of the existing Parker Place subdivision (located east of the project site) would be incorporated into the new park. The park would also include amenities such as a playground, benches, barbeques, courts, etc. Each smaller park will include a tot lot or playground, water fountain, trash receptacles, and benches. Fencing will be installed to prevent direct access to the street.

### *Staffing*

MERCESA contracts with the Yolo County Planning and Public Works Department (PPW) to provide staff and services. PPW staff administers services in partnership with the California Department of Transportation (CalTrans) and Yolo County Flood Control and Water Conservation District (YCFCWCD). Additional work is also contracted out to other vendors as needed.

### *Financing*

The developer for the Orciuoli property will pay for or construct all drainage and park facilities and improvements and deed the parkland to the County. The developer will also be required to provide a maintenance bond for the parks and landscaping area for one year after the completion of the park facility.

Ongoing maintenance costs for parks, drainage, and landscape maintenance will be paid for through a zone of benefit assessment. Currently, the existing MERCESA fee is \$120 annually per resident. MERCESA determined that the fee is not adequate for the subdivisions expanded facilities. The developer is required to cooperate in the establishment of a new fee assessment that fully meets the funding requirements of MERCESA to maintain the above public improvements, prior to construction. The County will work to timely sponsor a Prop 218 vote within twelve months of recordation of the County' Final Map for the project to establish new fees and/or establish a new Zone of Benefit, or revise an existing fee or benefit assessment that shall apply once the improvements are accepted by the County.

## DETERMINATIONS

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission to consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for the Orciuoli site to be added to the sphere:

### **1. The present and planned land uses in the area, including agricultural and open space lands.**

The project site is fallow agricultural land, formerly planted in almond trees. The site includes outbuildings such as animal pens in the western portion of the Project Area.

The site was rezoned from Agricultural Preserve (A-P) to Single Family Residential/Planned Development No. 59 (R-1/PD-59) and the land use designation was changed from Agriculture to Low Density Residential in the Esparto General Plan on September 25, 2007.

**2. The present and probable need for public facilities and services in the area.**

Annexation of the Orciuoli proposal area would require a detention pond, walking and bicycle paths, neighborhood parks, and community park improvements within the Orciuoli subdivision, as well as the drainage and irrigation system and landscaping along and east of State Route 16, landscaping within the roundabout on Cowell Drive, and landscaping along the Winters Canal to County Road 19H. A pipe or cement culvert will be installed between SR 16 and Road 20X.

**3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

The developer will assume all costs and expenses associated with the construction, design, improvement, dedication, and initial maintenance of the parks, drainage, and landscape facilities as well as aid in the establishment of an assessment fee to pay for ongoing service costs. The Planning and Public Works Director must also receive and approve a Landscape Plan for the proposed subdivision for detention basin, parks, and landscaping improvements.

The project would be included in a Zone of Benefit within MERCSA for operation and maintenance of services. Costs associated with the detention basin would be paid for through assessments collected through MERCSA. Once annexation into the Zone of Benefit is approved, assessments would be used to fund the ongoing maintenance and operation costs of the facilities. MERCSA contracts with the Yolo County Planning and Public Works Department (PPW) or other vendors to provide staff and services.

**4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.**

There could be three communities of interests represented in or around the Orciuoli property: the Esparto CSD, MERCSA, and the farming community. The Orciuoli Property was formerly a part of the farming community, as it was previously planted in almond trees. The property is currently fallow agricultural land and does not contribute to the farm economy; however, land to the north and west is actively farmed and does belong to the farm community. The Winters Canal to the West, Highway 16 to the north, and buffer zones help preserve farming practices of this community.

The Esparto CSD is an economic and social community of interest represented and characterized by municipal level services and high development and population density. The Esparto CSD borders the Orciuoli property on two sides. The applicant is seeking annexation into this District.



MERCESA provides more passive municipal services, which consist of mowing, clearing of vegetation, etc. These are not intensive development services, though they are important functions that help manage drainage. The applicant is also seeking annexation in this District.

### ENVIRONMENTAL REVIEW

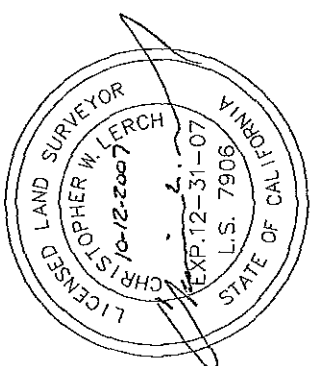
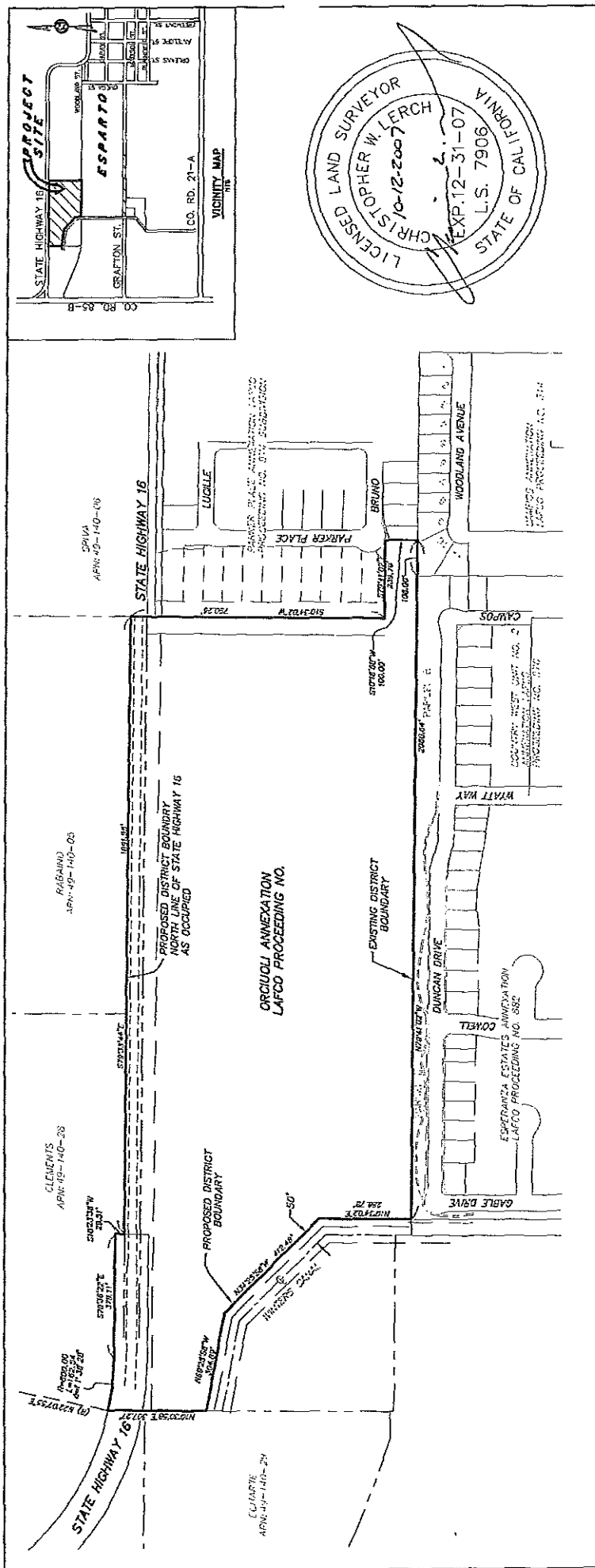
The Orciuoli Property Residential Development Final Environmental Impact Report (EIR) provides an environmental review of the Orciuoli property, which is identified for inclusion in the MERCESA sphere of influence. The document provides an analysis of impacts of circulation, roads, water, wastewater, drainage, recreation, fire protection, agriculture, etc. Additionally, the EIR considers impacts on agricultural land adjacent to the Orciuoli site and has included mitigation measures such as an agricultural easement and buffers to alleviate impacts. It is recommended that the Commission accept the Orciuoli Property Residential Development Final EIR as the appropriate environmental document for the MERCESA Sphere of Influence amendment.

