

YOLO LOCAL AGENCY FORMATION COMMISSION

Regular Meeting AGENDA

October 31, 2024 - 9:00 a.m.

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CA 95695

COMMISSIONERS

BILL BIASI, CHAIR (CITY MEMBER)
GLORIA PARTIDA, VICE CHAIR (CITY MEMBER)
LUCAS FRERICHS (COUNTY MEMBER)
PAMELA MILLER (PUBLIC MEMBER)
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JIM PROVENZA (COUNTY MEMBER)

CHRISTINE CRAWFORD
EXECUTIVE OFFICER

ERIC MAY
COMMISSION COUNSEL

Meetings of the Yolo Local Agency Formation Commission (LAFCo) are held in person in the Board of Supervisors chambers, located at 625 Court Street, Suite 206, Woodland, CA. LAFCo will, to the best of its ability, provide hybrid and remote options for LAFCo meeting participants and to the public; however, LAFCo cannot guarantee these options will be available due to technical limitations outside our control. For assurance of public comment, LAFCo encourages in-person and written public comments to be submitted. The Zoom link / phone number and instructions for participating in the meeting through Zoom are set forth in the "Public Participation Instructions" on the final page of this agenda.

NOTICE:

This agenda has been posted at least five (5) calendar days prior to the meeting in a location freely accessible to members of the public, in accordance with the Brown Act and the Cortese-Knox-Hertzberg Act. The public may subscribe to receive emailed agendas, notices and other updates by contacting staff at lafoo@yolocounty.gov.

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCo action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. If you wish to submit written material at the hearing, please supply 8 copies.

FPPC - Notice to All Parties and Participants in LAFCo Proceedings

All parties and participants on a matter to be heard by the Commission that have made campaign contributions totaling more than \$250 to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Contributions and expenditures for political purposes related to any proposal or proceedings before LAFCo are subject to the reporting requirements of the Political Reform Act and the regulations of the Fair Political Practices Commission, and must be disclosed to the Commission prior to the hearing on the matter.

AGENDA

PLEASE NOTE - The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission members.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Public Comment: This is an opportunity for members of the public to address the Commission on subjects relating to LAFCo purview but not relative to items on this Agenda. The Commission reserves the right to impose a reasonable time limit on any topic or on any individual speaker.

CONSENT AGENDA

4. Approve the LAFCo meeting minutes of September 26, 2024
5. Correspondence

PUBLIC HEARING

6. Conducting Authority Protest Hearing adopting **Resolution 2024-12** either ordering or terminating the PIRMI Area and Sports Park Reorganization to the City of Woodland depending on the protest results (LAFCo No. 24-01)

REGULAR AGENDA

7. Study session to discuss the reorganization plan for the Elkhorn Fire Protection District (no action will be taken)
8. Consider and adopt the Yolo LAFCo 2025 Meeting Calendar

EXECUTIVE OFFICER'S REPORT

9. A report by the Executive Officer on recent events relevant to the Commission and an update of staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.
 - a. 10.31.2024 Long Range Planning Calendar
 - b. EO Activity Report - September 23 through October 25, 2024
 - c. CALAFCO Legislative Summary

COMMISSIONER REPORTS

10. Action items and reports from members of the Commission, including announcements, questions to be referred to staff, future agenda items, and reports on meetings and information which would be of interest to the Commission or the public.

ADJOURNMENT

11. Adjourn to the next Regular LAFCo Meeting

I declare under penalty of perjury that the foregoing agenda was posted by 5:00 p.m. Friday, October 25, 2024, at the following places:

- On the bulletin board outside the east entrance of the Erwin W. Meier County Administration Building, 625 Court Street, Woodland, CA;
- On the bulletin board outside the Board of Supervisors Chambers, 625 Court Street, Room 206, Woodland, CA: and,
- On the LAFCo website at: www.yololafco.org.

ATTEST:
Terri Tuck, Clerk
Yolo LAFCO

A.D.A. NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at 530-666-8048 or at the following address: Yolo LAFCo, 625 Court Street, Suite 107, Woodland, CA 95695.

PUBLIC PARTICIPATION INSTRUCTIONS:

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- Joining through Zoom on your computer at <https://yolocounty.zoom.us/j/88179429444>, or participate by phone by calling 1-408-638-0968, Webinar ID: 881 7942 9444. Please note there is no participant code, you will just hit # again after the recording prompts you.
- If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make comment. The moderator will call you by name or phone number when it is your turn to comment. Press *6 to unmute. The Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.
- If you wish to submit a written comment on a specific agenda item or on an item not on the agenda, please email the Commission Clerk at lafco@yolocounty.gov or send to 625 Court Street, Suite 107, Woodland, CA 95695. Please include meeting date and item number. Please submit your comment by 2:00pm the day prior to the meeting, if possible, to provide the Commission a reasonable opportunity to review your comment in advance of the meeting. All written comments are distributed to the Commission, filed into the record, but will not be read aloud.

Please note that LAFCo cannot guarantee that hybrid and remote options will be available due to technical limitations outside our control. For assurance of public comment, LAFCo encourages in-person or written public comments to be submitted.

Consent 4.

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

Approve the LAFCo meeting minutes of September 26, 2024

RECOMMENDED ACTION

Approve the LAFCo meeting minutes of September 26, 2024.

Attachments

ATT-Minutes 09.26.24

Form Review

Form Started By: Terri Tuck
Final Approval Date: 10/22/2024

Started On: 10/22/2024 09:09 AM

YOLO LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

September 26, 2024

The Yolo Local Agency Formation Commission met on the 26th day of September 2024, at 9:00 a.m. in the Yolo County Board of Supervisors Chambers, 625 Court Street, Room 206, Woodland CA. Voting members present were Chair and City Member Bill Biasi, City Member Alternate (A) Tania Garcia-Cadena, County Members Lucas Frerichs and Oscar Villegas, and Public Member Pamela Miller. Voting member Gloria Partida, Vice Chair, was absent. Others present were Public Member Alternate Richard DeLiberty, Executive Officer Christine Crawford, Clerk Terri Tuck, and Counsel Eric May.

CALL TO ORDER

Chair Biasi called the Meeting to order at 9:00 a.m.

Item № 1 Pledge

Commissioner Miller led the Pledge of Allegiance.

Item № 2 Roll Call

PRESENT: DeLiberty (A), Garcia-Cadena (A), Miller, Villegas, Biasi
ABSENT: Frerichs, Partida

Item № 3 Public Comments

There were no public comments.

CONSENT

Item № 4 Approve the LAFCo Meeting Minutes of July 25, 2024

Item № 5 Review and file the Fiscal Year 2023/24 Fourth Quarter Financial Update

Item № 6 Review and file the LAFCo Financial Statement for Fiscal Years ending 2023, 2022, and 2021

Item № 7 Correspondence

Minute Order 2024-39: The recommended actions on Consent were approved.

MOTION: Villegas SECOND: Miller
AYES: Miller, Villegas, Biasi
ABSENT: Frerichs
ABSTAIN: Garcia-Cadena (A)

Commissioner Frerichs arrived at the dais at 9:05 a.m.

PUBLIC HEARING**Item № 8** **Consider adopting Resolution 2024-11, approving the PIRMI and Sports Park Reorganization to the City of Woodland (annexation to the city and concurrent detachment from the Springlake Fire Protection District) and determining no further environmental review is needed under the California Environmental Quality Act (CEQA) (LAFCo No. 24-01)**

After an overview report by staff, the Chair opened the Public Hearing. Carly Plumer, a business owner in the PIRMI area spoke. The Public Hearing was closed.

Minute Order 2024-40: The Commission adopted Resolution 2024-11, approving the PIRMI area and Sports Park Reorganization to the City of Woodland (annexation to the city and concurrent detachment from the Springlake Fire Protection District), determining no further environmental review is needed under the California Environmental Quality Act (CEQA), and set the October 31, 2024, meeting for conducting authority protest proceedings.

MOTION: Frerichs SECOND: Villegas

AYES: Frerichs, Garcia-Cadena (A), Miller, Villegas, Biasi

NOES: None

Item № 9 **Continued Public Hearing to consider approval of Resolution 2024-10 adopting the Municipal Service Review (MSR) for Flood Protection Services and approving a Sphere of Influence (SOI) Update for Reclamation District (RD) 999, and determine the MSR/SOI is exempt from the California Environmental Quality Act (CEQA) (LAFCo No. 23-03)**

After an overview report by staff, the Chair opened the continued Public Hearing. Tom Slater from RD 999 spoke. The Public Hearing was closed. The Public Hearing was reopened, and Patrick Markham from RD 765 spoke. The Public Hearing was closed.

Minute Order 2024-41: The Commission adopted Resolution 2024-10, approving the MSR for Flood Protection Services and a SOI Update for RD 999. Staff was also directed to add an agenda item to a future meeting in 6 to 12 months to provide an update on the status of RD 307 and RD 765 MSR recommendations and to invite representatives of the two districts to attend the meeting.

MOTION: Miller SECOND: Garcia-Cadena (A)

AYES: Frerichs, Garcia-Cadena (A), Miller, Villegas, Biasi

NOES: None

REGULAR AGENDA**Item № 10** **Consider a request from the Elkhorn Fire Protection District (FPD) to waive the Yolo LAFCo Deposit/Fee Schedule for its application to dissolve the FPD in response to the 2022 municipal services review (MSR) for fire protection agencies**

After an overview report by staff, Elkhorn FPD President Tom Kane spoke.

Minute Order 2024-42: The recommended action was approved.

MOTION: Frerichs SECOND: Villegas
AYES: Frerichs, Garcia-Cadena (A), Miller, Villegas, Biasi
NOES: None

Item № 11 Executive Officer’s Report

The Commission was given written reports of the Executive Officer’s activities for the period of July 22 through September 20, 2024, and was verbally updated on recent events relevant to the Commission, including the Long Range Planning Calendar and Legislative Summary.

Staff commented on the recruitment process stating that in working with Human Resources it was determined that the best approach for LAFCo was to create new job classifications specific to LAFCo, a LAFCo Principal Planner and LAFCo Senior Planner. These two new job classifications will be on the on October 8th Board of Supervisors agenda for approval in adding them to the County’s class specification list and, quickly thereafter, the recruitment process will begin.

Staff noted that some of the MSR/SOI updates scheduled for FY 2024/25 may be pushed out to a later date due to a high volume of upcoming projects.

Item № 12 Commissioner Reports

Commissioner Frerichs asked staff if the protest for the PIRMI area of the City of Woodland’s Reorganization would affect the Sports Park portion of the reorganization.

Staff responded that the protest would also affect the Sports Park. If the proposal failed, Woodland would have to bring the Sports Park annexation back to LAFCo as a new standalone proposal, but there would be no waiting period.

Commissioner Biasi noted as a reminder to everyone that the October meeting had been moved to October 31st.

Item № 13 Adjournment

Minute Order 2024-43: By order of the Chair, the meeting was adjourned at 9:57 a.m. to the next regular meeting.

ATTEST:

Bill Biasi, Chair
Local Agency Formation Commission
County of Yolo, State of California

Terri Tuck
Clerk to the Commission

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

Correspondence

RECOMMENDED ACTION

Review and file the following correspondence:

A. CALAFCO The Sphere 2024

Attachments

ATT A-CALAFCO The Sphere 2024

Form Review

Form Started By: Terri Tuck
Final Approval Date: 10/22/2024

Started On: 10/22/2024 10:05 AM

Journal of the
California Association of Local Agency Formation Commissions

Item 5-ATT A

THE SPHERE

2024

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Cover Photo by
Stephanie Pratt, Napa LAFCO

THE SPHERE

CALAFCO Journal

October, 2024

The Sphere is a publication of the California Association of Local Agency Formation Commissions.

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CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS

CALAFCO

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CALAFCO MISSION

The mission of CALAFCO is to promote efficient and sustainable government services based on local community values through legislative advocacy and education.

A Message From The Chair of **CALAFCO**



MARGIE MOHLER
Chair of the Board

As we approach the end of this year, many of us naturally look toward the future and anticipate what lies ahead. While the promise of tomorrow excites us, it's essential to recognize that growth springs from reflection. What did we execute well, and where did we encounter challenges? These insights will guide our path forward.

During my tenure as Chair of the Board of Directors, I heard concern from some LAFCO members: uncertainty about the organization's impact. Rather than viewing this as a fault, I see it as an opportunity. Our mission is to provide value to our members, and we achieve this through innovative ideas, active participation, and feedback. As a volunteer-driven organization, our strength lies in collaboration.

At our last strategic planning session, the Board of Directors acknowledged room for improvement in our political effectiveness.

The previous Legislative Committee encountered several challenges, including time constraints, unproductive meetings, and limited legislative influence. Over the years, CALAFCO has received numerous complaints from members about the committee's structure, composition, and inclusivity—ranging from concerns about it being too inclusive to not inclusive enough. After thoroughly considering these complaints, challenges, and our Strategic Plan goals, the Board of Directors approved the new Legislative Policy Committee.

Subsequently, the CALAFCO Board received numerous complaints regarding the establishment of the Legislative Policy Committee and held a Special Board Meeting on September 30th. At that time, they voted

to rescind the new Legislative Policy Committee and reestablish the previous Legislative Committee. However, the action was conditioned on the Board committing to again discuss the Legislative Committee structure at its strategic planning meeting in 2025,

In addition to addressing the concern about CALAFCO's political impact, we're considering discussing other challenges:

1. Membership Engagement:

Ensuring offerings for all levels of LAFCO staff. Enhancing communication channels, organizing engaging events, and fostering a robust statewide network for all LAFCO professionals.

2. Resource Allocation:

Efficiently allocating resources to maximize our impact. We've been exploring ways to streamline processes, reduce administrative overhead, and allocate funds strategically.

I extend my deepest gratitude to our CALAFCO Board of Directors. Your time, dedication, and ideas shape our organization to build a stronger future. On behalf of all members a heartfelt thank you to our staff, Rene LaRoche who does all the rest.

If you're passionate about promoting efficient government services, advocating for legislative change, or contributing your unique skills, consider becoming part of our CALAFCO Board of Directors. Your involvement can make a meaningful difference.



New Laws Affecting LAFCOs

SB 1209 (Cortese) - Indemnification

What started in the wake of a 2022 court case, concluded on September 28, 2024, when Governor Gavin Newsom signed into law SB 1209. A CALAFCO sponsored bill, SB 1209 authorizes LAFCOs to require indemnification provisions as a condition for processing a LAFCO action, which can then be triggered if a commission approval is challenged. The bill will be chaptered as Government Code Section 56383.5, and it will take effect on January 1, 2025.