On file with Yolo County LAFCO and on-line at [www.yololafco.org](http://www.yololafco.org)

### Orciuoli Project Environmental Impact Report

#### Attachments:

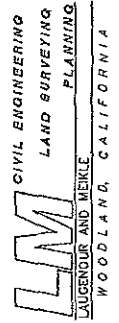
Map 1: Area proposed for amendment to the Madison-Esparto Regional County Service Area Sphere of Influence



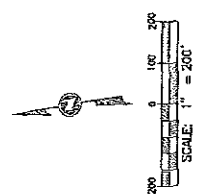
APPROVED BY LAFCO  
LAFCO PROCEEDING NO. \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**ORCIUOLI SUBDIVISION ANNEXATION  
TO THE  
ESPARTO COMMUNITY SERVICES DISTRICT  
&  
MADISON ESPARTO REGIONAL COUNTY SERVICE AREA**



SHEET 1 OF 1 OCTOBER 9, 2007



**BOUNDARY DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, BEING ALL OF LOT 40 AND A PORTION OF LOT 50, A PORTION OF ALDRICH ROAD, A PORTION OF STATE HIGHWAY 16, AND A PORTION OF RAILROAD RIGHT-OF-WAY AS SHOWN ON THAT MAP ENTITLED "BONYNGE TRACT", FILED IN BOOK 1 OF MAPS, AT PAGE 8, YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE CAMPOS ANNEXATION LAFCO PROCEEDING NO. 874, SAID POINT BEING DISTANT SOUTH 79°47'02" EAST 105.00 FEET FROM THE NORTHWEST CORNER OF SAID "CAMPOS ANNEXATION"; THENCE, ALONG THE NORTHERLY BOUNDARIES OF "COUNTRY WEST UNIT NO. 2" LAFCO PROCEEDING NO. 870 AND "ESPERANZA ESTATES ANNEXATION" LAFCO PROCEEDING NO. 882, NORTH 79°41'02" WEST 2892.64 FEET TO A LINE PARALLEL TO AND 30.00 FEET EAST OF MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF WINTERS CANAL; THENCE, ALONG SAID PARALLEL, LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 10°34'03" EAST 286.78 FEET; 2) NORTH 34°25'58" WEST 412.48 FEET; AND 3) NORTH 69°25'58" WEST 304.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 50 AND ITS PROJECTION THEREOF, NORTH 10°30'58" EAST 307.27 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 16, AS DESCRIBED IN BOOK 2093 OF OFFICIAL RECORDS AT PAGE 123, YOLO COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 22°07'55" EAST, SAID CURVE HAVING A CENTRAL ANGLE OF 11°58'28", A RADIUS OF 800.00 FEET AND A DISTANCE ALONG THE ARC OF 162.54 FEET; THENCE SOUTH 79°36'22" EAST 379.11 FEET; THENCE SOUTH 10°24'38" WEST 29.51 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY 16 AS OCCUPIED; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 79°33'44" EAST 1891.85 FEET TO THE MOST NORTHWESTERLY CORNER OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874; THENCE, ALONG THE WESTERLY LINE OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874, SOUTH 10°34'02" EAST 790.26 FEET; THENCE NORTH 79°41'02" EAST 239.79 FEET; THENCE SOUTH 10°16'58" EAST 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 43.71 ACRES OF LAND, MORE OR LESS.

TO: Olin Woods, Chair, and  
Members of the Local Agency Formation Commission

FROM: Elizabeth Castro Kemper, Executive Officer  
Elisa Carvalho, Senior Management Analyst

DATE: May 12, 2008

RE: Receive the Executive Officer's Report and approve the Orcioli Reorganization to the Esparto Community Services District and the Madison-Esparto Regional County Service Area (LAFCO Proceeding No. 905) and accept the Orcioli Property Residential Development Environmental Impact Report as the appropriate environmental review

## **RECOMMENDATIONS**

1. Assign the short form title, "Orcioli Reorganization to the Esparto Community Services District and the Madison-Esparto Regional County Services Area" to this proposal (Attachment A).
2. Accept the Environmental Impact Report for this proposal and instruct the Executive Officer to file a Notice of Determination with the County Clerk
3. Make the findings and conclusions as set out in this Executive Officer's Report.
4. Approve the reorganization of the Orcioli site to the Esparto Community Services District (CSD) and the Madison-Esparto Regional County Service Area (MERCESA), 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 Orcioli Reorganization to the Esparto CSD and MERCESA.

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### **COMMISSIONERS**

*★ Public Member Olin Woods, Chair ★  
★ County Member Matt Rexroad, Vice Chair ★  
★ City Members Tom McMasters-Stone, Stephen Souza ★ County Member Helen M. Thomson ★*

### **ALTERNATE COMMISSIONERS**

*★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Mariko Yamada ★*

### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★  
★ Commission Counsel Stephen Nocita ★ Commission Clerk Terri Tuck ★*

- (b) The project will be subject to all appropriate fees, service charges, and necessary assessments of the Esparto CSD and MERCSA.
  - (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.
6. Request the Yolo County Surveyor oversee the preparation of the final map and legal description for the proposed annexation.
  7. 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.

## **BACKGROUND**

The Yolo County Local Agency Formation Commission (LAFCO) staff received an application for the Orciuoli Reorganization to the Esparto Community Services District (CSD) and the Madison-Esparto Regional County Service Area (CSA) on October 9, 2007. This application was submitted to LAFCO by landowner petition and signed by a representative of the landowner of the proposal territory. The petitioner for Castle Principals requests the reorganization of the proposal area into the Esparto CSD and MERCSA to receive municipal (water, wastewater, street lighting, parks and recreation, and drainage) services. A copy of the petition is attached (Attachment A).

A total of 43 acres is being recommended for annexation. The petition proposes that a total of approximately 38 acres of land be annexed to the Esparto CSD and MERCSA. As shown on the map and legal description for the proposed project, State Highway 16 and the associated easement will be included in the annexation, resulting in a total of 43 acres for annexation. It is the practice of the Commission to include the complete right of way for an entire street or highway.

Development would occur on 38.4 acres of a larger, 46-acre parcel. The Winters Canal represents the proposal area's western boundary and transects the parcel, cutting off approximately 5.6 acres. The 5.6-acre remainder area will be deeded to the County. The Winters Canal right-of-way absorbs the remaining acreage. Upon filing of the Final Subdivision Map by the County, the project area and the 5.6 acre remainder area will each constitute a separate parcel.

As provided by law, the landowner petition was filed pursuant to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code §56000 et seq. The Certificate of Filing was issued by the Executive Officer on April 4, 2008. The County of Yolo, as lead agency, conducted the environmental review and adopted an Environmental Impact Report (on file in the LAFCO Office) as the appropriate environmental document. Notice of this proposal has been provided to all affected individuals and agencies. The hearing for this petition has been properly noticed, posted, and published as required by the Cortese-Knox-Hertzberg Act.

### **ANALYSIS OF FACTORS THAT MUST BE CONSIDERED**

The requirements of Government Code §56841 (Cortese-Knox-Hertzberg Act), the Yolo County Local Agency Formation Commission Standards of Evaluation (LAFCO Resolution No. 2007-07), and the Agricultural Conservation Policy indicate that certain factors be considered in the analysis of this proposal. The reference documents for this study are the Yolo County General Plan, the Esparto General Plan, the Soil Survey of Yolo County, the Environmental Impact Report (EIR) for the Orciuoli Property Residential Development, and the Esparto Community Services District and Madison-Esparto Regional County Service Area "District Service Plan". Staff also worked with the Esparto CSD Manager and the CSA Coordinator to obtain appropriate up-to-date information for the project.

Requests for input were distributed to the County Assessor, Auditor, Surveyor, Elections, Environmental Health, Planning Department, and Commission Counsel. Responses from those departments have been included in this report as appropriate. In addition, all overlapping special districts received notice of this change of boundary.

### **LOCATION AND LAND AREA – CONFORMITY WITH COUNTY GENERAL PLAN – PROPOSED LAND USE – PRESENT LAND USE – ASSESSED VALUE AND OWNERSHIP**

This Orciuoli property is generally located approximately 12 miles west of the City of Woodland, approximately four miles west of Interstate Highway 505, northwest of the town of Esparto, south of State Highway 16, east of the Winters Canal, north of Duncan Drive, and approximately 220 feet west of Parker Place Road.

The proposal area consists of approximately 43-acres of fallow land that contains outbuildings, such as animal pens. The project site was previously planted in almond trees.

This proposed use is consistent with current zoning and General Plan land use designations. The property is zoned "Single Family Residential/Planned Development" (R1-PD) by the County. The property is designated Residential Low Density (RL) in the Esparto General Plan. The proposed use for the property is up to 180 residential lots, which include a community park, two neighborhood parks, detention basin, and a landscaped pedestrian/bicycle path.

The Yolo County Board of Supervisors approved the Environmental Impact Report for this project on September 25, 2007.

According to the County Assessor's Office Castle Principals LLC is the owner of record for the property. The assessed value of the territory is described below:

Landowner	Assessor Parcel	Acreage (land)	Land Value	Improvements	Total
Castle Principals, LLC	049-150-40	46.56	\$7,344,000	-0-	\$10,320

The proposal area is uninhabited. Government Code §56046 requires twelve or more registered voters to live within the proposal area before it can be considered inhabited. There are no registered voters in the proposal area.

**TOPOGRAPHY AND DRAINAGE**

Runoff, generated on northern sections of the project site, generally flows into a roadside ditch along the north side of SR 16. Flows along SR 16 are conveyed to the east by gravity and into an unlined canal (commonly referred to as the 20X Canal) and eventually into the South Fork Willows Slough.

Drainage flows, generated in southern sections of the project site, travel to the east and southeast. Onsite storm water will be conveyed via underground pipelines to a detention basin that would be located in the eastern portion of the project site. From the detention basin, the water would drain either to the north, via grading enhancements to the property, along the highway or to the south through Parker Place.

The developer for the Orciuoli site will provide drainage improvements. The developer will work with MERCSA to install a pipe on the property, which will link the drainage path, between SR 16 and the 20x Canal or, if that is infeasible, line the ditch with concrete. The developer will also be responsible for the construction of the drainage pond in the east section of the subdivision. The detention basin is a 3.34 dual-use basin/park, which would be available for playfields and open space during non-peak storm times.

Financing for drainage services is discussed at the end of the parks and recreation section.

**FLOODING**

The Federal Emergency Management Agency (FEMA) is responsible for predicting hazards related to flooding events. FEMA forecasts the level of inundation under various conditions and relates the information on Flood Insurance Rate Maps (FIRMs). According to the FIRM,

the project area is designated as Zone C, areas of minimal flooding. Therefore, the proposed project is not located in the 100-year flood zone.

**EFFECT ON GOVERNMENTAL AGENCIES – PROPERTY TAX NEGOTIATIONS – OTHER AGENCY INPUT – OTHER COUNTY DEPARTMENT INPUT**

The proposal property lies in one tax rate area: 063-003. The local agencies located within the boundaries are as follows:

- Yolo County
- Yolo County Library
- Road District #2
- Capay Cemetery District
- Esparto Fire Protection District
- Sacramento-Yolo Mosquito Vector Control District
- Yolo County Resource Conservation District
- Yolo County Flood Control and Water Conservation District
- Yolo County Office of Education
- Esparto Unified School District
- Yuba Community College District

The County Board of Supervisors approved the property tax exchange for this proposal on January 15, 2008. The annual amount of property tax revenue produced by this area in 2007/08 is \$73,440. Esparto CSD and MERCESA will receive no property tax revenue from this proposal. Instead, the CSD and MERCESA will recover service costs through assessments, bonds, construction, and service charges as needed.

Upon its receipt by LAFCO staff, the proposal was circulated to various public agencies for comment. The Health Department staff responded that “there are no health problems in the territory involved with the proposed project”, but expressed some concerns about the project, which are identified below. A response to each of the Department’s concerns is provided after each comment.

- Contamination associated with agricultural activities

According to the project EIR, prior to grading permit issuance, the applicant will provide soil samples analysis for pesticides, herbicides, and CAM 17 metals for the entire site. The California Department of Toxic Substances (DTSC) sampling and analysis standards, typically applied to K-12 schools, will be used. These standards will provide a conservative sampling approach and a defensible risk assessment tool.

The applicant will submit soil sample results to the County Environmental Health Division. If the results show concentrations of contaminants above applicable regulatory limits, either the contaminated areas shall be remediated in coordination with the appropriate regulatory agency (California RWQCB, California Department of Toxic Substances Control, and/or Yolo County Environmental Health Division) or a health risk assessment should be completed to determine whether the contaminants pose a threat to future residents.

- Ensuring destruction of existing unused wells and septic systems

The Conditions of Approval for the project require the developer to be responsible for the demolition and removal of existing improvements (i.e. agricultural buildings, etc.) on the subject site, including the abandonment of any wells and/or septic system. Additionally, the demolition and removal must comply with Yolo County Environmental Health Division and the Building Official requirements, prior to the issuance of any building permits for the subject property.

- Safety concerns associated with the adjacent Winters Canal

According to the County's Conditions of Approval, the developer shall construct a six foot (6') high black, vinyl-clad cyclone fence approved by the Planning and Public Works Director. The fence will be parallel to, and fifty feet east of the centerline of, the Winters Canal. The fence will be constructed along the Winters Canal to the westernmost boundary of the subject property, then north to the right-of-way for State Route 16/County Road 19H.

- Capacity of wastewater and water supply system

See discussion in water and wastewater services section below.

## FIRE PROTECTION SERVICES

Fire and emergency medical services (EMS) for the project area are provided by the Esparto Fire Protection District (FPD). The District fire station is located at 16960 Yolo Avenue and is staffed by 24 volunteers and two paid staff members—the District Fire Chief and Office Manager.

The District, which covers approximately 81 square miles, is able to meet the town's needs (Burns, 2005). Average response time within the Town area is 4 minutes, outside of the town is 8 minutes. The District's Insurance Services Office (ISO) rating is a class 6 in town and class 8 in rural areas (Class 1 represents the best public protection and Class 10 the minimum recognized protection). The District's rating is typical for comparable fire protection districts in Yolo County.

The District's firefighting equipment consist of a new Type 1 truck with 1,500 gallon per minute (gpm) pump that holds 700 gallons, an older Type 1 truck with a 1,250 gpm pump, and two grass rigs. The District typically responds to structure fires with all of this



equipment. When there is a structural fire the District's Mutual Aid agreement with the town of Madison has the Madison Fire Protection District stand by and wait to proceed to the fire after hearing from the Esparto District (Burns, 2005).

While the District responds to a variety of incident types the majority of calls are either EMS or fire related. In 2004, the District responded to a total of 264 calls. Of that total, 105 (40%) were EMS related and 44 (17%) were fire related. The District responded to 51 (19%) vehicle accidents, which often require EMT services.

The County's Conditions of Approval require the developer to pay all appropriate Esparto FPD fees. The applicant is also required to furnish, install, and/or pay all costs for fire hydrants, valves, and boxes required by the Esparto CSD and the Esparto FPD.

Fire hydrants and fire flow requirements shall be provided in conformance with the Uniform Fire Code and shall be approved by the Esparto Fire Protection District chief prior to the issuance of Building Permits.

## WATER SERVICES

### *Distribution System*

The Esparto CSD contains 8- and 10-inch looped water mains to provide necessary conveyance to meet fire flow and maximum day demand. Connections shall include, but not be limited to, construction of a ten-inch (10") water main from the Esparto CSD Well No. 5, through the property, and connected to the Esperanza Estates Subdivision eight-inch (8") line. These connections will complete a key segment of the community looped water line, which would more effectively distribute water throughout the town. The applicant will be required to extend water lines from the main lines to the project area.

### *Production and Storage*

Existing water supply for the Esparto CSD comes from groundwater wells located throughout the community and two water tanks. Esparto CSD currently has four operational wells: 1A, 4, 5, and 6. Well #5 is the primary supply well; wells #1A or #6 supplement flows during peak demand. Currently, well #4 is only available for major fire events, because of the large amount of sand pumped during operation.