The new law also requires LAFCOs to take certain actions to maintain the indemnification. These actions include promptly notifying an applicant of any claim or action against an approval, fully cooperating in the defense of the action, and getting approval from the applicant of any settlement. Since failure to do any of those three things will negate the indemnification provision, thereby leaving a commission solely responsible for costs, LAFCOs are strongly urged to update their procedures as soon as possible to incorporate those actions.

Background

In July, 2022, the Second District Court of Appeals determined that a LAFCO, despite prevailing in the underlying court case, could not require or rely upon indemnification because it is not expressly authorized to do so in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Within months of that decision, a legislative proposal was crafted to add such authorization into law.

Due to major legislative deadlines that occur at the beginning of each year, the proposal was ushered along swiftly, and it was approved by the CALAFCO

(Continued on page 10)

AB 3277 (Assembly Local Government Committee) Districts: property tax

A CALAFCO sponsored bill, AB 3277 adds language to Government Code Section 56810(a)(2) that limits the requirement to perform a financial analysis of ad valorem taxes during the formation of a district to only those times when a share of the taxes are actually being sought. Without this amendment, the financial analysis is required at all times - even when a share of the taxes is waived.

This bill takes effect on January 1, 2025.

BROWN ACT CHANGES:

The following changes to the Brown Act take effect on January 1, 2025:

◆ AB 2302 (Addis D) Open meetings: local agencies: teleconferences.

This bill removes language from Government Code Section 54953 (f)(3) regarding how much members of legislative bodies may attend regularly scheduled meetings via teleconferencing, and adds in new sections to redefine the limitations.

Existing law limits teleconference attendance by members of a legislative body to three consecutive months, or 20 percent, of regular meetings within a calendar year, or more than two meetings when the legislative body meets fewer than 10 times per year. However, this bill removes that provision and redefines them based on the frequency that regular meetings are held. The new limits are:

- Two meetings per year, if the legislative body conducts regular meetings once per month, or less;

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Jerry Gladbach Water Treatment Plant Dedication

Submitted by Los Angeles LAFCO

On Thursday, June 27, 2024, the Santa Clarita Valley Water Agency (SCVWA) dedicated its on-site water treatment plant as the “E. G. ‘Jerry’ Gladbach Water Treatment Plant.” In addition to serving on the SCVWA, Jerry had been a commissioner on the Los Angeles LAFCO for twenty-one years, a CALAFCO Director from 2005 to 2013, and the 2012 CALAFCO Board Chair.

Speakers at the dedication included SCVWA Board Chair Gary Martin; City of Santa Clarita Mayor Laurene Weste; representatives of Congressman Mike Garcia, State Senator Scott Wilk, and State Assemblymember Pilar Schiavo; and Donna Gladbach (Jerry’s wife).

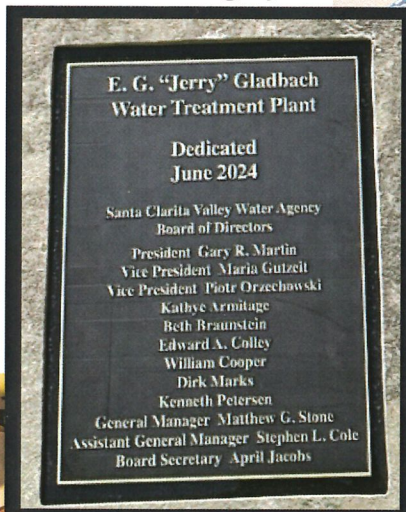
The speakers discussed Jerry’s decades-long service to SCVWA, LA LAFCO, CALAFCO, the Association of California Water Agencies (ACWA), and the National Water Resources Association.

While Jerry certainly had a positive impact on the water community, his wife noted that his true legacy was in the way that he lived, and she quoted Maya Angelou to describe Jerry’s life as not being measured by the breaths we take, but by the moments that take our breath away.

At the conclusion of the moving ceremony, a plaque



Above: Marsha McLean, Santa Clarita Councilmember (left), Donna Gladbach (center), and Laurene Weste, Santa Clarita Mayor (right)



recognizing Jerry was unveiled in front of the treatment building which will act as a permanent testament to his life of service.

Los Angeles Executive Officer Paul Novak and Deputy Executive Officer Adriana Romo attended the dedication.

WHY?

WHY?

WHY?

WHY?

WHY?

Problem Solving With the 5 Whys

By René La Roche, CALAFCO Executive Director

The old *time is money* adage has never been truer in the office and business world than now, as everyone is being asked to do more with less. Given the expense involved in developing and implementing working solutions, it is imperative to develop proficiency in first identifying core problems. Yet, that is not always as easy as it seems because we often mis-define the symptoms of a problem as the underlying issue. To illustrate, consider sunburn for a moment.

Sunburn has always been a problem for me. In fact, in my younger years I considered it my arch-nemesis because my skin would turn lobster red long before anyone else among my friends. One particularly bad instance ended with my shoulders covered in one-inch-long blisters, which I later learned was a sign of a second-degree burn. Yes, sunburn was a huge problem for me. Or was it?

Like most people, I defined the problem as the thing that was immediately impacting me - in this case a sunburn. Since sunburns hurt, they made outings unpleasant, ergo, sunburns were the problem. But as I matured, I realized that the problem was that I had chosen to spend too much time in the sun for my skin tone, and that I had compounded the negative effects of that choice by not using the proper strength of

sunscreen and by choosing not to wear a hat or any other kind of protective sun covering. Reframed in that way, it becomes easier to see that sunburn was not the problem but, rather, a consequence of some poor choices. Changing the choices created a different result.

However, it took many years and, unfortunately, many sunburns before I realized the mistake I was making. It is extremely difficult to identify core problems when in the midst of them. So, what can we do to help identify them? The best thing to do is to ask questions. But, as Elon Musk has noted, "...a lot of times the question is harder than the answer."ⁱ This is where the 5 Whys can help.

The 5 Whys

With roots in Lean Manufacturing, the 5 Whys is a simple method to peel open a problem like an onion to uncover its core issue.^{ii & iii} Its beauty is that it does not require special training, math, or any particular skill or tool other than being able to channel one's inner toddler to repeatedly ask why something is a problem.

So, what does that look like? Consider, for example, an oft-repeated example from Taiichi

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Understanding AI for LAFCO Agencies: Navigating the Future of Technology

By Amanda Ross, CEO, South Fork Consulting LLC (with some help from an AI LLM)

What is AI and How Does it Work?

First, let's demystify what is meant by "AI." In simple terms, AI refers to computer systems designed to perform tasks that typically require human intelligence. Large Language Models, a type of AI, are systems trained on vast amounts of text data, allowing them to understand and generate human-like responses. You might be surprised to learn that you're likely already interacting with AI in your daily life, perhaps through your smartphone's voice assistant or your email's spam filter or predictive text appearing as you are typing in your word document or email. While I have not applied AI to work produced by South Fork Consulting, I have played around with its applications and found that, while it can introduce errors, there are opportunities for AI to help LAFCOs and their staff.

Possibilities of AI in LAFCO Work

In the context of LAFCO work, AI and LLMs could assist with tasks such as document review, data analysis, and report generation. For instance, these systems could help summarize lengthy municipal service reviews or sphere of influence studies, potentially saving time in the review process. They might also aid in analyzing historical data on population growth, service demands, and land use patterns to provide more accurate projections for boundary reviews and service planning. This can lead to more informed decisions about annexations, sphere of influence updates, and special district formations or dissolutions. The possibilities for AI as it continues to learn could potentially be endless.

As these LLMs advance, they can be trained to be better at producing documents that meet the needs of each LAFCO agency. They will likely allow LAFCOs to automate report generation, provide service demand forecasting for agencies, and project population growth more accurately through incorporation of multiple data sources (census data, local economic indicators, known and potential development projects, etc.) And while this is an exciting new chapter in humanity's quest for ever expanding technology, it's crucial to approach these possibilities with caution.

AI Challenges and Risks

While AI can process information quickly, it lacks the nuanced understanding and local knowledge that LAFCO officers, staff, and commissioners have within their agencies. The complexity of boundary reviews, service planning, and community dynamics requires human judgment that cannot be replicated by AI. Transparency and explainability pose additional challenges. Many AI systems, especially complex ones like LLMs, operate as "black

“While AI can process information quickly, it lacks the nuanced understanding and local knowledge that LAFCO officers, staff, and commissioners have within their agencies.”

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CALAFCO Partners with Assura to Develop LAFCO Software Solution

By Assura Software

Navigating the complex twists and turns of the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (CKH) is a challenge all LAFCO practitioners are familiar with. Whether a LAFCO considers a few dozen or only a few applications per year, making sure the application is processed properly requires a focused effort to ensure the Commission's ultimate action can withstand any possible challenge.

For decades, LAFCO staff have devised methods to make sure they don't miss any subtle statutory requirements using sticky notes, whiteboards, spreadsheets, and home grown checklists to manage the process.

Yes, over the past 40 years, the software industry has developed tailored applications to meet the needs of virtually every other type of organization. The catchphrase "there's an app for that" has brought the power of information systems to bear for others, while LAFCOs were forced to improvise on their own, using administrative methods that would be familiar to our grandparents. Until now.

Specialized Software for LAFCOs

This year, CALAFCO partnered with Assura Software, a technology company from New Zealand and CALAFCO Associate member, and Kennedy Water Consulting, another CALAFCO Associate member based in California, to develop the first ever workflow software specifically designed to assist LAFCO staff when processing applications. The software, which is a secure cloud-based application that runs on ordinary web browsers and includes a mobile app, has been built to "understand"

some of the complex rules in CKH.

For instance, if a LAFCO is processing a landowner initiated application, the information collected and workflow process will be different than if it were initiated by the vote of a board of directors. As LAFCO practitioners know, CKH has a variety of deadlines for notifications and other processes and these have been built into the software. The software automatically calculates the dates for these notifications and prompts users as the deadline nears.

From Large to Small

The larger LAFCOs were eager to get started with San Diego LAFCO "going live" on the Assura platform in the summer of 2024. Since implementation, the new software has revolutionized their processes.



San Diego LAFCO's Executive Team, EO Keene Simonds (right) and AEO Priscilla Mumpower (left)

Assistant Executive Officer Priscilla Mumpower reports that "the Assura team has assisted LAFCO staff in creating a tailored platform that streamlines proposal management and keeps the executive team updated on all ongoing proposals." Now, all team members can see the

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From Vision to Action: Crafting a Strategic Plan that Reflects your Unique Perspective

By CV Strategies

For many agencies, a strong foundation and individual talents aren't enough to ensure continued success. Leveraging strategic planning to align your organization on both short- and long-term goals not only encourages employee adoption but also helps to mitigate financial risk.

Every successful project should begin with an audit of the organization's strengths and weaknesses – both internal and external – as well as an analysis of opportunities and threats. It's important to take the time to listen to and truly understand your staff, the public agencies you support and your commissioners. Through a deep partnership, your team can capture the big picture while also exploring every angle for a successful, multifaceted strategic plan.

By examining these factors and building a criteria framework, your organization can strategically allocate resources that leverage employee strengths and build toward common goals. This process empowers individuals and fosters creativity, which allows for more meaningful inter-department collaboration. Success can be measured throughout the strategic planning process by clearly communicating and tracking key performance indicators.

However, these plans aren't set in stone. Organizations must monitor internal and external feedback closely and adjust accordingly. It's best to revisit your strategic plan regularly, adapting to current market conditions and anticipating new threats that may be on the horizon. By continuing to evolve, you can ensure long-term success for your county's LAFCO.



TRACKS AROUND THE STATE



TYLER SALCIDO, Imperial LAFCO Executive Officer

On August 26, 2024, Tyler Salcido took the helm as the new Executive Officer for Imperial LAFCO. He comes to Imperial LAFCO after previously serving as the City Manager for the City of Brawley. Tyler is new to the LAFCO world but is excited for this new journey.

AIMEE DIAZ, Orange LAFCO Policy Analyst I

A recent graduate of UC Irvine's Master of Public Policy Program with a focus on Social Inequity Policy, Aimee is the new Policy Analyst I in the OC. She came to LAFCO from the City of Lake Forest, where she made significant contributions through her work with the Economic Development Division. Aimee is eager to advance her talent at OC LAFCO and is already managing her first district annexation!



Newest San Diego LAFCO Employee, Jack Sellen.
"Hired" March 2024

NEW LAWS AFFECTING LAFCOs - SB 1209 (Cortese)

(Continued from page 4)

Board of Directors at a Special Meeting held on January 19, 2023. The bill was submitted to Legislative Counsel but immediately encountered resistance from a sister entity. That created concerns among potential authors and resulted in the bill not being introduced by the February 17, 2023, deadline. Not to be deterred, CALAFCO used the months that followed to prepare a Fact Sheet, and then to communicate extensively with stakeholders, including CSDA, CSAC, RCRC, and the League of Cities.

By the end of summer 2023, with the sister entities now comfortable with the proposal, CALAFCO's advocate, Jean Hurst, again began searching for an author. However, her efforts bumped into the holidays when key legislative staff were unavailable. On February, 2024, CALAFCO received confirmation that Senator Dave Cortese would be carrying the bill. The Senator introduced the bill on February 15, 2024, as SB 1209, and it was scheduled for hearing before the Senate Local Government Committee on March 20, 2024. However, soon after the bill's introduction, the California Building Industry Association (CBIA) notified the Senator of its intent to oppose the bill.

In a preliminary listening session, CBIA advised the Senator's staff and CALAFCO that its primary concern involved indemnification for applications that are denied. With the Author's office indicating a desire to resolve CBIA's concerns, CALAFCO committed to working towards compromise language. Based on that commitment, SB 1209 was heard before the Senate Local Government Committee as scheduled. During that hearing, the Author noted not only CBIA's concerns, but also his commitment to address them. With that contingency, the bill passed out of committee with a vote of 6-0 and no formal opposition on record.

Negotiations between the CALAFCO team and CBIA would extend over the next four months in search of language acceptable to both parties. Satisfactory language was finally crafted and SB 1209 was officially amended into its final form on June 11, 2024, and scheduled before the Assembly Local Government Committee (ALGC) on June 19, 2024. With a unanimous vote of 9 to 0, the ALGC approved the amended bill, with 32 LAFCOs, Los Angeles County, and CALAFCO in support, and the California Association of Resource Conservation Districts the only opposition.

With both local government policy committees approving, the bill passed quickly out of the Assembly with a 60 to 0 vote, and through Senate Concurrence with a 39-0 vote.

The Team

CALAFCO wishes to extend its sincere thanks to negotiating team members Paul Novak (Los Angeles LAFCO), René LaRoche (CALAFCO), David Ruderman (Colantuono Highsmith and Whatley, LLP), and Jean Hurst (Hurst Brooks and Espinosa); to Paul Novak, Steve Lucas (Butte LAFCO) and Scott Browne (P. Scott Browne, Attorney) for co-authoring the bill proposal and for reviewing amended language; and to all of the LAFCOs who sent in letters of support.