Additional capacity and storage is available at two wells. There is one 3,000 gallon hydro pneumatic tank located at Well #6. There is one 500,000 gallon ground-level storage tank at Well #5 with booster pumps, a hydro pneumatic tank, and new generator. Well #5 is currently the only well with a backup power generator. ECSD is currently seeking to develop a new well to enhance redundancy in the system.

### *Supply and Fire Flow*

The maximum day demand for the Orciuoli project is approximately 156,317 gallons per day (gpd). Taken together with existing and planned development in Esparto, the

Esparto CSD has adequate, but a narrow, water supply for the proposed project. The Esparto CSD has an overall available water supply of 5,248,800 gpd. Maximum day demand with fire flow for existing and planned development (including the Orcuioli project) in Esparto is 5,184,899 gpd, 63,901 gpd below the maximum day demand.

The Esparto CSD water supply will be further augmented with the replacement and reintroduction of Well #4 into the water supply system. Well #4, which is currently only used to provide fire flow, has a capacity of 1,080,000 gpd. The replacement Well will be provided by the developer and should equal production capacity of Well #4. Assuming equal capacity, the replacement Well will represent 20 percent of the District's total maximum day and fire flow demand and nearly seven times the project's maximum day demand. In addition to the new Well, the developer will provide land for a future water tank onsite.

The replacement of Well #4 and land for a future tank is intended to replace mitigation measure 4.11.9 in the project EIR, which required the developer to install a storage tank, booster pump, and standby generator onsite. The additional infrastructure was intended to provide necessary long-term fire flow and maximum day water demand. According to the CSD manager's assessment, adequate water supply for the 180 homes will require the developer to provide onsite infrastructure or make Well #4 viable for peak water supply production and provide vacant land for future water related infrastructure. The developer is opting to provide the latter.

The Esparto CSD is in the process of reviewing and recalculating water connection fees to include the fees from USDA loans, which were used to upgrade wastewater infrastructure. The wastewater connection fees are being changed/increased so that new development pays its fair share towards new water improvements. The CSD will draft a new resolution with the new, increased fees. The applicant will be required to sign an agreement with the District to pay the new fees outlined in a new resolution, before water service is extended to the project.

According to the County's Conditions of Approval for the project, the applicant must provide, install, and pay for all water service extensions, connections, and infrastructure for the project. The improvements must meet Esparto CSD standards and requirements and receive Esparto CSD approval.

## WASTEWATER TREATMENT SERVICES

### *Background*

The existing wastewater collection, conveyance, and treatment system within the central town of Esparto consists of 4- and 6-inch sewer lines constructed to convey flow to the treatment plant east of town. The wastewater plant consists of lift pumps and approximately 35 acres of wastewater ponds for treatment with disposal by percolation and evaporation. Adequate capacity is required for 100 percent disposal by percolation and evaporation.

### *Collection/Conveyance Facilities*

The project will be served by 8- and 10-inch sewer lines, which have adequate capacity to serve the Orciuoli proposal. An 8-inch sewer line will be extended to the sewer line in the Parker Place subdivision at Bruno Drive. The applicant will replace the 8-inch line with a 10-inch line between Parker Street and Omega Street.

### *Treatment Facilities*

The existing wastewater treatment facilities include ten wastewater ponds on two parcels located east of Esparto at the Esparto Wastewater Treatment Plant (WWTP). The ponds consist of two primary treatment ponds that receive all wastewater prior to being discharged into the eight remaining ponds for disposal. As the community approaches its full buildout potential, aerated lagoons will be required to provide adequate treatment for the quantity of sewage generated at that time; however, the District manager indicated that additional treatment also occurs as wastewater moves through the disposal ponds.

Currently, sufficient land area is available to provide additional ponds for evaporation and percolation of the wastewater flow, as well as, construction of the aeration lagoons; however, as additional lands are annexed to the wastewater system, it will be necessary to acquire WWTP property to accommodate additional growth as the combined growth within the community and the proposed project exceed the current ultimate growth within the General Plan area.

According to the project EIR, it is anticipated that an additional 12 acres of wastewater ponds will be necessary to accommodate the proposed project. The proposed project is expected to generate approximately 60,750 gpd of wastewater assuming a density of 2.7 persons per dwelling unit (at 180 additional units) with a per capita flow rate of 125 gallons per capita per day (gpd). The applicant proposes to build approximately 12 acres of ponds on District property, adjacent to the existing ponds.

Because the proposal will add wastewater ponds on the Esparto CSD land, the District is requiring the developer to compensate the District for the loss of this land. The developer must either replace the property on which the new ponds are built for the proposal or pay the District an amount that will offset the cost of the loss of its land. The developer will likely charge a fee to each property to pay for the loss of land.

The Esparto CSD is also in the process of a wastewater plant modernization/upgrade. New or additional infrastructure will include a sewer lift station/headworks and pond piping. This project is currently out to bid, but has not been awarded to a contractor yet. Funding for this project is provided by a U.S. Department of Agriculture loan as well as collected development fees.

The Esparto CSD is in the process of reviewing and recalculating wastewater connection fees to include the fees from the USDA loans that were used to upgrade wastewater infrastructure. The wastewater connection fees are being changed/increased so that new development pays its fair share towards the new wastewater improvements. The CSD will draft a new resolution with the new, increased fees. The applicant will be required to sign an agreement with the District to pay the new fees outlined in a new resolution before the District extends wastewater service to the project. The applicant is also required to provide a set of engineering plans for the expansion of the wastewater ponds that includes acreage, depth, capacity, etc.

According to the County's Conditions of Approval for the project, the applicant must provide, install, and/or pay for all wastewater service extensions, connections, and infrastructure. The improvements must meet Esparto CSD standards and receive Esparto CSD approval.

### PARKS AND RECREATION

In addition to providing drainage along State Route 16 (SR 16) and maintaining the detention pond, MERCSA shall maintain walking and bicycle paths, neighborhood parks, and community park improvements within the subdivision, and landscaping along State Route 16, landscaping within the roundabout on Cowell Drive, and landscaping along the Winters Canal to County Road 19H.

In addition to maintaining the 3.34-acre dual-use basin/park discussed in the drainage section of this report, MERCSA will maintain an additional three parks and associated improvements. These parks include a 3.38-acre year-round park adjacent to and south of the dual-use detention basin and two smaller 4,000 square foot (.18 acre) parks near the center of the project area.

Pathways would be incorporated into the 3.38-acre year-round park south of the detention basin and connect with surrounding neighborhoods and the existing agricultural buffer and trail along the west and north side of the existing Parker Place subdivision (located east of the project site). The park would also include amenities such as a playground, benches, barbecues, courts, etc. Additionally, a minimum 0.5 acre area (maximum 1.0) of the 3.38 acre area would be set aside for a future community swimming pool.

Each smaller park will include a tot lot or playground, water fountain, trash receptacles, benches and landscaping. Fencing will be installed to prevent direct access to the street.

The 3.34 acre dual use detention basin/park would be designed as a wintertime detention basin for peak storm events. This area will also include two baseball diamonds and a regulation sized soccer field.

The park facilities, which total approximately 6.9 acres, far exceed the County's minimal acreage requirements. The Yolo County General Plan standard for local park facilities is five acres per 1,000 residents. The applicant proposes to build up to 180 homes, which are

projected to average 468 people. Applying the General Plan standard, the applicant is required to set aside a minimum 2.34 acres of parkland. The 3.38-acre year-round park and the 3.38-acre detention basin/park individually exceed the County's minimum park standards. The applicant is providing nearly seven acres of total parkland as part of the proposed project, three times the minimum standard for parkland. The applicant's dedicated parkland acreage far exceeds the County's minimum standard and provides benefits to residents outside the proposed subdivision.

The developer for the Orciuoli property will pay for or construct all drainage and park facilities and improvements and deed the parkland to the County. The developer will also be required to provide a maintenance bond for the parks and landscaping area for one year after the completion of the park facility.

The developer's parkland dedication and improvements will satisfy the Esparto General Plan park fee requirements. The homes in the project will not be subject to the existing community park fee of \$2,150 per residential unit, as required under the Esparto General Plan. According to the County's development agreement, the improvements total nearly \$1.6 million, which results in an average cost per each residential unit of \$8,805, well in excess of the required park fee. If the land costs for the parks are also factored in, the total cost would be almost \$2.6 million, with a per residential unit average cost of \$14,472, nearly seven times more than the required General Plan park fee per unit.