BROWN ACT CHANGES

(Continued from page 4)

- Five meetings per year, if the legislative body conducts regular meetings twice per month; or
- Seven meetings per year, if the legislative body conducts regular meetings three or more times per month.

For purposes of this provision, the bill also requires any meetings begun on the same calendar day to be counted as separate meetings.

- ◆ AB 2715 (Boerner) Ralph M. Brown Act: closed

sessions

Currently, Government Code Section 54957 allows closed session discussions regarding threats to the security of public buildings, essential public services, and the public's right of access to public services or public facilities.

This bill expands the list of permissible closed session topics to cybersecurity threats by adding threats to critical infrastructure controls (defined as networks and systems controlling assets that are so vital to the local agency that their incapacity or destruction would have a debilitating impact on public health, safety, or economic security.), and threats to critical infrastructure information.

LAFCO SOFTWARE SOLUTION

(Continued from page 8)

K Proposal No. 2024-01 - Anytown Annexation of Development A

Proposal Save Save & Close Undo Changes Hide all

0. PRE-ADMINISTRATIVE REVIEW 1. ADMINISTRATIVE REVIEW 2. PRE-COMMISSION MEETING 3. APPROVED - PENDING 4. PROTEST HEARING

Overview Hide section

State	5. Post Commission Action	ID	14
Lodged By	Kennedy, Tom	Date Lodged	16-Feb-2024 11:55 AM
Last Changed By	Whitelock, Samella	Date Changed	13-Aug-2024 5:25 PM
Start Date	16-Feb-2024 11:51 AM	Category	Planning

Proposal Details Hide section

Date Received	16-Feb-2024
Proposal Type *	Reorganization
Proposal Number *	2024-01
Proposal Source *	Board Resolution
Proposal Name *	Anytown Annexation of Development A
OPR Title	
State Clearing House Number	

exact status of any proposal from anywhere - including their phone - without having to track down the analyst or find their notes or checklist. Executive Officer Keene Simonds adds “the new norm out of the pandemic of regular teleworking practices means greater importance in technology to help bridge the

communication gaps that exist when employees are not in the same place; among other benefits, Assura is San Diego LAFCO’s investment in bridging the communication gap to help ensure proposals are proceeding as intended.”

Additionally, the Assura system automatically develops a detailed, complete administrative record that documents each step of the application process. While no LAFCO wants to experience a challenge to their process, using the Assura system will save time and legal costs should that happen. Assura can also incorporate local county policies into the workflows as the software is highly configurable to meet specific needs.

What About Smaller LAFCOs?

Understanding that smaller LAFCOs have limited budgets, Assura partnered with CALAFCO over the summer to develop a shared system tailored specifically to smaller LAFCOs. From a call seeking volunteers, four LAFCOs generously provided personnel to work on the project. The group, composed of Shiva Frentzen (El Dorado LAFCO), Krystle Heaney (Shasta LAFCO), JD Hightower (San Joaquin LAFCO), Mitzi Stites (San Joaquin LAFCO), and Jeren Seibel (Marin LAFCO), brought diverse experience and great insight to the effort. They met several times to review software capabilities and were able to develop a basic version that will bring the benefits of a customized installation to a shared system - at an affordable cost.

“ Assura partnered with CALAFCO over the summer to develop a shared system tailored specifically to smaller LAFCOs.”

This shared system features user level account security, which means that a LAFCO’s staff members can only see the data of their LAFCO - and no other LAFCOs. Since it is a shared server, the CALAFCO workgroup also identified workflow processes that would be of use to all participants. Through this collaboration, the system that was developed features all the tools most LAFCOs will need. This system is expected to be a boon for part time EOs who process very few applications, as the Assura system will guide them through the process and make sure that nothing is missed.

Why Assura Software?

- a. User Experience:** Assura’s intuitive interface ensures that users of all skill levels can navigate and utilize Assura Software effectively. With a focus on user-centric design, users experience a smooth transition and immediate productivity gains because it looks like the normal process.
- b. Flexibility and Accessibility:** Available on both web and mobile platforms, Assura Software provides the flexibility to manage tasks from anywhere. This cross-platform compatibility is ideal for teams and individuals who need consistent access and functionality across devices.
- c. Security and Scalability:** Assura Software invests in the security of their platform to ensure it is as robust as possible. The Assura Software solution also scales as user needs evolve, ensuring long-term value and adaptability.



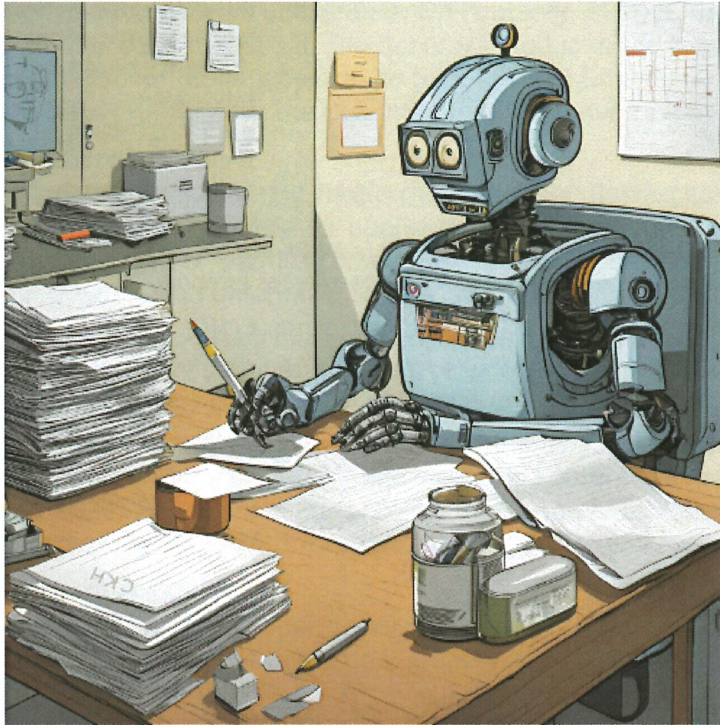
More information on the Assura solution can be found online at <https://www.assurasoftware.com/LAFCO>.

AI FOR LAFCO AGENCIES

(Continued from page 7)

boxes," making it difficult to understand how they arrive at their conclusions. This lack of transparency can be particularly problematic for government agencies like LAFCOs, which are required to provide clear justifications for their decisions to the public and stakeholders.

It is also crucial to understand that AI can sound intelligent or correct without actually being accurate. These systems are designed to generate plausible-sounding text based on patterns in their training data, but they don't truly understand the content in the way humans do. They can make mistakes, present outdated information, or even generate entirely fictitious "facts" that sound convincing. As an example, consider the case of a lawyer who



recently used an LLM to generate an argument for court and submitted the brief without a review. Several of the cases used for the legal precedents in the argument weren't real, the LLM misidentified judges, and it included companies that didn't exist. The incident made headlines and the law firm was fined. This phenomenon, sometimes called "AI delusion," underscores the need for rigorous human oversight and verification of any AI-generated content.

If LAFCOs do consider integrating AI into their operations, it should be done with caution and through a carefully planned approach. This might include starting with small, low-risk projects, ensuring full transparency about AI use, maintaining strong human oversight, and investing in comprehensive training for staff. For example, a LAFCO agency could start with tasking an LLM to summarize long documents or review an application for completeness. Any use of AI would need to be checked for biases, errors, or incorrect information.

The Future is Already Here

Today, right now, consultants can use AI for summarization, data processing, document creation, and idea generation. Even if LAFCOs themselves don't directly implement AI systems, they may interact with AI through their consultants' work. LAFCOs should consider adding clauses to consultant contracts requiring disclosure of any AI use in their work for LAFCOs. Just as subcontractors are required to be listed in contracts, AI should too. This transparency can help ensure that LAFCOs are fully aware of how AI might be influencing the information and recommendations.

No one knows what the future will hold. Major advancements in technology are always met with concern and skepticism. While it's important to embrace the future, the use of AI in LAFCO operations requires careful consideration and a cautious approach for now. Collaboration will be key in navigating this new technology. Engaging with other LAFCOs and government agencies to share experiences, best practices, and lessons learned in AI implementation can help us all navigate this complex and somewhat exciting new chapter of the human experience.

UPCOMING CALAFCO EVENTS

2025 Staff Workshop

April 30 – May 2

Temecula Creek Inn, Temecula, California

Hosted by Riverside LAFCO

2025 Annual Conference

October 22 – 24

Wyndham Bayside Hotel, San Diego, California

2026 Staff Workshop

Spring, 2026

Location: TBD

THE 5 WHYS

(Continued from page 6)

Ohno's 1988 analysis of Toyota's Production in which a machine stops. Using the 5 Whys method, questions and answers might look something like:

1. *Why did the machine stop?*
There was an overload and the fuse blew.
2. *Why was there an overload?*
The bearing was not sufficiently lubricated.
3. *Why was it not lubricated sufficiently?*
The lubrication pump was not pumping sufficiently.
4. *Why was it not pumping sufficiently?*
The shaft of the pump was worn and rattling.
5. *Why was the shaft worn out?*
There was no strainer attached and metal scrap got in.^{iv}

As you can see, the underlying problem was much more serious than a fuse. Without engaging in this exercise, the machine operator would have been doomed to making repeated, and increasingly more serious, repairs in the future.

While the above is a simplistic example, Toyota applied this method to larger scale questions that compared their operations to those of other companies. Some of their greatest transformations came from asking questions like: "Why can one person at Toyota Motor Company operate only one machine, while at the Toyoda textile plant one young woman oversees 40 to 50 automatic looms?" Starting with this inquiry and engaging in the iterative questioning process, Toyota found that Toyoda's looms stopped when weaving was complete. Based on that discovery, Toyota changed its machines so that they stopped when machining was finished. That led to broad-scale manufacturing innovations through the development and application of automation.^v

Engaging in the 5 Whys recognizes that problem solving is complicated and provides a way to differentiate between what is cause and what is effect. In fact, the technique is so effective that it is now a core exercise in the Analyze phase of Lean Six Sigma - a method taught and used extensively to improve an organization's operations through the elimination of waste and unnecessary steps.

So, the next time a problem comes your way, pause, take a breath, and go through the 5 Whys exercise. You may find that hats and SPF 100 sunscreen are your solution.

REFERENCES:

- i. Margaret Ward. "Elon Musk says reading this science-fiction classic changed his life". CNBC. June 6, 2017. <https://www.cnbc.com/2017/06/06/elon-musk-says-this-science-fiction-classic-changed-his-life.html>
- ii. "5 Whys". Lean Enterprise Institute. <https://www.lean.org/lexicon-terms/5-whys/>
- iii. "Determine the Root Cause: 5 Whys". iSixSigma. <https://www.isixsigma.com/cause-effect/determine-root-cause-5-whys/>
- iv. Taiichi Ohno. *Toyota Production System: Beyond Large-Scale Production*. CRC Press, Taylor and Francis Group. Boca Raton, Florida. 1988. Page 42.
- v. Ibid. Page 43.

California Association of
Local Agency Formation Commissions

CALAFCO

SUPPORTING SUSTAINABLE
COMMUNITY GROWTH

ANNUAL REPORT

FISCAL YEAR 2023-2024



Photo By
Crystal Craig, Riverside LAFCO
2nd Place Winner, 2024 Staff Photo Contest

CALAFCO

1451 River Park Drive, Suite 185, Sacramento, California 95815
(916) 442-6536

CALAFCO LEADERSHIP

June 30, 2024

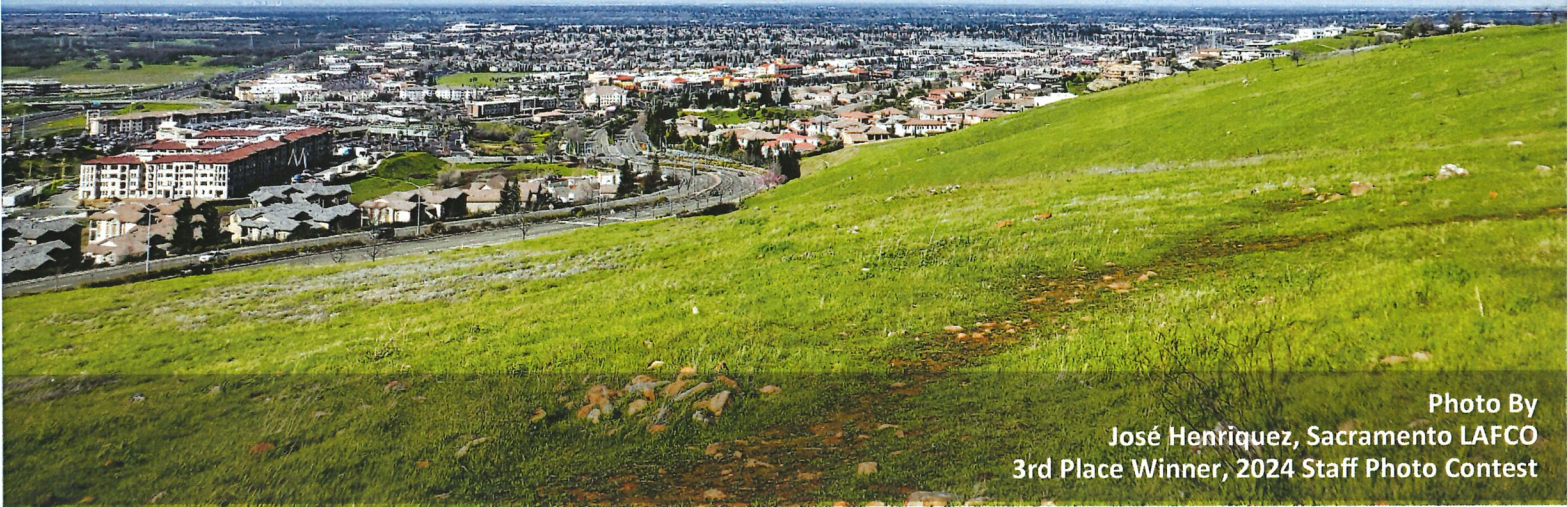


Photo By
José Henríquez, Sacramento LAFCO
3rd Place Winner, 2024 Staff Photo Contest

BOARD OF DIRECTORS

Margie Mohler (*Napa - City*), *Chair*
Acquane. a Warren (*San Bernardino - City*), *Vice-Chair*
Gay Jones (*Sacramento - District*), *Treasurer*
Blake Inscore (*Del Norte - City*), *Secretary*

Bill Connelly (*Butte - County*)
Kimberly Cox (*San Bernardino - District*)
Rodrigo Espinosa (*Merced - County*)
Yxstian Guitierrez (*Riverside - County*)
Kenneth Leary (*Napa - Public*)
Gordon Mangel (*Nevada - District*)

Michael McGill (*Contra Costa - District*)
Derek McGregor (*Orange - Public*)
Anita Paque (*Calaveras - Public*)
Wendy Root Askew (*Monterey - County*)
Josh Susman (*Nevada - Public*)
Tamara Wallace (*El Dorado - City*)

STAFF

René LaRoche, *Executive Director*
Clark Alsop, *Legal Counsel*
Brandon Dante, *Accountant*
Jeni Tickler, *Administrator*

Steve Lucas, *Executive Officer*
José Henríquez, *Deputy Executive Officer*
Dawn Mittleman Longoria, *Deputy Executive Officer*
Gary Thompson, *Deputy Executive Officer*

CALAFCO

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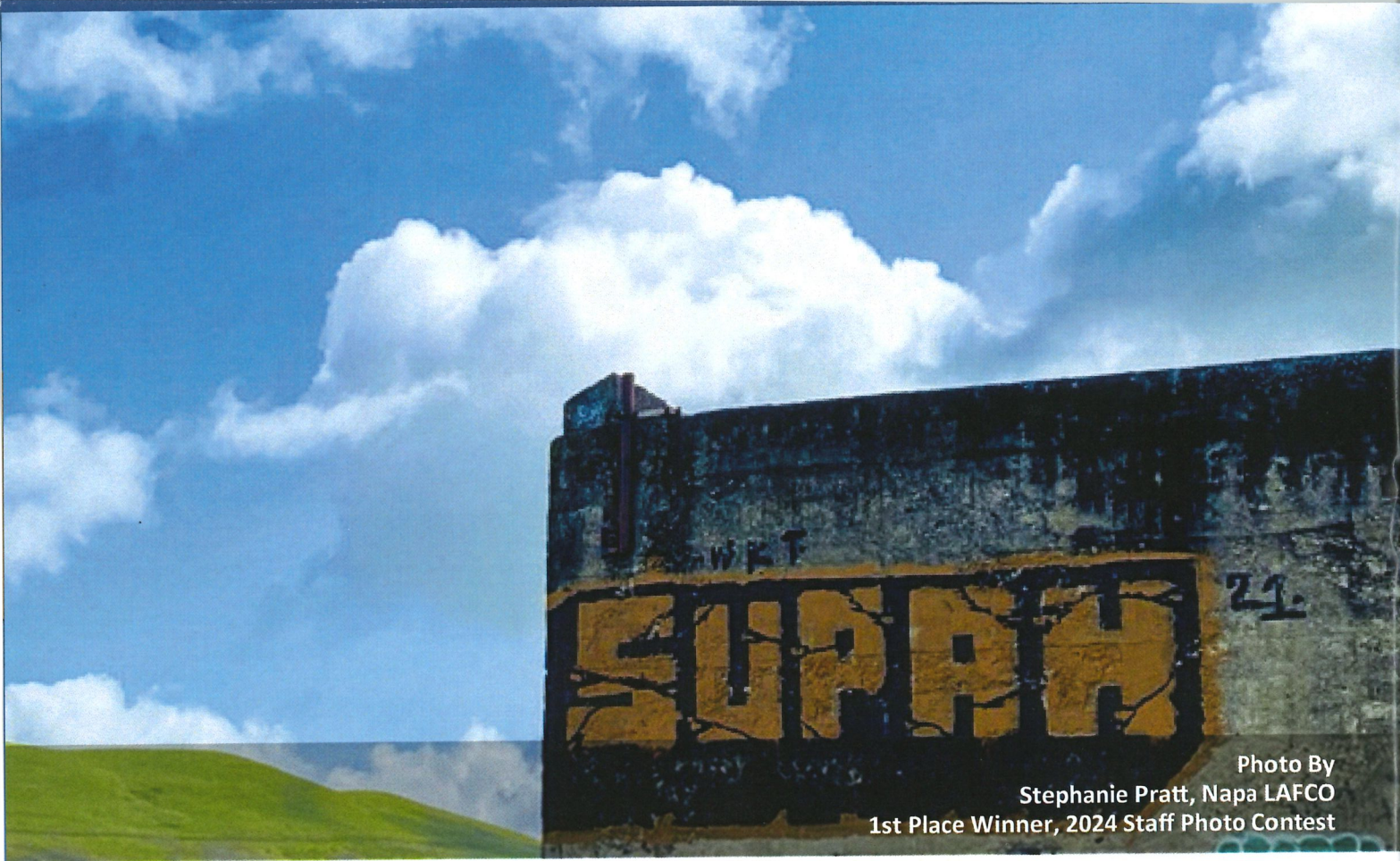


Photo By
Stephanie Pratt, Napa LAFCO
1st Place Winner, 2024 Staff Photo Contest

ASSOCIATION MANAGEMENT

The past year has been a banner year of change for CALAFCO. Guided by the 2023-2026 Strategic Plan, concerted effort has been focused on modernizing the Association. Included among those efforts was a move to a new office space, transitioning our bookkeeping system to a cloud system, building a new website on an association management platform to provide a one-stop shop format for members, and more. Together, the changes helped to create a more sustainable organization by creating new efficiencies and reducing costs.

While efficiency and sustainability are worthy goals unto themselves, the changes are expected to also help position CALAFCO for future growth, new offerings, and increased political effectiveness and relevance. Of more importance for this report, however, is that the changes, combined with higher revenues, also resulted in FY 23-24 enjoying record-breaking Net Revenues and our highest ever Net Asset Balance.

Of course, every success stands on the back of another and so, too, with this. Kudos must be extended to previous Boards and staff who did the hard work to get us to where CALAFCO has structurally balanced budgets that fully fund operations from member dues. By making that shift previously, the Association is now seeing the benefits as event returns translate directly into the Association's Net Revenue, with that net amount being further amplified through placement in interest-bearing accounts and certificates of

(Continued on page 17)

deposit.

Correction

While the transition to the new cloud bookkeeping system in July, 2023, has provided many new financial tools and reports, it was not a smooth process because of the age of our former system. While we were finally able to transfer over all of our data, we had not immediately noticed that the salary that was paid on July 5, 2024, and which was attributable to the last quarter of FY 23-24 under accrual accounting rules, had not posted correctly. The mis-posting was discovered later in the year and the journal adjusted accordingly; however, that correction results in a change from last year's reported data. Specifically, the FY 23-24 Net Assets that were reported as \$235,066 on previous year end Balance Sheets, were actually \$227,053 as shown in the Statement of Financial Position comparison in this year's report.

Financial Picture

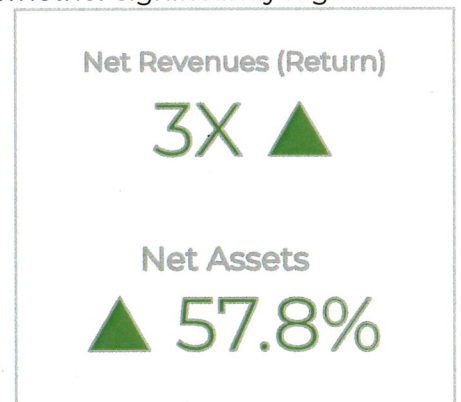
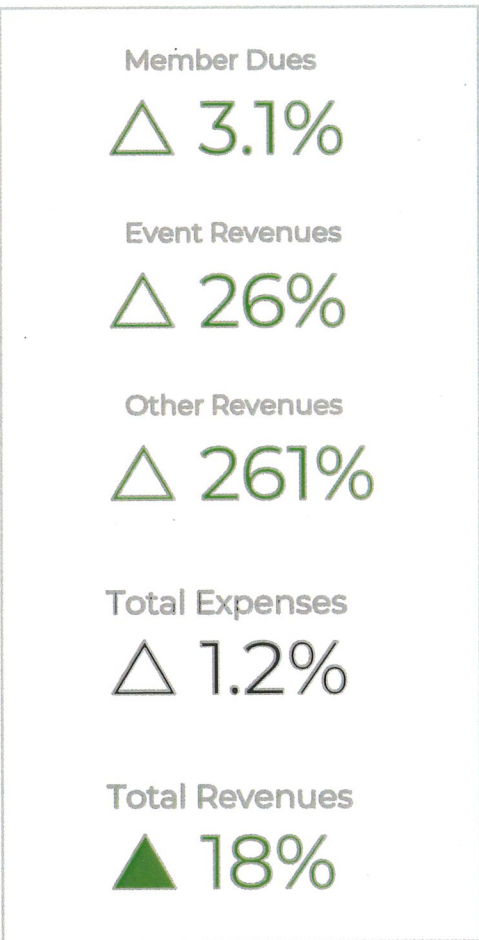
Overall, CALAFCO finished Fiscal Year 2023-2024 in a strong financial position. Revenues increased and expenses were relatively flat, which resulted in healthy returns.

Total revenues increased by 18% due to:

- A 26.3% increase in event revenues due to significantly higher attendance;
- A 3.1% CPI increase of member dues, and
- Other Revenues posting a 261% increase due to higher interest rates on financial accounts.

With the pandemic behind us, we are again offering our full calendar of events and, as evidenced by the attendance at the 2023 annual conference, they seem to be enjoying a great deal of energy and interest. Unfortunately, the smaller size of the 2024 conference facility prevents a determination of whether significantly higher attendance is the new trend.

Taken together, the increased revenues along with total expenses that were held to a mere 1.2% increase, had a synergistic effect that returned an Annual Net



Revenue of \$131,281, which is nearly three times the FY 22-23 Net Revenues of \$44,473.

Higher Net Revenues, in turn, boosted the Association's Net Assets, which posted a 57.8% increase over the prior year (\$358,334 compared to \$227,053.)

(Continued on page 18)

More impressively, however, is that a full 79% of revenues was spent on the delivery of CALAFCO's mission-driven programs, while only 17% went to operational administrative expenses, and 4% went to Board support and regional officer stipends.

Conclusion

As can be seen in the financial statements that follow, adhering to the actions defined in the 2023-2024 Strategic Plan have brought CALAFCO a successful year with increased revenues and nearly flat expenses. The cumulative effect for the Association is that Net Assets at fiscal year-end are higher than the Association has ever enjoyed. However, given that most of the cost cutting actions have now occurred, repeating this performance will rely heavily on the attendance numbers of future events.



Gay Jones
Board Treasurer



René LaRoche
Executive Director

The Data

The financial data that follows draws from the Association's year-end financial statements, which were prepared in accordance with Generally Accepted Accounting Principles (GAAP). This report, which incorporates data from those year-end statements, was prepared without audit from the books and records of the corporation.

CALAFCO employs multiple safeguards to guarantee that the Association's assets are safeguarded from unauthorized use, and that all transactions are scrutinized to ensure that they are authorized, executed, and recorded properly. Association bookkeeping and reconciliations are performed by Books in Balance of San Rafael, California, with the Board presented with financial reports on a quarterly basis. Annual tax filings are prepared by the Association's accountant, Brandon Dante, and reviewed and approved by the Board prior to filing.

Unabridged copies of all financial statements can be found in the Board's July 19, 2024, agenda packet or may be obtained by sending an email request to info@calafco.org.



AT A GLANCE

What We Did:

- 26% Increase in Event Revenue
- 195% Increase in Net Revenue
- 56% Increase in Net Assets
- Maintained Operational Costs through Cost Reductions and New Efficiencies
 - ⇒ New Lower Cost Office Space
 - ⇒ New Accountant
 - ⇒ Association Management System with event registration and online payment processing
 - ⇒ Transitioned from Desktop to Cloud accounting software which provides better data reporting
 - ⇒ Offsite bookkeeper
- Advocacy
 - ⇒ 2,532 Bills Reviewed
 - ⇒ 2 Bills Sponsored

How We Did It:

Staffing:

- 1.3 Full Time Equivalent Employees
- 4 Regional Officers
- 50-60 Volunteers Assisting with Event Planning and Staffing



CALAFCO

1451 River Park Drive, Suite 185, Sacramento, California 95815
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PROGRAMS vs OPERATIONS SPENDING

- \$372,301 spent for programs
- \$20,070 spent for Board support & Regional Officer Stipends
- \$80,987 spent for operations

While Personnel expenses totaled \$205,214, only 10% of that . me/expense went to operational administration. The remaining 90% was used to provide the Association's exempt-purpose programs.

That means that in Fiscal Year 2023-2024, 79% of CALAFCO'S expenses went to the delivery of our mission-driven programming, 4% went to Board support and Regional Officer Stipends, and 17% went to our operating expenses and other Professional Services.

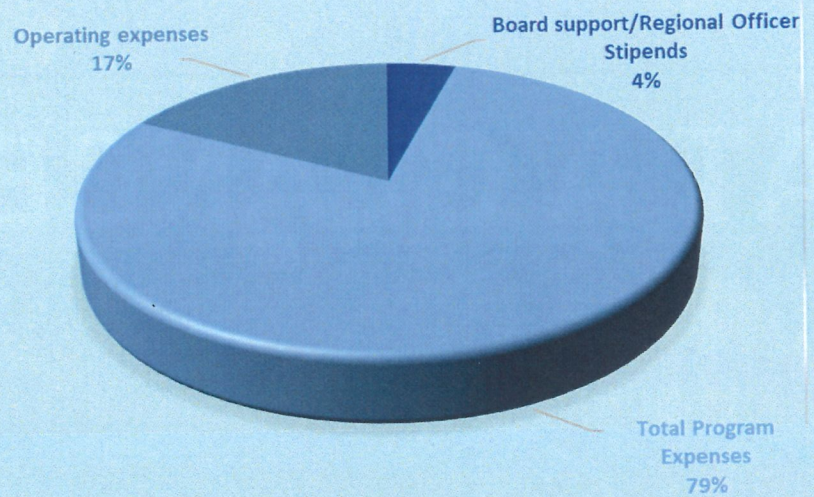
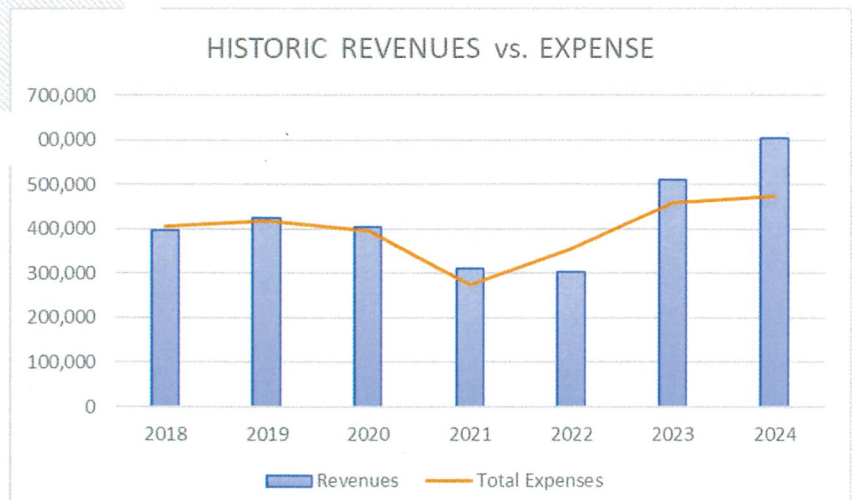
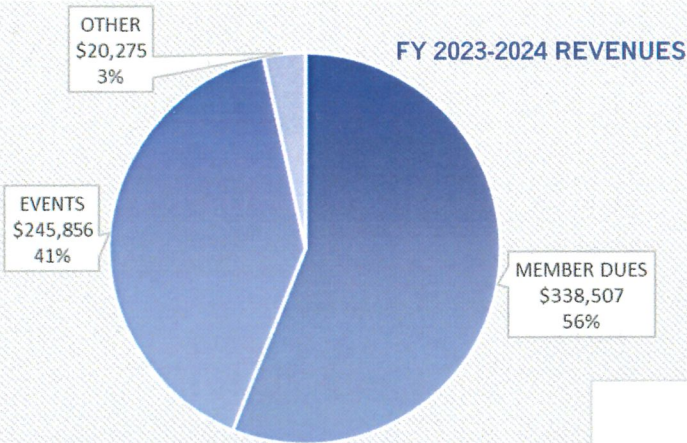