Upon transfer of the parks to the County, all aspects of the operation, maintenance, and related services associated with these facilities would become the responsibility of MERCSA. Ongoing maintenance costs for parks, drainage, and landscape maintenance will be paid for through a zone of benefit assessment. Currently, the existing MERCSA fee is \$120 annually per resident. MERCSA determined that the fee is not adequate for the subdivisions expanded facilities. The developer is required to cooperate in the establishment of a new fee assessment that fully meets the funding requirements of MERCSA to maintain the above public improvements, prior to construction. The County will work to timely sponsor a Prop 218 vote within twelve months of recordation of the County's Final Map for the project to establish new fees and/or establish a new Zone of Benefit, or revise an existing fee or benefit assessment that shall apply once the improvements are accepted by the County.

No other developer funds are currently proposed to go towards the swimming pool set aside as part of the 3.38-acre year-round park. Until a regular source of adequate funding is established, the 0.5 acres set aside for the swimming pool would be maintained as part of the new community park.

A landscape plan detailing improvements, landscaping, and materials proposed for the parks shall be submitted to and approved by the Planning and Public Works Director prior to filing the Final Subdivision Map.

## HOUSING

The project site is zoned Single Family Residential. The applicant proposes to build up to 180 residential units. Esparto General Plan Housing Policy E-H.4 requires a minimum 10% of the units be affordable to households with low or very low incomes. The 2002-2007 Yolo County Housing Element requires that 10 percent of all new single-family development be affordable to low income households. The project would include 18 low income homes (10% of the proposed development) in the form of duplexes designed to look like single-family detached homes (project EIR).

## ENVIRONMENTAL JUSTICE

This proposal does not discriminate based on race, culture, or income with the respect to location of public facilities and the provision of public services. This project will ensure adequate water supply, wastewater capacity, and park acreage for residents in the new subdivision.

## **EFFECT ON OPEN SPACE AND AGRICULTURAL USES - PROXIMITY TO OTHER POPULATED AREAS - EFFECT ON ADJACENT AREAS**

The project site is fallow agricultural land, formerly planted in almond trees. The site includes outbuildings, such as animal pens, located in the western portion of the project area, which can be accessed by a gravel road from State Route 16. The site was rezoned from Agricultural Preserve (A-P) to Single Family Residential/Planned Development No. 59 (R-1/PD-59) and the land use designation was changed from Agriculture to Low Density Residential in the Esparto General Plan on September 25, 2007.

The project site is bordered by urban development and agriculture. Two subdivisions are located east and south of the site. Active orchards, zoned Agricultural General (A-1), lie immediately west and north of the project site. The Parker Place subdivision is east of the site and the Esperanza Estates subdivision is south of the site. These subdivisions were recently developed.

## CONVERSION OF PRIME SOILS

The *Soil Survey for Yolo County, California* maps surface soils across the project site as Yolo silty clay loam (Yb) and Tehama loam with 0 to 2 percent slopes (TaA). Yolo soils are found across much of the site. Tehama soils are mapped across the western and southern edge of the site. Both soil types are designated by the state as prime agricultural soils.

The Yolo County LAFCO Land Evaluation and Site Assessment Model (LESA) has been used to determine the relative significance of agricultural land resources of the project. The model is based on the identification of two factors: 1. Land evaluation factors such as the

inherent qualities of soil and water resources; and 2. site assessment factors such as parcel size and proximity to urban areas.

LESA rates the potential effects to agriculture on a scale of 0 to 100 and the model provides scoring thresholds that divide agricultural land resources into four basic categories. Land resources that receive a score of 75 points or more are placed in Tier 1, which represents land of the very highest agricultural importance. Tier 4 represents land of the lowest agricultural importance; land resources that receive a score of 40 or fewer points are placed in this category.

USDA Soil conservationist Phil Hogan provided a LESA model evaluation for the Orcioli property (Attachment B). The score for the project is 67.4; this score classifies the project as a Tier 2 Agricultural Resource – high agricultural importance, which indicates a significant impact. This score was calculated using a Class I and II soil classification.

The LAFCO Agricultural Conservation Policy requires mitigation of prime agricultural land at not less than a 1:1 replacement ratio. Through its application process, the County has required the developer to mitigate for the loss of prime land by obtaining agricultural conservation easements on 38.4 acres of prime land prior to approval of the Final Map, and to grant them to an appropriate third party. The developer has purchased a 114.9-acre property in Capay and is working with the Yolo Land Trust to place an easement on a portion of prime farmland for this project.

LAFCO's Agricultural Policy also encourages the annexation of non-prime before prime land, where feasible. Though the Orcioli property converts prime agricultural land to urban development, there is no other, less prime land within the sphere of influence and general plan area on which to direct growth. All of the land in the town of Esparto and Yolo County General Plan for Esparto and Madison is I and II class soil as illustrated in the Soil Survey of Yolo County, California, i.e. prime agricultural land. Any conversion of land in the Esparto or Madison vicinity would convert prime agricultural land.

### EFFECTS ON ADJACENT AGRICULTURAL PRACTICES

Residential development has the potential to conflict with nearby agricultural uses. Impacts to agricultural uses include limitations on operations due to nuisance complaints, as well as possible trespassing and damage to crops and equipment. Yolo County and Esparto have mechanisms in place to help minimize agricultural-urban conflicts.

The properties to the north and west of the project are zoned for agricultural use (A-1) and are currently used for active agricultural operations. The presence of new homes built on the Orcioli property could have an adverse effect on the active walnut orchards on these properties. The developer can minimize the impacts of agricultural conversion by reducing urban interference.

The County and Esparto require buffers between residential areas and active farmland. Esparto General Plan Policy E-LU.18 and Yolo County General Plan Policy AP22 require a buffer between urban development and agricultural land. The County requires a 150' and Esparto a 100' minimum setback where new development adjoins agricultural lands. The Esparto and Yolo County General Plan policies both require a setback of 300 feet for urban uses that adjoin Agricultural preserves or active orchards, except where the adjacent property owner agrees in writing that the 300 foot buffer is not needed. In no case shall the buffer be reduced to less than 100 feet. A buffer easement has been acquired for the orchards north of the project site. Neither a buffer nor an agreement has been obtained for the agricultural property west of the project site. The developer will provide the 300' buffer on the west side of the project site.

The Yolo County Right to Farm Ordinance further protects existing agricultural uses from urban development. The County has a right to farm ordinance designed to protect properly maintained and operated agricultural uses from unwarranted nuisance complaints, and to provide a dispute resolution process for agricultural-urban conflicts. The Yolo County Right to Farm Ordinance (Title 10, Chapter 6 of the County Code) specifies that properly maintained and operated agricultural uses shall not constitute a nuisance due to any changed condition in or about the locality (if the agricultural use has been in operation for three years and was not a nuisance when it began). The ordinance also provides for a dispute resolution process for grievances related to an agricultural use. The Project Conditions of Approval require that the Final Subdivision Map include a Right-to-Farm statement covering all residential lots, which must be approved by County Counsel and recorded to the satisfaction of the Planning and Public Works Director.

### INTRODUCTION TO DEVELOPMENT PRESSURES

As previously stated, active orchards lie immediately west and north of the project site. Manmade boundaries, such as roads or waterways, can alleviate some development pressures in these areas.

State Highway 16 constitutes the northern boundary of the site. Though this area would not necessarily deter future growth, it does represent an urban limit. There is no existing public road access north of Highway 16.

The southwest portion of the proposal area is adjacent to the Winters Canal. There is no access to areas southwest of the canal. The canal will include a fence that runs along its eastern side and the west side of the project site. There is a five acre area southwest of the canal that is designated in the Esparto General Plan and zoned by the County as residential. This area is part of the project parcel; however, it will automatically constitute a separate parcel upon approval of the final map and be deeded to the County. It is unclear what the County intends for this parcel; however, it is landlocked.



## EFFECTS ON OPEN SPACE

There will be a visual reduction of open space for residents west of the Parker Place subdivision and north of the Esperanza Estates Subdivision.