Photo By
Kristina Grabow, Sacramento LAFCO
2024 Staff Photo Contest Entry

STATEMENT OF ACTIVITY

YEAR ENDED JUNE 30, 2024

REVENUES	2024	2023
Dues	\$ 338,507	\$ 312,011
Contribu. ons	\$ 325	\$ 0
Conferences	\$ 182,096	\$ 148,388
Workshops	\$ 63,760	\$ 42,055
CALAFCO U Trainings	\$ 0	\$ 4,250
Other Revenues	\$ 19,950	\$ 5,520
Total Revenues	\$ 604,639	\$ 512,224
EXPENSES		
Personnel	\$ 205,214	\$ 197,116
Board Meeting Expenses and EO/DEO Stipends	\$ 20,070	\$ 23,763
Professional Services	\$ 28,606	\$ 25,768
Operating Expenses	\$ 31,860	\$ 31,844
Conference Expenses	\$ 125,325	\$ 144,866
Workshop Expenses	\$ 57,207	\$ 36,198
Legislative Services	\$ 5,076	\$ 5,196
Research & White Papers	\$ 0	\$ 3,000
Total Expenses	\$ 473,357	\$ 467,751
NET		
Net Revenue	\$ 131,281	\$ 44,473

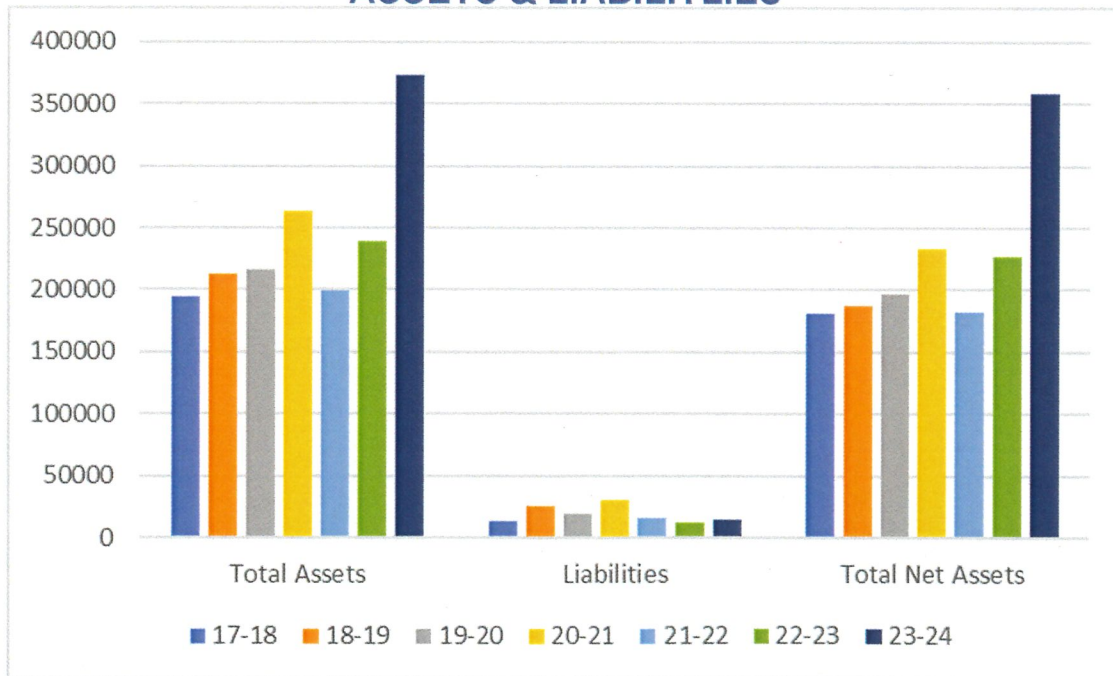


STATEMENT OF FINANCIAL POSITION

YEAR ENDED JUNE 30, 2024

ASSETS	2024	2023
Cash and Cash Equivalents	\$ 365,055	\$ 265,119
Accounts and Other Receivables	-\$ 8,316	-\$ 28,931
Prepaid and Deferred Expenses	\$ 16,169	\$ 2,700
Total Assets	\$ 372,907	\$238,888
LIABILITIES		
Accounts and Other Payables	\$ 2,051	\$ 3,825
Deferred Income	\$ 2,400	\$ 0
Accrued Expenses	\$ 10,122	\$ 8,010
Total Liabilities	\$ 14,573	\$ 11,835
NET ASSETS		
Unrestricted	\$ 64,299	\$ 19,826
Fund Reserve	\$ 162,754	\$ 162,754
Net Surplus/Deficit	\$ 131,281	\$ 44,473
Net Assets	\$ 358,334	\$ 227,053
Total Liabilities & Net Assets	\$ 372,907	\$ 238,888

ASSETS & LIABILITIES



Thank You to Our Associate Members

GOLD ASSOCIATE MEMBERS



BBK
BEST BEST & KRIEGER LLP

COLANTUONO
HIGHSMITH
WHATLEY, PC

CV STRATEGIES

PLANWEST
PARTNERS, INC. 



SILVER ASSOCIATE MEMBERS

- Assura Software
- Berkson Associates
- Chase Design, Inc.
- City of Rancho Mirage
- County Sanitation Districts of L.A. County
- Cucamonga Valley Water District
- David Scheurich
- DTA
- E Mulberg & Associates
- Economic & Planning Systems (EPS)
- Goleta West Sanitary District
- Griffith, Masuda & Hobbs, a Professional Law Corp
- HdL Coren & Cone
- Hinman & Associates Consulting
- Holly Owen, AICP
- Kennedy Water Consulting, LLC
- LACO Associates
- Policy Consulting Associates
- P. Scott Browne
- QK
- Rancho Mission Viejo
- Sloan Sakai Yeung & Wong, LLP
- South Fork Consulting, LLC
- SWALE Inc.
- Terranomics Consulting

California Association of
Local Agency Formation Commissions

CALAFCO

SUPPORTING SUSTAINABLE
COMMUNITY GROWTH

1451 River Park Drive , Suite 185

Sacramento, California 95815

916.442.6536

www.calafco.org

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

Conducting Authority Protest Hearing adopting **Resolution 2024-12** either ordering or terminating the PIRMI Area and Sports Park Reorganization to the City of Woodland depending on the protest results (LAFCo No. 24-01)

RECOMMENDED ACTION

1. Request staff summarize the Commission's resolution from September 26, 2024, making determinations to approve the Reorganization subject to the protest process.
2. Open the Public Hearing and hear any oral or written protest.
3. Close the Public Hearing and determine the value of landowner protest received (a short recess may be needed).
4. Adopt Resolution 2024-12 either ordering or terminating the Reorganization depending on the value of landowner protest received (drafts of both versions are attached).

REASONS FOR RECOMMENDED ACTION

LAFCo approved this proposal on September 26, 2024, subject to a protest process and set October 31, 2024, as the hearing date for Conducting Authority proceedings. Government Code §57000 et. seq. indicates a protest hearing must be conducted after the Commission approves a reorganization without 100% consent from the landowners and/or registered voters. Yolo LAFCo is the Conducting Authority for the protest process as specified by Government Code Section 57050(b). Because there is only one registered voter in the subject territory, the territory is considered "uninhabited" for LAFCo purposes (defined as less than 12 registered voters), which means the protest thresholds are adjusted to remove triggering an election as a possible outcome. This hearing allows landowners to submit official written or oral protest to the reorganization if they desire.

LAFCo has no discretion over the outcome of the protest proceedings. Its role is to provide a forum to receive protest, determine the results, and act accordingly.

Government Code Section 57091 states as follows: (a) For purposes of Section 57075, relating to annexations, detachments, and latent powers ... in the case of uninhabited territory, the commission shall take one of the following actions:

- (A) Terminate proceedings if a majority protest exists (i.e. landowners who own 50% or more of the assessed value of land).
- (B) Order the change of organization or reorganization if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

BACKGROUND

The PIRMI Area and Sports Park territory is already within the City's Sphere of Influence and therefore, annexation has been anticipated. The reorganization proposal was initiated by the City and includes an annexation to the City of Woodland and concurrent detachment from the Springlake Fire Protection District. This hearing for this petition has been properly mailed, posted, and published as required by the Cortese-Knox-Hertzberg Act. Notices of the Public Hearing were published in the Woodland Democrat on October 9, 2024, and mailed to all landowners of record within the affected territory plus a 300-foot radius.

There are two annexation agreements staff is currently aware of between the City and landowners in the subject area (the City is researching to see if there are more as City services have been extended to many of these parcels): (1) the PIRMI property executed in 1996; and (2) the Volkl property executed in 1998 (currently owned by Denbeste CA Properties, LLC and K&L Properties, LLC/DBA Western Trencher & Equipment, Inc.). The agreements reference the City and County were unable to agree to property tax negotiations required for annexation at the time. So instead, the City agreed to extend services outside its boundary to facilitate development in exchange for both

landowners agreeing to annex to the City when possible at their own expense. The agreement terms have not been triggered, but both were recorded and run with the land. The agreements do not, however, waive the landowners' rights to protest the City's annexation proposal.

Attachments

ATT A1-Reso2024-12 PIRMI Area and Sports Park Ordering Reorg to City of Woodland (Conducting Authority)
10.31.2024

ATT A2-Reso2024-12 PIRMI Area and Sports Park Terminating Reorg to City of Woodland (Conducting Authority)
10.31.2024

ATT B-Assessor's Office landowners and value of land for affected territory (LAFCo 24-01)

ATT C-Excerpt from Sep 26, 2024 Staff Report

Form Review

Inbox

Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 10/22/2024

Reviewed By

Christine Crawford

Date

10/22/2024 01:37 PM
Started On: 10/08/2024 12:30 PM

RESOLUTION No 2024-12

**Conducting Authority Resolution Ordering the
PIRMI Area and Sports Park Reorganization to the City of Woodland
(LAFCo No. 24-01)**

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the “Westucky and Barnard” area because it did not meet the definition of “contiguous” per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the “PIRMI” (Pacific International Rice Mills) area (88 +/- acres) Assessor’s Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and the two adjacent UPRR rights of way which have been assigned a portion of APN 027-340-099; and of the “Sports Park” area (40 +/- acres) APN 041-080-002 (collectively, “subject territory”) to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to LAFCo’s September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein; and

WHEREAS, on September 26, 2024, the Commission adopted Resolution 2024-11 approving the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), initiating conducting authority proceedings and set October 31, 2024, as the date of the protest hearing date; and

WHEREAS, notices of the October 31, 2024 protest hearing were published in the Woodland Democrat on October 9, 2024, and mailed to all landowners of record within the affected territory plus a 300-foot radius; and

WHEREAS, Government Code §57000 et seq. designates the Commission as the Conducting Authority for protest proceedings; and

WHEREAS, on October 31, 2024, the Commission conducted a public hearing, summarized LAFCo Resolution 2024-11, and provided an opportunity to all interested persons, organizations, and agencies to present oral or written protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, following the close of the protest hearing, the Commission determined the value of all valid written protests filed and not withdrawn.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission, acting as the Conducting Authority for these proceedings, orders the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), subject to the following findings and conditions of approval:

Finding

1. **Finding**: The number of the written protests of landowners filed and not withdrawn is less than 50 percent of the assessed value of land within the affected territory.

Evidence: Protest was received from landowners who own \$_____ or %_____ of the \$12,367,027 total assessed value of land in the affected territory.

Conditions of Approval

1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo 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 to attack, set aside, void, or annul the approval of this application or adoption of the environmental review 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 of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.
2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01).
3. The Executive Officer shall record a Certificate of Completion with the County Recorder.
4. The effective date of the approval of this annexation is five (5) days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 31st day of October 2024, by the following vote.

AYES:

NOES:

ABSENT:

Bill Biasi, Chair
Yolo Local Agency Formation Commission

ATTEST:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

APPROVED AS TO FORM:



Eric May, Commission Counsel

RESOLUTION No 2024-12

**Conducting Authority Resolution Terminating the
PIRMI Area and Sports Park Reorganization to the City of Woodland
(LAFCo No. 24-01)**

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the “Westucky and Barnard” area because it did not meet the definition of “contiguous” per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the “PIRMI” (Pacific International Rice Mills) area (88 +/- acres) Assessor’s Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and the two adjacent UPRR rights of way which have been assigned a portion of APN 027-340-099; and of the “Sports Park” area (40 +/- acres) APN 041-080-002 (collectively, “subject territory”) to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to LAFCo’s September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein; and

WHEREAS, on September 26, 2024, the Commission adopted Resolution 2024-11 approving the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), initiating conducting authority proceedings and set October 31, 2024, as the date of the protest hearing date; and

WHEREAS, notices of the October 31, 2024 protest hearing were published in the Woodland Democrat on October 9, 2024, and mailed to all landowners of record within the affected territory plus a 300-foot radius; and

WHEREAS, Government Code §57000 et seq. designates the Commission as the Conducting Authority for protest proceedings; and

WHEREAS, on October 31, 2024, the Commission conducted a public hearing, summarized LAFCo Resolution 2024-11, and provided an opportunity to all interested persons, organizations, and agencies to present oral or written protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, following the close of the protest hearing, the Commission determined the value of all valid written protests filed and not withdrawn.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission, acting as the Conducting Authority for these proceedings, terminates the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), subject to the following findings:

Finding

1. Finding: The number of the written protests of landowners filed and not withdrawn is 50 percent or greater than of the assessed value of land within the affected territory.