## **ENVIRONMENTAL ASSESSMENT**

Yolo County is the lead agency under California Administrative Code Title 14, Division 6, Resource Agency for this project. As lead agency, the County adopted an Environmental Impact Report on September 25, 2007 as the appropriate environmental document for this project.

## **COST FOR GOVERNMENTAL SERVICES**

The proposal area will require municipal services from Esparto CSD and MERCSA. The proposal area will require water, wastewater, and street lighting services from Esparto CSD and parks and recreation services, landscaping, and drainage from MERCSA. According to the LAFCO District Service Plan from both agencies, all improvements will be constructed by the developer or by funds provided by the developer. The developer will also cooperate with in MERCSA in the establishment of a prop. 218 fee for ongoing park, recreation, and landscaping services costs in the project area.

## DEFINITENESS AND CONFORMANCE OF BOUNDARY

The project applicant requested a sphere amendment for the Esparto CSD on October 1, 2007 and MERCSA on January 28, 2008 to include this project in their respective Spheres of Influence.

The County Surveyor and the County Assessor have reviewed the proposed annexation of the Orciuoli site into the Esparto CSD and MERCSA. The new proposed boundaries will split legal parcel boundaries and lines of assessment; however, the project site will constitute a separate parcel after the Final Subdivision Map is filed. As previously discussed, development would occur on 38.4 acres of a larger, 45.6-acre parcel. The Winters Canal represents the proposal area's western boundary and transects the parcel, cutting off approximately 5.6 acres. Upon filing of the Final Subdivision Map by the County, the project area and the 5.6 acre remainder area will each constitute a separate parcel.

Though the Commission disfavors boundaries that split legal parcel boundaries and lines of assessment, in this circumstance, it is appropriate to approve the annexation. The western boundary line of the proposed annexation area would follow the Winters Canal, which creates a physical boundary line. According to the LAFCO Standards of Evaluation the Commission favors "boundaries which follow existing political boundaries and natural or manmade features such as rivers, lakes, railroad tracks, roads and freeways" (Section H. (4.), Boundaries). The Winters Canal provides an exact physical manmade boundary line along the southwest portion of the project and between the proposed subdivision and active agricultural practices.

Excluding the remainder parcel from the proposal will reduce impacts to agriculture. An orchard located immediately west and south of the remainder parcel is actively farmed and in Williamson Act Contract. According to the LAFCO Standards of Evaluation, the Commission favors the "location of boundary lines of areas proposed for annexation to ... districts [that] promote productivity and preservation of agricultural land" (Section C. (8), Territory to be Included). Including this parcel in the project may induce growth west and south of the Winters Canal.

The County Surveyor has attested that the submitted final legal description and map for this proposal are mathematically correct.

### **CONFORMITY WITH COMMISSION POLICY**

This proposal is consistent with the Yolo County LAFCO Standards of Evaluation. The Commission favors development in urbanized areas. The annexation of this property is consistent, logical and orderly, as it is within the Esparto CSD and MERCESA Sphere of Influence. The proposal area is also consistent with and designated for residential development in the Esparto and Yolo County General Plans.

### **ALTERNATIVE ACTIONS**

Other alternatives considered in the Orciuoli Reorganization to the Esparto CSD and MERCESA:

1. Approve the Orciuoli Reorganization to the Esparto CSD and MERCESA.
2. Approve the Orciuoli Reorganization to the Esparto CSD and MERCESA with conditions.
3. Deny the proposal and make appropriate findings and determinations to support this decision.
4. Deny the proposal, but waive the one-year limitation to hear the proposal.
5. Continue the public hearing to receive additional information.

### **EXECUTIVE OFFICER'S COMMENTS**

#### **FINDINGS AND CONCLUSIONS**

1. The proposal is to annex 43 acres of land to the Esparto CSD and MERCESA.
2. The landowner petition has 100% landowner consent.
3. The property is zoned "Single Family Residential Planned Development No. 59" (R1-PD-59) by the County.
4. The proposed annexation area of 43 acres is part of a larger 46-acre parcel.
5. The Winters Canal will represent the projects western boundary.

6. The proposed project boundary splits legal parcel boundaries and lines of assessment.
7. The area proposed for annexation will automatically constitute a separate parcel after the County files the Final Subdivision Map for the property.
8. There are no registered voters in the territory; therefore, the proposal area is considered uninhabited, as that term is defined in Government Code Section 56046.
9. The proposal area is in one tax rate area with a total current assessed land value of approximately \$7,344,000.
10. The following agencies and districts were notified concerning this proposal: Yolo County, Yolo County Library, Road District #2, Capay Cemetery District, Esparto Fire Protection District, Sacramento-Yolo Mosquito Vector Control District, Yolo County Resource Conservation District, Yolo County Flood Control and Water Conservation District, Yolo County Office of Education, Esparto Unified School District, Yuba Community College District
11. Property tax transfer negotiations were completed and approved by the County on November 26, 2007.
12. The Madison-Esparto CSA will provide drainage, park, and landscaping services to the proposed project.
13. The applicant is including a drainage pond in the proposed project plans that will be maintained by MERCSA.
14. The MERCSA assessment fee is not adequate to provide all of the associated drainage, park, and landscaping services for the proposed project.
15. The developer is required to cooperate in the establishment of a new fee assessment that fully meets the funding requirements of MERCSA to maintain associated improvements.
16. The Esparto CSD has an adequate, but narrow, water supply for the proposed project together with existing and planned development.
17. The applicant will redrill and reintroduce Well #4 into the water supply system and provide land for a future water tank in the proposed project site.
18. The Esparto CSD currently does not have adequate wastewater capacity but expansion is planned.
19. The applicant will construct approximately 12 acres of wastewater ponds for the project and reimburse the District for the cost of the District land on which the ponds are built.
20. The wastewater treatment expansion will provide adequate wastewater capacity for the Orciuoli project.

21. The applicant will be required to pay appropriate development and connection fees to the Esparto CSD, prior to extension of sewer and water lines to the property.
22. The property contains 38.4 acres of prime agricultural land that is proposed to be developed.
23. The developer will obtain agricultural conservation easements on 38.4 acres of prime agricultural land and grant them to the Yolo Land Trust to mitigate the loss of prime agricultural land.
24. The Orciuoli property is adjacent to actively farmed orchards on the north and west.
25. The Yolo County Agricultural Commissioner will require a 100' buffer on the north and a 300' buffer on the west.
26. The County of Yolo, as lead agency, prepared an Environmental Impact Report (EIR) as the appropriate environmental document for this proposal.
27. Among other things, the EIR specified mitigation measures for traffic, habitat, cultural resources, hazardous materials, drainage, noise, air quality, water availability, and wastewater capacity.
28. The Orciuoli property does not contain improvements.
29. The property is composed of approximately 38 acres of Class I and II soils.
30. The County Surveyor has agreed that the submitted legal description and maps are mathematically correct.
31. The proposal is consistent with the adopted Esparto and Yolo County General Plans and the Esparto CSD and MERCESA Spheres of Influence.
32. The agreement is consistent with the LAFCO Standards of Evaluation and Agricultural Conservation Policy.
33. The area proposed for reorganization represents an orderly, logical, and a justifiable extension of the district boundaries.

Attachments:

Attachment A: Landowner Petition, which includes map

Attachment B: LESA Worksheet

On file with Yolo County LAFCO and on-line at [www.yololafco.org](http://www.yololafco.org):

Orciuoli Property Residential Development Environmental Impact Report

OCT 12 2007

YOLO LAFCO

**LAFCO**

*Yolo County Local Agency Formation Commission  
625 Court Street, Room 202, Woodland, CA 95695  
530.666.8048(office) 530.666.8046(fax)  
lafco@yolocounty.org*

PETITION FOR PROCEEDING PURSUANT TO THE  
CORTESE-KNOX-HERTZBERG  
LOCAL GOVERNMENT REORGANIZATION ACT OF 2001

Section I

The undersigned hereby petition(s) the Yolo County Local Agency Formation Commission for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

This proposal is made pursuant to Part 3, Division 2, Title 5 of the California Government Code (commencing with §56000 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2001).

1. Short Title: Orciuoli Annexation to Esparto CSD and MERCSA
2. The specific change(s) of organization proposed is/are (please select from the following): Annexation

If "Other" was selected immediately above, please specify the action in this petition:

3. The boundaries of the territory(ies) included in the proposal are as described in the attached Exhibit(s)
4. The territory(ies) included in the proposal is/are:
  - Inhabited (12 or more registered voters)
  - Uninhabited (less than 12 registered voters)
5. This proposal is/is not consistent with the Sphere of Influence of the affected city and/or district(s).
  - is consistent
  - is not consistent

6. The reason(s) for the proposal is/are: *Annexation for the provision of the following services: sewer, water, street light, drainage, parks, and landscape.*
7. The proposal is requested to be made subject to the following terms and conditions:

Creation of a zone of benefit for MERCSA.

8. Give a general description of the territory's natural and manmade features:  
Relatively flat fallow field, with a few ornamental trees and bushes. Winters Canal on western edge, SR 16 on north, existing houses on east and south.
9. List the Assessor's Parcel Number(s) for the affected parcels in the proposal (use additional sheet if necessary).  
049-150-40
10. Provide (separately) mailing labels for all landowners and registered voters within 300' of outside proposal boundary (you may provide a computer disk with a *WORD/EXCEL* label list instead).
11. Have alternatives to this proposal been considered?  
 Yes  
 No If so, please list and explain: See EIR for alternatives considered.
12. Describe the proposed changes in land use for this proposal (if applicable). From Agricultural to Residential and Parks.
13. If a change in land use will occur if the proposal is accepted, what is your expected timetable for the completion of the changes?  
The improvements will occur in 2008 through 2010, and residential occupancies will occur in 2009 through 2012.
14. Is there 100% written landowners consent for this proposal?  
 Yes  
 No (Please attach consent).
15. Name and identify all affected counties, cities, or districts:  
Yolo County, Esparto CSD, MERCESA, Esparto FPD, and Yolo County FCWCD

16. The following are names of persons (not to exceed three (3) in number) who are to be sent a Notice of Filing, furnished with copies of the Executive Officer's Report, and who are to be copied on all correspondence:

Name: Dan Boatwright

Street Address: 12885 Alcosta Blvd., Suite A

City, State and ZIP Code: San Ramon, CA 94583

Telephone: (925) 328-1000

This person is a: Landowner

Name: Kent Calfee

Street Address: 611 North St

City, State and ZIP Code: Woodland, CA 95695

Telephone: (530) 666-2185

This person is a: Other-Please specify *Attorney*

Name:

Street Address:


City, State and ZIP Code:

Telephone:

This person is a:

17. Signature for Petition Designee (use additional sheets if needed)

Type or print name: Dan Boatwright

Signature: 

Date: 10-10-07

Address: 12885 Alcosta Blvd., Suite A

City, State and ZIP Code: San Ramon, CA 94583

This person is a: Landowner

Please identify all parcels (by APN) owned by the individual:

049-150-40

Type or print name:

Signature:

Date:

Address:

City, State and ZIP Code:

This person is a:

Please identify all parcels (by APN) owned by the individual:

Type or print name:

Signature:

Date:

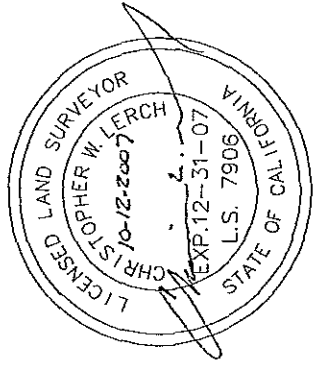
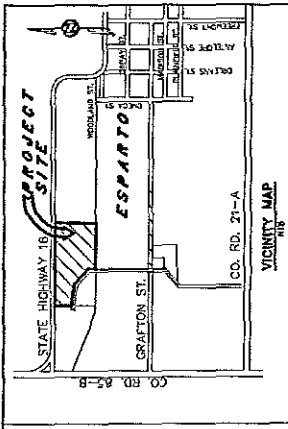
Address:

City, State and ZIP Code:

This person is a:

Please identify all parcels (by APN) owned by the individual:



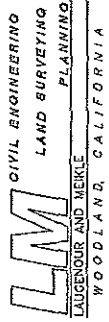


APPROVED BY LAFCO  
LAFCO PROCEEDING NO. \_\_\_\_\_ DATE \_\_\_\_\_

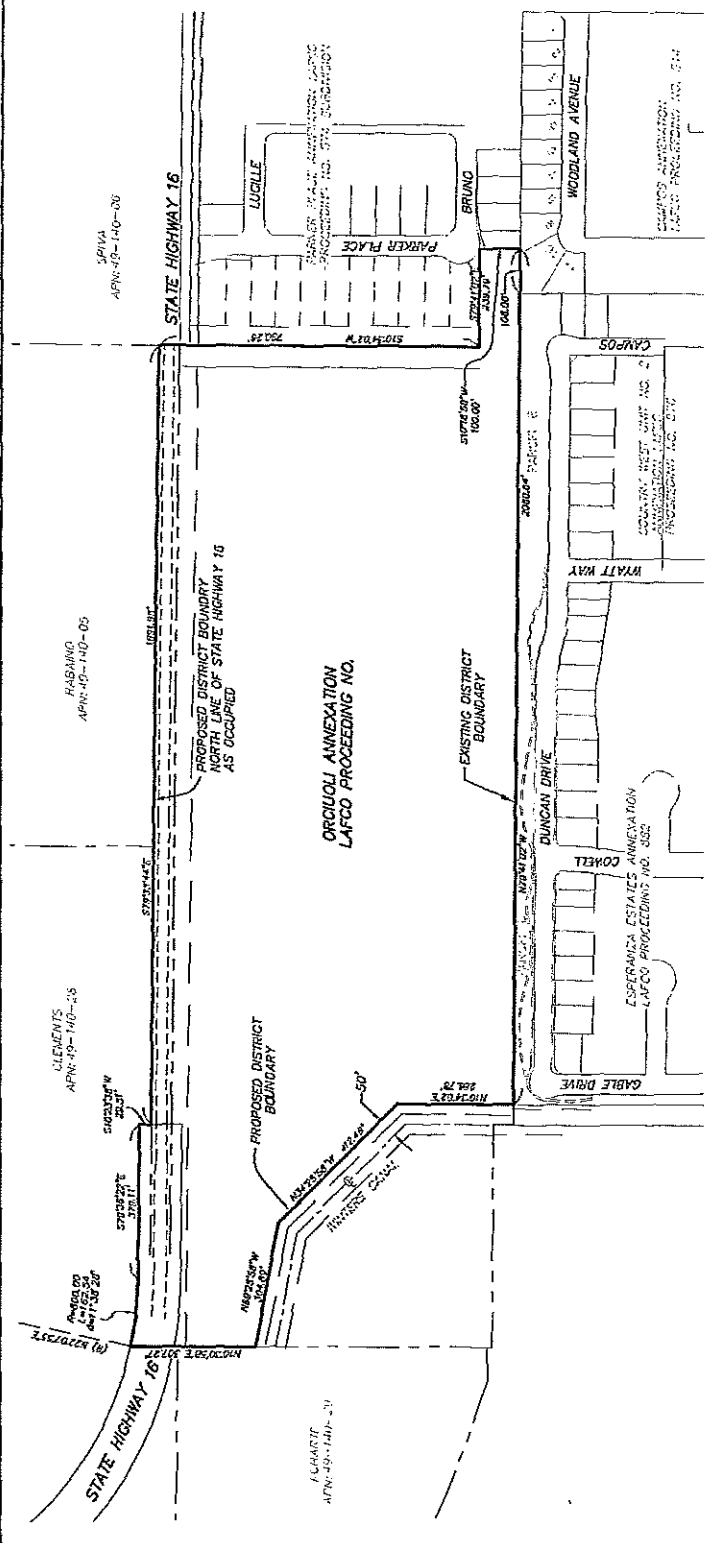
CHAIRMAN \_\_\_\_\_

**ORCIUOLI SUBDIVISION ANNEXATION  
TO THE  
ESPARTO COMMUNITY SERVICES DISTRICT  
&  
MADISON ESPARTO REGIONAL COUNTY SERVICE AREA**