Evidence: Protest was received from landowners who own \$_____ or %_____ of the \$12,367,027 total assessed value of land in the affected territory.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 31st day of October 2024, by the following vote.

AYES:
NOES:
ABSENT:

Bill Biasi, Chair
Yolo Local Agency Formation Commission

ATTEST:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

APPROVED AS TO FORM:



Eric May, Commission Counsel

Item 6-ATT B

APN	Acreage	Assessed Value of Land	% of Total	Owner Name	Mailing Address	Site Address
AREA 2: PIRMI						
027-340-005	3.00	\$ 239,247	2%	Bunfill Fam 2015 Rev Trust (Dennis K and C Diana Bunfill Trustees)	PO Box 1586	Davis CA 95617 589 N East Street
027-340-008	4.96	\$ 744,967	6%	Farmers Rice Cooperative	2566 River Plaza Dr	Sacramento CA 95833-3673 39845 Kentucky Ave
027-340-010	3.00	\$ 282,034	2%	Vulcan Lands Inc	1200 Urban Center Dr	Birmingham AL 35242 39820 Kentucky Ave
027-340-020	9.89	\$ 1,484,629	12%	Farmers Rice Cooperative/DBA Pacific International Rice Mills LLC	2566 River Plaza Dr	Sacramento CA 95833-3673 39845 Kentucky Ave
027-340-022	1.55	\$ 260,262	2%	California Oils Corporation/DBA Seedtec International	PO Box 2210	Woodland CA 95776 585 N East Street
027-340-027	8.50	\$ 135,304	1%	City of Woodland	300 1st Street	Woodland CA 95695 39816 Kentucky Ave
027-340-033	11.76	\$ 187,196	2%	City of Woodland	300 1st Street	Woodland CA 95695 39816 Kentucky Ave
027-340-034	3.38	\$ 244,292	2%	W Kent Ramos Fam LP	1515 S River Road	West Sacramento CA 95691 597 N East Street
027-340-035	10.76	\$ 5,610,000	45%	Premier Real Estate Holdings LLC	1428 Chestnut St, Suite 110	Chattanooga TN 37402-4431 595 N East Street
027-340-037	9.00	\$ 1,372,000	11%	K&L Properties, LLC	PO Box 368	Yolo CA 95697 39804 Kentucky Ave
027-340-038	8.94	\$ 794,998	6%	Denbeste CA Properties LLC	810 Denbeste CR #107	Windsor CA 95492 39800 Kentucky Ave
027-340-039	2.69	\$ 272,223	2%	Vulcan Lands Inc	1200 Urban Center Dr	Birmingham AL 35242 39820 Kentucky Ave
		\$ 43,747	0%	Union Pacific Railroad	1400 Douglas Street	Omaha NE 68179
AREA 3: Sports Park						
041-080-002	40.00	\$ 696,128	6%	City of Woodland	300 1st Street	Woodland CA 95695 40280 CR 24C
Total Land Value		\$ 12,367,027	100%			

**LAFCO**

Meeting Date: 09/26/2024

Information**SUBJECT**

Consider adopting **Resolution 2024-11**, approving the PIRMI and Sports Park Reorganization to the City of Woodland (annexation to the City and concurrent detachment from the Springlake Fire Protection District) and determining no further environmental review is needed under the California Environmental Quality Act (CEQA) (LAFCo No. 24-01)

RECOMMENDED ACTION

1. Receive a staff presentation and open the Public Hearing for public comments on this item.
2. Close the Public Hearing and consider the information presented in the staff report and during the Public Hearing.
3. Adopt Resolution No. 2024-11 approving the PIRMI and Sports Park reorganization to the City of Woodland (LAFCo No. 24-01) and determining no further environmental review is needed under CEQA.

FISCAL IMPACT

No fiscal impact. The City of Woodland submitted a deposit and is required per the conditions of approval to reimburse LAFCo for all processing costs.

REASONS FOR RECOMMENDED ACTION

The City of Woodland initiated this proposal via City resolution and submitted an application to Yolo LAFCo for processing and consideration. Government Code Section 56375 provides LAFCo with the power to review and approve proposals for "changes in organization" consistent with policies adopted by the Commission. Government Code Section 56021 defines "changes of organization" to include annexation to a city and detaching from a special district, among other actions. The City of Woodland approved a tax sharing agreement (Agreement No. 23-01) with the Yolo County Board of Supervisors (Agreement No. 22-251) filed on February 1, 2023. The subject territory is included within the Sphere of Influence for the City of Woodland as approved by Yolo LAFCo in December 2018 to match the City's Urban Limit Line (ULL) previously approved by its voters. The City of Woodland approved pre-zoning for the subject territory consistent with its 2035 General Plan on November 7, 2023.

BACKGROUND**Proposal Description**

The subject territory consists of approximately 128+/- acres total comprised of two areas: (1) the PIRMI industrial area located in the north periphery of the City of Woodland on the NW corner of Kentucky Ave and N East Street; and (2) the Sports Park parcel located in the south periphery of the City immediately east of (or behind) the Woodland Community and Senior Center. The territory is currently zoned by the County as Heavy Industrial and Agricultural Intensive. Both areas are within the City's Sphere of Influence (SOI). The proposed reorganization includes: (1) annexation to the City of Woodland; and (2) concurrent detachment from the Springlake Fire Protection District (FPD). The Springlake FPD contracts with the City of Woodland for fire protection services already, and the current service agreement passes through all its revenue to the City for services. Therefore, although the reorganization will change the path by which the City receives this fire protection funding, the City provides fire services either way.

Factors to be Considered

In accordance with Government Code Section 56668, the factors to be considered in the review of a proposal shall include, but is not limited to, all of the following:

1. Population, land use, natural boundaries, proximity to other populated areas, and likelihood of significant growth in the area during the next 10 years;
2. The need for organized community services, the adequacy of governmental services and controls in the area,

- the probable effect of annexation and alternative courses of action;
3. The effect of the proposed action (and alternative actions) on the adjacent areas, social and economic interests and local governmental structure of the county;
 4. The conformity of the proposal and its effects with adopted commission policies on providing planned, orderly and efficient patterns of urban development;
 5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands;
 6. The definiteness of the boundaries with parcel lines and the creation of any "islands" or corridors of unincorporated territory;
 7. A regional transportation plan;
 8. The proposal's consistency with city or county general and specific plans;
 9. The sphere of influence of any applicable local agency;
 10. The ability of the receiving entity to provide services and the sufficiency of revenue for those services;
 11. Availability of water supplies;
 12. The extent to which the proposal will affect a city in achieving its regional housing needs as determined by its council of governments;
 13. Any information or comments from landowners, voters or residents of the affected territory;
 14. Any information relating to existing land use designations;
 15. The extent to which the proposal will promote environmental justice, meaning the fair treatment of people of all races, cultures and incomes with respect to the provision of public services; and
 16. Any local hazard plan or safety element of a general plan that identifies land as a very high fire hazard zone.

Yolo LAFCo's local standards of evaluation for proposals (Section 2.0) elaborates on these state-mandated factors with the following additional standards:

1. Favoring municipal services by cities in urbanized areas rather than the County or special districts;
2. Consider not only present service needs of the area under consideration, but shall also consider future services which may be required to take care of future growth or expansion;
3. Requiring a service plan that describes the extension, financing and timing of services;
4. The Sacramento Area Council of Governments (SACOG) regional housing needs for the agency, recent update (and certification) of the agency's housing element, whether the agency's inclusionary housing ordinance complies with SACOG's Affordable Housing Compact, the degree to which the proposal meets the agency's "low income" and "very low income" housing targets, and the extent to which the proposal advances or inhibits the agency's housing element; and
5. Consistency with the Agricultural Conservation Policy.

Analysis

The proposed annexation area is within the City's sphere of influence (SOI) and is a logical and orderly extension of the City's urban area. The annexation areas either already have City services/utilities or will need them, and the City has the capacity and is the appropriate agency to provide services. The subject territory is mostly surrounded by existing city jurisdiction and the proposal does not create any "islands" or corridors of unincorporated territory. Both annexation areas are not identified for growth in the June 2024 Land Use Assumptions adopted by SACOG for the regional transportation plan. However, both areas are already mostly developed and are consistent with the City's 2035 General Plan land use designations. The City of Woodland has pre-zoned the PIRMI area as Industrial (I)/Light Industrial Flex Overlay (IF) and Public/Quasi-Public (PQP) with Light Industrial Flex Overlay (IF) with one 8.75-acre parcel designated as Flood Study Area (FSA). The Sports Park parcel is pre-zoned Public/Quasi Public (PQP) consistent with its General Plan and the existing surrounding uses.

The PIRMI area is already developed with industrial uses, and the annexation area is disturbed with no agricultural land remaining. The Sports Park parcel is partially developed (approximately 1/3rd) with sports fields and the rear portion is undeveloped with agricultural uses (approximately 20 acres of Prime Farmland). However, the City exempts public facilities from agricultural mitigation requirements (and the County's mitigation ordinance does as well). Yolo LAFCo Project Policy 4.13 provides "that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case." Staff recommends mitigation not be required for this portion of the Sports Park parcel because the City does not have a practical option to locate elsewhere, impacts are not growth inducing, a Statement of Overriding Considerations has already been adopted for this impact, the City does not have additional funding to mitigate this impact which would reduce public facilities, and the public good is served by the Sports Park project. Therefore, staff recommends the proposal is consistent with Yolo LAFCo's Agricultural Conservation Policy.

The City's 2035 General Plan and CAP EIR analyzed the capacity and availability of public services and utilities and concluded that the City has the capacity to serve the project. Because the territory will be zoned Industrial and Public/Quasi Public, it will not affect the City in achieving its regional housing needs. The proposal boundary does

not exclude any existing communities that should be provided equal access to municipal services. The subject area is not identified as a "very high fire hazard zone". The City and County have approved a property tax exchange agreement. For all these reasons, staff recommends that the annexation proposal complies with required state factors and local standards of evaluation. There are 12 parcels affected in the PIRMI (Pacific International Rice Mills) area which do not have 100% landowner participation and 1 Sports Park parcel owned by the City (13 total). Therefore, LAFCo approval of the proposed reorganization is subject to Protest Proceedings and the protest hearing will be scheduled for the October 31, 2024, LAFCo meeting.

Agency and Public Comments

The project was routed to all subject, affected, and interested agencies on July 22, 2024. No issues or objections have been received from any affected or interested agency. Public notices were mailed to all landowners and registered voters within 300 feet, and published in the Woodland Daily Democrat on September 4, 2024. Staff received a telephone call from the property owner of 1000 Kentucky Ave. with questions about the proposal, but he was not concerned about the annexation. Staff received another phone message, but has not connected with the caller yet.

CEQA

The Woodland City Council approved pre-zoning for the subject territory on November 7, 2023, and determined the Project was not subject to further CEQA environmental review pursuant to Guidelines Section 15183. Yolo LAFCo's CEQA review as a Responsible Agency is more limited than a Lead Agency. Pursuant to CEQA Guidelines Section 15096, Yolo LAFCo has considered the determination by the City of Woodland and has determined that it is acceptable and legally adequate for use by Yolo LAFCo. The proposed annexations are consistent with the development type and density established by existing land use designations under the City of Woodland General Plan policies for which an EIR was certified in 2017 ("2035 General Plan and CAP EIR").

When Yolo LAFCo prepared a Municipal Service Review and expanded the City's Sphere of Influence to match the Urban Limit Line (ULL), LAFCo disclosed that future annexation would result in the loss of prime agricultural land. The City's 2035 General Plan EIR mitigates this loss consistent with LAFCo policies and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019). Annexation does not result in any additional impacts that were not already disclosed.

No new significant impacts specifically related to the proposed annexations or annexation areas are anticipated that were not otherwise identified under the 2035 General Plan and CAP EIR. There would not be potentially significant off-site and/or cumulative impacts that the 2035 General Plan and CAP EIR failed to evaluate. There is no substantial new information that would result in more severe impacts than anticipated by the 2035 General Plan and CAP EIR.

The proposed annexations would be subject to uniformly applied policies, regulations, and development standards that implement the 2035 General Plan, as applicable to any future development located within the annexation areas. Where the 2035 General Plan includes policies and implementation programs developed for the purposes of minimizing and avoiding environmental impacts and that would not be otherwise enforced through existing regulations, the City would enforce implementation of such policies and implementation programs through Conditions of Approval. Therefore, no further review is required for the project pursuant to CEQA Guidelines Section 15183.

Attachments

- ATT A-Reso 2024-11 PIRMI and Sports Park Reorg to City of Woodland 09.26.2024
- ATT B-Annexation Area Prezoning and Location Exhibit
- ATT C-Correspondence
- ATT D-City of Woodland Annexation Initial Study_June 2022

Form Review

Inbox

Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 09/17/2024

Reviewed By

Christine Crawford

Date

09/17/2024 11:26 AM
Started On: 09/10/2024 12:57 PM

**YOLO LOCAL AGENCY FORMATION COMMISSION
RESOLUTION № 2024-11**

Approving the PIRMI and Sports Park Reorganization to the City of Woodland and determining no further environmental review is needed under the California Environmental Quality Act (CEQA) (LAFCo № 24-01)

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the “Westucky and Barnard” area because it did not meet the definition of “contiguous” per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the “PIRMI” (Pacific International Rice Mills) area (88 +/- acres) Assessor’s Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and of the “Sports Park” area (40 +/- acres) APN 041-080-002 (“subject territory”) to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the project was routed to all subject, affected, and interested agencies on July 22, 2024 and public notices were mailed to all landowners and registered voters within 300 feet and published in the Woodland Daily Democrat on September 4, 2024; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, Yolo LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), consisting of (1) Annexation to the City; and (2) Concurrent detachment from the Springlake Fire Protection District

of APNs 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and APN 041-080-002, as illustrated in Exhibit A, subject to the following findings and conditions of approval. The Executive Officer is directed to file a CEQA Notice of Determination and set the conducting authority protest proceeding on this reorganization.

Findings

CEQA Findings

1. **Finding:** No further environmental review is required under CEQA for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01) pursuant to CEQA Guidelines Section 15183, which applies to projects consistent with the development density established by existing General Plan policies for which an EIR was certified and there are no project-specific significant effects which are particular to the project or the site.

Evidence: The Woodland City Council approved pre-zoning for the subject territory on November 7, 2023, and determined the Project was not subject to further CEQA environmental review pursuant to Guidelines Section 15183. Yolo LAFCo’s CEQA review as a Responsible Agency is more limited than a Lead Agency. Pursuant to CEQA Guidelines Section 15096, Yolo LAFCo has considered the determination by the City of Woodland and has determined that it is acceptable and legally adequate for use by Yolo LAFCo. The proposed annexations are consistent with the development type and density established by existing land use designations under the City of Woodland General Plan policies for which the City certified an EIR in 2017 (“2035 General Plan and CAP EIR”).

When Yolo LAFCo prepared a Municipal Service Review and expanded the City’s Sphere of Influence to match the Urban Limit Line (ULL), LAFCo disclosed that future annexation would result in the loss of prime agricultural land. The City’s 2035 General Plan EIR mitigates for this loss in a manner that is consistent with LAFCo policies, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019). Annexation does not result in any additional impacts that were not already disclosed.

No new significant impacts specifically related to the proposed annexations or annexation areas are anticipated that were not otherwise identified under the 2035 General Plan and CAP EIR. There would not be potentially significant off-site and/or cumulative impacts that the 2035 General Plan and CAP EIR failed to evaluate. There is no substantial new information that would result in more severe impacts than anticipated by the 2035 General Plan and CAP EIR.

The proposed annexations would be subject to uniformly applied policies, regulations, and development standards that implement the 2035 General Plan, as applicable to any future development located within the annexation areas. Where the 2035 General Plan includes policies and implementation programs developed for the purposes of minimizing and avoiding environmental impacts and that would not be otherwise enforced through existing regulations, the City would enforce implementation of such policies and implementation programs through Conditions of Approval. Therefore, no further review is required for the project pursuant to CEQA Guidelines Section 15183.

Project Findings

2. **Finding:** The reorganization proposal was considered and analyzed in accordance with the required factors listed in Government Code Section 56668 and Yolo LAFCo Standards of Evaluation for proposals (Yolo LAFCo Project Policies Section 2.0).

Evidence: The proposed annexation area is within the City's sphere of influence (SOI) and is a logical and orderly extension of the City's urban area. The annexation areas either already have City services/utilities or will need them, and the City has the capacity and is the appropriate agency to provide services. The subject territory is mostly surrounded by existing city jurisdiction and the proposal does not create any "islands" or corridors of unincorporated territory. Both annexation areas are not identified for growth in the June 2024 Land Use Assumptions adopted by SACOG for the regional transportation plan. However, both areas are already mostly developed and are consistent with the City's 2035 General Plan land use designations. The City of Woodland has pre-zoned the PIRMI area as Industrial (I)/Light Industrial Flex Overlay (IF) and Public/Quasi-Public (PQP) with Light Industrial Flex Overlay (IF) with one 8.75-acre parcel designated as Flood Study Area (FSA). The Sports Park parcel is pre-zoned Public/Quasi Public (PQP) consistent with its General Plan and the existing surrounding uses.

The PIRMI area is already developed with industrial uses, and the annexation area is disturbed with no agricultural land remaining. The Sports Park parcel is partially developed (approximately 1/3rd) with sports fields and the rear portion is undeveloped with agricultural uses. The loss of agricultural land (approximately 20 acres of Prime Farmland) for the future development of the remainder of the parcel was determined to be significant and unavoidable because much of Yolo County contains fertile agricultural soils, it is difficult to expand the City's footprint without impacting agricultural land. However, the City's ULL preempts any uncontrolled sprawl.

The City exempts public facilities from agricultural mitigation requirements (and the County's mitigation ordinance does as well). Yolo LAFCo Project Policy 4.13 provides "that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case." Staff recommends mitigation not be required for this portion of the Sports Park parcel because the City does not have a practical option to locate elsewhere, impacts are not growth inducing, a Statement of Overriding Considerations has already been adopted for this impact, the City does not have additional funding to mitigate this impact which would reduce public facilities, and the public good is served by the Sports Park project. Therefore, the proposal is consistent with Yolo LAFCo's Agricultural Conservation Policy.

The City's 2035 General Plan and CAP EIR analyzed the capacity and availability of public services and utilities and concluded that the City has the capacity to serve the project. Because the territory will be zoned Industrial and Public/Quasi Public, it will not affect the City in achieving its regional housing needs. The proposal boundary does not exclude any existing communities that should be provided equal access to municipal services. The proposal area is not identified as a "very high fire hazard zone". The City and County have approved a property tax exchange agreement. For all these reasons, staff recommends that the annexation proposal complies with required state factors and local standards of evaluation.

3. **Finding:** The mitigation requirements of Yolo LAFCo Project Policy 4.09 for the annexation of prime agricultural lands associated with the Sports Park are excused because the Project is undertaken exclusively for the benefit of a public agency and meets the factors identified in Policy 4.13.

Evidence: The Project includes the annexation of approximately 20 acres of prime agricultural lands, representing approximately half of the Sports Park parcel. Yolo LAFCo Project Policy 4.09 generally requires the preservation of an acre of farmland for each acre of prime farmland annexed into the City. However, Policy 4.13 provides “that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case.” In making this determination, the Commission considered the following factors:

- The City does not have a practical option to locate the Sports Park on non-prime or less prime agricultural land.
- The City’s ULL limits the potential for further sprawl, and annexation of the Sports Park parcel does not have growth inducing impacts.
- The Sports Park project is exempt from the City’s mitigation requirements. Similarly, had the project been undertaken in the unincorporated area, the project would have been exempt from the County’s mitigation ordinance as well. See Yolo County Code of Ordinances § 8-2.404(c)(2)(ii).
- The 2035 General Plan and Climate Action Plan (CAP) EIR (pages 6-13 and 6-14) (City of Woodland 2016) determined that new development throughout the region would convert agricultural land, including Important Farmland, to nonagricultural uses resulting in a significant cumulative impact. New development envisioned by the 2035 General Plan would convert all the farmland in the Planning Area to non-agricultural uses (see Table 6-5 of the 2035 General Plan and CAP EIR). Therefore, the City analyzed the loss of agricultural land associated with implementation of the General Plan including the Sports Park project and determined that there was no feasible mitigation and that the impact was significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019).
- The City does not have funding available for the acquisition of farmland conservation easements, and imposing LAFCo’s mitigation requirement would reduce the funding available for the recreational facilities associated with the project.
- The Sports Park project is necessary to meet the City’s immediate needs for increased park and recreational space.
- The public good served by the Sports Park project, including enhanced recreational opportunities for children and adults, outweighs the purposes served by LAFCo Policy 4.09.

Conditions of Approval

1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo 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 to attack, set aside, void, or annul the approval of this application or adoption of the environmental review 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 of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.

2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01).
3. Provided the thresholds for a protest are not met, the Executive Officer shall record a Certificate of Completion with the County Recorder.
4. The effective date of the approval of this annexation will be 5 days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26th day of September 2024, by the following vote.

AYES:
NOES:
ABSENT:

Bill Biasi, Chair
Yolo Local Agency Formation Commission

ATTEST:



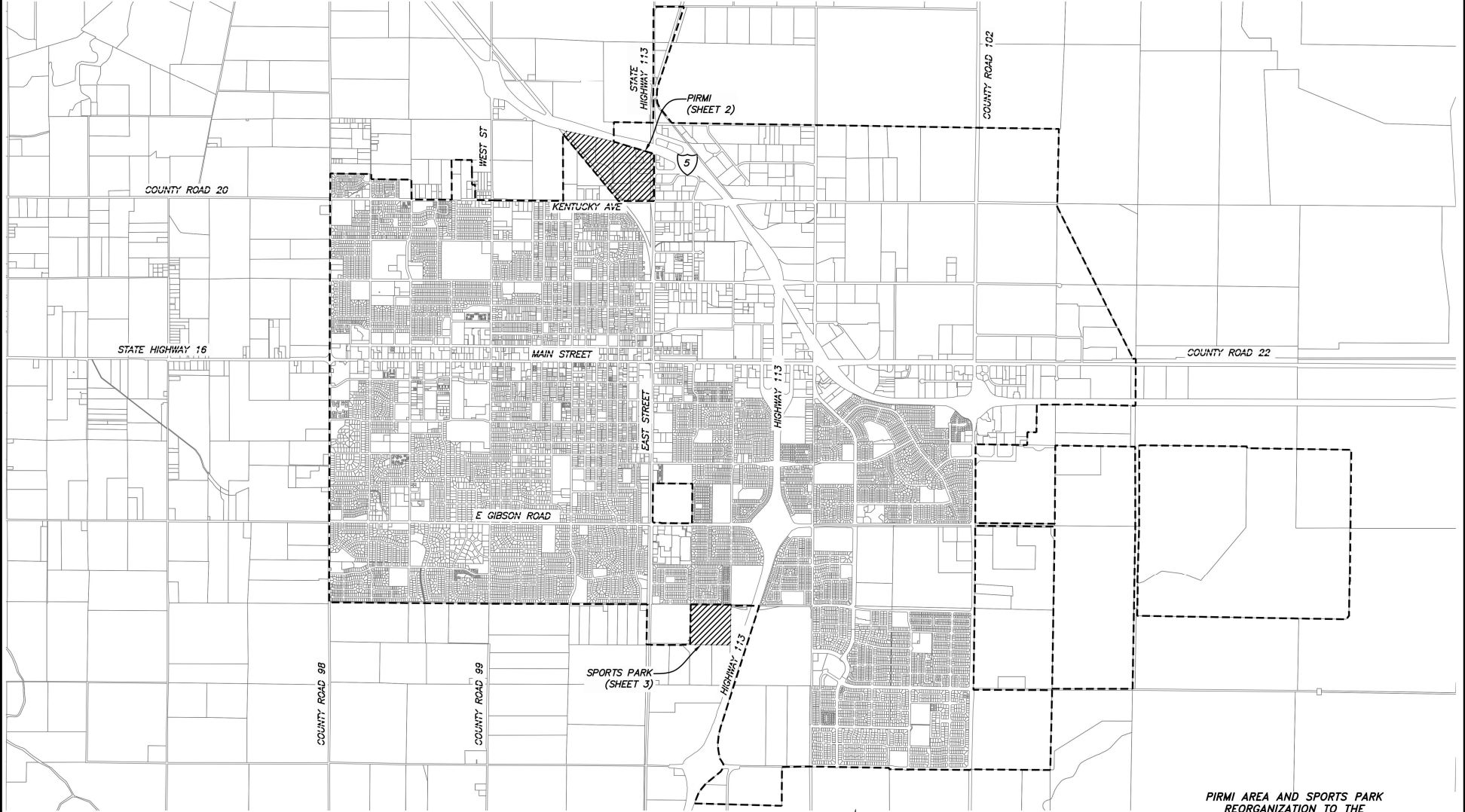
Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

**PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE CITY OF WOODLAND**



NOTES:

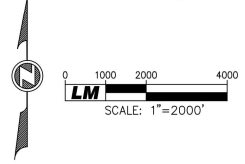
1. THIS MAP WAS CREATED FOR THE PURPOSE OF DEFINING NEW CITY OF WOODLAND BOUNDARIES. THE EXTERIOR BOUNDARY OF THE ANNEXATION AREAS SHOWN HEREON WERE NOT SURVEYED AND PLOTTED FROM RECORD INFORMATION.
2. PIRMI AREA ENCOMPASSING 87.987 ACRES, SPORTS PARK AREA ENCOMPASSING 40.043 ACRES, FOR A COMBINED TOTAL OF 128.030 ACRES, MORE OR LESS.

LEGEND

----- - EXISTING WOODLAND CITY LIMITS

APPROVED BY LAFCO
LAFCO PROCEEDING NO. _____

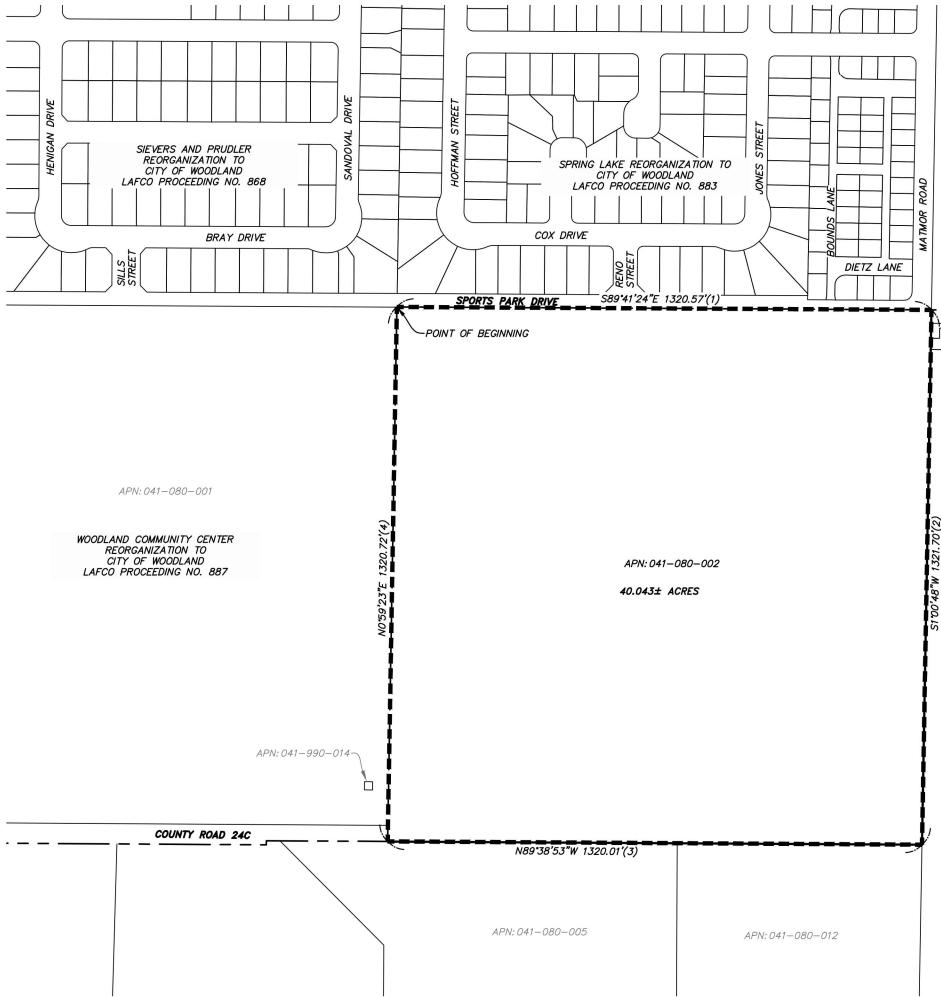
CHAIRMAN _____ DATE _____



**PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE
CITY OF WOODLAND**

YOLO COUNTY CALIFORNIA
KEY MAP

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



APN: 041-070-067

APN: 041-080-015

APN: 041-080-021

APN: 041-080-020

APN: 041-080-001

WOODLAND COMMUNITY CENTER REORGANIZATION TO CITY OF WOODLAND LAFCO PROCEEDING NO. 887

APN: 041-080-002

40.043± ACRES

APN: 041-990-014

APN: 041-080-005

APN: 041-080-012

NOTES:

1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP. THE EXTERIOR BOUNDARY WAS PLOTTED FROM RECORD INFORMATION.
2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:

- ANNEXATION AREA
- - - EXISTING CITY LIMITS
- ADJACENT PROPERTY LINES

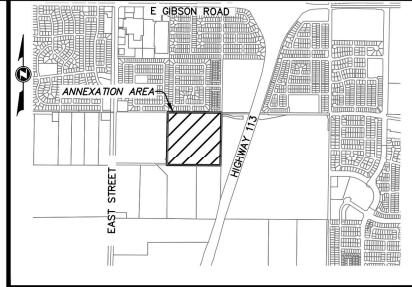
BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER THE "SIEVERS & PRUDLER REORGANIZATION", LAFCO PROCEEDING NO. 868, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF COURSE 21 OF THE "SPRINGLAKE REORGANIZATION" LAFCO PROCEEDING NO. 883, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE "WOODLAND COMMUNITY CENTER REORGANIZATION" LAFCO PROCEEDING NO. 887;

- (1) THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID COURSE 21 OF SAID "SPRINGLAKE REORGANIZATION", SOUTH 89°41'24" EAST 1,320.57 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
- (2) THENCE, LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 01°00'48" WEST 1,321.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
- (3) THENCE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°38'53" WEST 1,320.01 FEET TO THE SOUTHEAST CORNER OF SAID LAFCO PROCEEDING NO. 887;
- (4) THENCE, ALONG THE EAST LINE OF SAID LAFCO PROCEEDING NO. 887, NORTH 00°59'23" EAST 1,320.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.043 ACRES OF LAND, MORE OR LESS
END OF DESCRIPTION.