BEING ALL OF LOT 40 AND A PORTION OF LOT 50, A PORTION OF ALDRICH ROAD, A PORTION OF STATE HIGHWAY 16, AND A PORTION OF RAILROAD RIGHT-OF-WAY OF THE BONNYE TRACT RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, YOLO COUNTY RECORDS



SHEET 1 OF 1  
OCTOBER 9, 2007



**BOUNDARY DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, BEING ALL OF LOT 40 AND A PORTION OF LOT 50, A PORTION OF ALDRICH ROAD, A PORTION OF STATE HIGHWAY 16, AND A PORTION OF RAILROAD RIGHT-OF-WAY AS SHOWN ON THAT MAP ENTITLED "BONNYE TRACT", FILED IN BOOK 1 OF MAPS, AT PAGE 8, YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE CAMPOS ANNEXATION LAFCO PROCEEDING NO. 874, SAID POINT BEING DISTANT SOUTH 79°41'02" EAST 100.00 FEET FROM THE NORTHWEST CORNER OF SAID "CAMPOS ANNEXATION"; THENCE ALONG THE NORTHERLY BOUNDARIES OF "COUNTRY WEST UNIT NO. 2" LAFCO PROCEEDING NO. 870 AND "ESPERANZA ESTATES ANNEXATION" LAFCO PROCEEDING NO. 882, NORTH 79°41'02" WEST 2080.64 FEET TO A LINE PARALLEL TO AND 50.00 FEET EAST OF MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF WRITERS CANAL; THENCE ALONG SAID PARALLEL LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 10°34'02" EAST 286.78 FEET; 2) NORTH 34°20'58" WEST 412.48 FEET; AND 3) NORTH 69°23'58" WEST 304.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE ALONG THE WESTERLY LINE OF SAID LOT 50 AND ITS PROJECTION THEREOF, NORTH 10°30'50" EAST 307.27 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 16, AS DESCRIBED IN BOOK 2083 OF OFFICIAL RECORDS AT PAGE 123, YOLO COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 22°07'55" EAST, SAID CURVE HAVING A CENTRAL ANGLE OF 11°38'28", A RADIUS OF 800.00 FEET AND A DISTANCE ALONG THE ARC OF 162.54 FEET; THENCE SOUTH 79°36'22" EAST 378.11 FEET; THENCE SOUTH 10°33'29" WEST 29.51 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY 16 AS OCCUPIED; THENCE ALONG SAID NORTHERLY LINE, SOUTH 79°33'44" EAST 1891.85 FEET TO THE MOST NORTHWESTERLY CORNER OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874; THENCE ALONG THE WESTERLY LINE OF "PARKER PLACE ANNEXATION" LAFCO PROCEEDING NO. 874, SOUTH 10°34'02" EAST 790.26 FEET; THENCE NORTH 79°41'02" EAST 238.79 FEET; THENCE SOUTH 10°18'58" EAST 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 43.71 ACRES OF LAND, MORE OR LESS.

## BOUNDARY DESCRIPTION


All that real property situate in the County of Yolo, State of California, being all of Lot 40 and a portion of Lot 50, a portion of Aldrich Road, a portion of State Highway 16, and a portion of railroad right-of-way, as shown on that map entitled "Bonyng Tract", filed in Book 1 of Maps, at Page 8, Yolo County Records, being more particularly described as follows:

BEGINNING at a point on the Northerly boundary line of the Campos Annexation LAFCO Proceeding No. 814, said point being distant South 79°41'02" East 108.00 feet from the Northwest corner of said "Campos Annexation"; thence, along the Northerly boundaries of "Country West Unit No. 2", LAFCO Proceeding No. 870 and "Esperanza Estates Annexation", LAFCO Proceeding No. 882, North 79°49'02" West 2,080.64 feet to a line parallel to and 50.00 feet East of, measured at right angles from the centerline of Winters Canal; thence, along said parallel line the following three (3) courses and distances: (1) North 10°34'02" East 286.78 feet; (2) North 34°25'58" West 412.48 feet; and (3) North 69°25'58" West 304.89 feet to a point on the Westerly line of said Lot 50; thence, along the Westerly line of said Lot 50 and its projection thereof, North 10°30'58" East 307.27 feet to the Northerly right-of-way of State Highway 16, as described in Book 2083 of Official Records, at Page 123, Yolo County Records; thence, Southeasterly along a curve to the left, the radius point of which bears North 22°07'55" East, said curve having a central angle of 11°38'28", a radius of 800.00 feet and a distance along the arc of 162.54 feet; thence South 79°36'22" East 379.11 feet; thence South 10°23'38" West 29.51 feet to the Northerly line of State Highway 16 as occupied; thence, along said Northerly line, South 79°33'44" East 1,891.95 feet to the most Northwesterly corner of "Parker Place Annexation", LAFCO Proceeding No. 874; thence, along the Westerly line of said "Parker Place Annexation", LAFCO Proceeding No. 874, South 10°34'02" East 790.26 feet; thence North 79°41'02" East 239.79 feet; thence South 10°18'58" East 100.00 feet to the point of beginning.

Containing 43.71 acres of land, more or less.

End of description.



  
Christopher W. Lerch

10-08-07  
Date

# ORCIUOLI DEVELOPMENT

Land Evaluation and Site Assessment  
April 11, 2008



**USDA NATURAL RESOURCES CONSERVATION SERVICE**

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**Yolo County LESA Model  
Land Evaluation Worksheet**  
(See Yolo LESA narrative for detailed scoring instructions)

Name of Project: Orciuoli Development 4/11/2008

**1. Land Capability Classification, and 2. Storie Index Scoring:**

A	B	C	D	E	F	G	H
Soil Type (Map Unit)	Area	% (B/total area)	LCC	LCC pts	LCC Score (C * E)	SIR	SIR Score (C * G)
TaA	9.8	24.0	Ils-3	80	19.2	72	17.3
Yb	31.4	76.0	I-1	100	76.0	90	68.4
<b>Total Area:</b>	<b>41.2</b>	<b>100.0</b>		<b>LCC Score</b>	<b>95.2</b>	<b>SIR Score</b>	<b>85.7</b>

**LCC Point Assignment Table:**

LCC	I	Ile	Ils,w	Ille	Ils,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

**3. Irrigated Farmland Scoring:**

Total area of project: \_\_\_\_\_ 41.2 (a)

Area of project that is irrigated: \_\_\_\_\_ 41.2 (b)

(b)/(a) x 100 = : \_\_\_\_\_ 100 % of the project that is irrigated

Length of project perimeter: \_\_\_\_\_ 6,786.3 feet (c)

Length of perimeter adjacent to irrigated farmland: \_\_\_\_\_ 2,682.0 (d)

(d)/(c) x 100 =: \_\_\_\_\_ 40% surrounded by irrigated farmland

(See table below for appropriate irrigated Farmland Score:)

% of project that is irrigated	Score if ≥ 50% surrounded by irrigated farmland	Score if < 50% surrounded by irrigated farmland
75 - 100	100	100
50 - 74	80	60
1 - 49	80	40
0	80	0



## Yolo County LESA Model

### Land Evaluation & Site Assessment 4/11/2008 Project Score Sheet

Name of Project:     Orciuoli Development 4/11/2008    

<u>Evaluation Factors:</u>	Score	Weight	Weighted Score
<b>Land Evaluation Scores:</b>			
Land Capability Classification:	95.2 X	(0.20) =	19.04
Storie Index Rating:	85.7 X	(0.20) =	17.10
Irrigated Farmland Score:	100 X	(0.10) =	10.00
<b>Site Assessment Scores:</b>			
Project Size Score:	80.0 X	(0.20) =	16.00
Separation from Urban Conflict Score:	36.0 X	(0.15) =	5.40
County Zoning Score:	0 X	(0.15) =	00.00
(Sum the above weighed scores to obtain the total LESA score)		<b>Total LESA Score:</b>	<b>67.54</b>

Worksheet Completed By:     Phil Hogan    

Title:     District Conservationist    

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Date:     4/11/2008