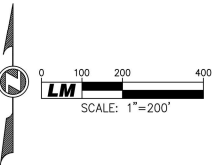


VICINITY MAP
NO SCALE

PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF WOODLAND

BEING THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA

SPORTS PARK
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



**PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND**

PIRMI AREA

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 20, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 20, said point also being the Northwest corner of "Commercial Industrial Park Annexation" LAFCO Proceeding No. 372, said point also being the Northeast corner of "East Street-Kentucky Avenue Reorganization" LAFCO Proceeding No. 818;

(1) thence, from said POINT OF BEGINNING and along the North line of said "East Street-Kentucky Avenue Reorganization", North $89^{\circ}59'52''$ West 1,191.04 feet to the Southeast corner of the "North Kentucky Partners Reorganization" LAFCO Proceeding No. 864; thence, along the Northeasterly line of said "North Kentucky Partners Reorganization" the following two courses and distances:

(2) North $00^{\circ}00'08''$ West 30.00 feet;

(3) thence North $39^{\circ}36'52''$ West 2,789.70 feet to the most Northerly corner of said "North Kentucky Partners Reorganization";

(4) thence North $46^{\circ}58'24''$ East 100.18 feet to Interstate 5 right-of-way; thence, along said Interstate 5 right-of-way the following four courses and distances:

(5) thence North $14^{\circ}10'01''$ East 39.63 feet;

(6) thence South $76^{\circ}57'19''$ East 357.44 feet;

(7) thence South $78^{\circ}36'54''$ East 782.92 feet;

(8) thence South $76^{\circ}00'34''$ East 456.96 feet to an angle point in the Westerly line of the "Ventura Ranch Reorganization" LAFCO

Proceeding No. 645; thence, along said "Ventura Ranch Reorganization" the following two courses and distances:



Matthew K. Souza

9-4-2024

Date

(9) South 73°24'22" East 1,385.62 feet;

(10) thence South 00°00'24" West 1,544.47 feet to the POINT OF BEGINNING.

Containing 87.987 acres of land, more or less.

End of description.

**PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND**

SPORTS PARK

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 4, Township 9 North, Range 2 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4, said point also being the Southeast corner the "Sievers & Prudler Reorganization", LAFCO Proceeding No. 868, said point also being the Westerly terminus of Course 21 of the "Springlake Reorganization" LAFCO Proceeding No. 883, said point also being the Northeast corner of the "Woodland Community Center Reorganization" LAFCO Proceeding No. 887;

(1) thence, from said POINT OF BEGINNING and along the South line of said Course 21 of said "Springlake Reorganization", South 89°41'24" East 1,320.57 feet to the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;

(2) thence, leaving said South line and along the East line of said Northeast Quarter, South 01°00'48" West 1,321.70 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;

(3) thence, along the South line of said Northeast Quarter, North 89°38'53" West 1,320.01 feet to the Southeast corner of said LAFCO Proceeding No. 887;

(4) thence, along the East line of said LAFCO Proceeding No. 887, North 00°59'23" East 1,320.72 feet to the POINT OF BEGINNING.

Containing 40.043 acres of land, more or less.

End of description.



Matthew K. Souza




9-4-2024

Date

Attachment B – Annexation Area Rezoning and Location Exhibit

Annexation Area	Existing Yolo County Zoning	Existing City of Woodland General Plan Designation	City Rezoning
PIRMI	Heavy Industrial (I-H)	Industrial (I)/Light Industrial Flex Overlay (IF); Public/Quasi-Public with Light Industrial Flex Overlay; One parcel of 8.75 acres designated as Flood Study Area (FS)	Industrial (I)/Light Industrial Flex Overlay (IF); Public/Quasi-Public with Light Industrial Flex Overlay; One parcel of 8.75 acres designated as Flood Study Area (FSA)
Sports Park	Agricultural Intensive (A-N)	Public/Quasi Public (PQP)	Public/Quasi Public (PQP)



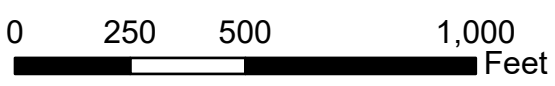
-  Existing City Boundary
-  Proposed City Boundary
-  Annexation Parcel

Key Number	APN	Acres
1	027-340-037-000	8.75
2	027-340-033-000	11.76
3	027-340-038-000	9.14
4	027-340-035-000	10.8
5	027-340-034-000	3.4
6	027-340-027-000	8.51
7	027-340-005-000	3.1
8	027-340-022-000	1.5
9	027-340-008-000	4.94
10	027-340-010-000	2.96
11	027-340-039-000	2.8
12	027-340-020-000	8.81




Proposed Woodland City Limits

Annexation Parcels Exhibit

City of Woodland
County of Yolo, California





-  Existing City Boundary
-  Proposed City Boundary
-  Annexation Parcel

Key Number	APN	Acres
1	041-080-002-000	40.04

Proposed Woodland City Limits

Annexation Parcels Exhibit

City of Woodland
County of Yolo, California





County of Yolo

www.yolocounty.org

TOM HAYNES
Chief Financial Officer
EVIS MORALES
Deputy Chief Financial Officer

DEPARTMENT OF FINANCIAL SERVICES

625 Court Street, Room 102

PO BOX 1268

WOODLAND, CA 95776

PHONE: (530) 666-8190

FAX: (530) 666-8215

EMAIL: DFS@yolocounty.org

- Financial Leadership
- Budget & Financial Planning
- Treasury & Finance

- Tax & Revenue Collection
- Accounting & Financial Reporting
- Internal Audit

September 6, 2024

TO: Christine Crawford, LAFCo

FROM: Tom Haynes, CFO
By: Bowen Au Young

SUBJECT: LAFCo 24-01 PIRMI Area and Sports Park Reorganization to the City of Woodland

The LAFCo project referenced above will reorganize approximately 117.43 acres. If granted the parcel would be annexed into the City of Woodland boundaries and detach from the Springlake Fire Protection District.

Per LAFCo, this proposal is subject to Section 99 of the Revenue and Taxation code. Pursuant to Revenue and Taxation Code §99 and related subsections, the County Assessor's Office provided the Department of Financial Services, in our role as Auditor-Controller, with the tax rate areas of those properties located within the boundaries of the proposed LAFCo project. Utilizing the Assessor's information, the agencies included in the Tax Rate Area are shown on the enclosure.

Pursuant to §99(b)(1)(B)3, the Auditor shall notify the government body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to §99(b)(2) that is subject to a negotiated exchange.

Except as otherwise provided by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between the local agencies. This

negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years. Note that the City of Woodland and Yolo County have already executed a tax exchange agreement for this proposal.

Please do not hesitate to contact Alexander Tengolics in the County Administrator's Office at (530) 666-8068 prior to the anticipated Board meeting with any concerns or questions about this determination.

Respectfully,



Bowen Au Young
Department of Financial Services
Property Tax Accounting Unit

TH:BA

Cc: Gerardo Pinedo, CAO
City of Woodland
Springlake Fire Protection District

LAFCo: 24-01
 Project Name: PIRMI Area and Sports Park
 Reorganization to the City of Woodland
 R&T Code Section: 99
 Existing Tax Rate Area(s): 087-019, 087-046
 Net Assessed Value: 45,161,486
 Estimated 1% Property Tax Revenue: \$451,614.86

AGENCY NAME

- County General Fund
- County ACO Fund
- County Library
- City of Woodland
- County Road District #2
- Springlake Fire Protection District
- Sacto-Yolo Mosquito & Vector Control
- Yolo County Resources Conservation District
- Yolo County Flood Control District
- Yolo County Office of Education
- Woodland Joint Unified School District
- Yuba Community College

APN	TRA	Acreage/SF	Land	Imps	Fixtures	PP	Total	Exemption	Total Value
027-340-005	087-019	3.00	239,247	12,963	-	-	252,210	-	252,210
027-340-008	087-019	4.96	744,967	1,209,777	-	-	1,954,744	-	1,954,744
027-340-010	087-019	3.00	282,034	-	-	-	282,034	-	282,034
027-340-020	087-019	9.89	1,484,629	6,324,799	19,029,480	3,514,140	30,353,048	-	30,353,048
027-340-022	087-019	1.55	260,262	509,355	6,200	201,510	977,327	-	977,327
027-340-027	087-019	8.50	135,304	-	-	-	135,304	-	135,304
027-340-033	087-019	11.76	187,196	-	-	-	187,196	-	187,196
027-340-034	087-019	3.38	244,292	809,620	-	-	1,053,912	-	1,053,912
027-340-035	087-019	10.76	5,610,000	510,000	-	-	6,120,000	-	6,120,000
027-340-037	087-019	9.00	1,372,000	378,000	-	-	1,750,000	-	1,750,000
027-340-038	087-019	8.94	794,998	-	-	-	794,998	-	794,998
027-340-039	087-019	2.69	272,223	332,362	-	-	604,585	-	604,585

Table continued from prior page...

APN	TRA	Acreage/SF	Land	Imps	Fixtures	PP	Total	Exemption	Total Value
041-080-002	087-046	40.00	696,128	-	-	-	696,128	-	696,128
Secured Total		117.43	12,323,280	10,086,876	19,035,680	3,715,650	45,161,486	-	45,161,486

Listed below are the existing agencies in the 1% tax rate in tax rate area **087-019**

Agency	Pre ERAF DISTRIB%	Before ERAF	% Of Factor Shift to ERAF	Post ERAF DISTRIB%	After ERAF
County General Fund	0.34300272	152,517.39	0.6575421	0.117463995	52,230.79
County ACO Fund	0.01405812	6,250.99		0.014058120	6,250.99
County Library	0.03186750	14,170.00	0.3406287	0.021012514	9,343.29
County Road District #2	0.02498988	11,111.84	0.1037848	0.022396311	9,958.60
Springlake Fire District	0.08008691	35,610.93	0.0822308	0.073501299	32,682.62
Sacto-Yolo Mosquito & Vector Control	0.00988500	4,395.40		0.009885000	4,395.40
Yolo County Flood Control District	0.01165057	5,180.47	0.3814253	0.007206748	3,204.51
County Schools	0.03550804	15,788.78		0.035508040	15,788.78
Woodland Joint Unified School District	0.37137420	165,132.87		0.371374200	165,132.87
Yuba Community College	0.07757706	34,494.92		0.077577060	34,494.92
ERAF				0.250016714	111,170.83
Total	1.0000000	444,653.58		1.0000000	444,653.58

Listed below are the proposed agencies in the 1% tax rate in the proposed new tax rate area.

Agency Name				Post ERAF DISTRIB%	After ERAF
County General Fund	-	-	-	0.058731997	26,115.39
County ACO Fund	-	-	-	0.000000000	-
City of Woodland	-	-	-	0.189700240	84,350.89
County Library	-	-	-	0.000000000	-
County Road District #2	-	-	-	0.000000000	-
Springlake Fire District	-	-	-	0.000000000	-
Sacto-Yolo Mosquito & Vector Control	-	-	-	0.009885000	4,395.40
Yolo County Flood Control District	-	-	-	0.007206748	3,204.51
County Schools	-	-	-	0.035508040	15,788.78
Woodland Joint Unified School District	-	-	-	0.371374200	165,132.87
Yuba Community College	-	-	-	0.077577060	34,494.92
ERAF				0.25001671	111,170.83
Total				1.0000000	444,653.58

Listed below are the existing agencies in the 1% tax rate in tax rate area **087-046**

Agency	Pre ERAF DISTRIB%	Before ERAF	% Of Factor Shift to ERAF	Post ERAF DISTRIB%	After ERAF
County General Fund	0.34284231	2,386.62	0.65754209	0.117409061	817.32
County ACO Fund	0.01405155	97.82		0.014051550	97.82
County Library	0.03185259	221.73	0.34062874	0.021002682	146.21
County Road District #2	0.0249782	173.88	0.10378479	0.022385843	155.83
Springlake Fire District	0.08004945	557.25	0.08223081	0.073466919	511.42
Sacto-Yolo Mosquito & Vector Control	0.00988038	68.78		0.009880380	68.78
Yolo County Resources Conservation Dist.	0.00046765	3.26	0.2766692	0.000338266	2.35
Yolo County Flood Control District	0.01164512	81.06	0.38142526	0.007203377	50.14
County Schools	0.03549144	247.07		0.035491440	247.07
Woodland Joint Unified School District	0.37120053	2,584.03		0.371200530	2,584.03
Yuba Community College	0.07754078	539.78		0.077540780	539.78
ERAF				0.250029172	1,740.52
Total	1.0000000	6,961.28		1.0000000	6,961.28

Listed below are the proposed agencies in the 1% tax rate in the proposed new tax rate area.

Agency Name				Post ERAF DISTRIB%	After ERAF
County General Fund	-	-	-	0.000000000	-
County ACO Fund	-	-	-	0.000000000	-
City of Woodland	-	-	-	0.248316055	1,728.60
County Library	-	-	-	0.000000000	-
County Road District #2	-	-	-	0.000000000	-
Springlake Fire District	-	-	-	0.000000000	-
Sacto-Yolo Mosquito & Vector Control	-	-	-	0.009880380	68.78
Yolo County Resources Conservation District	-	-	-	0.000338266	2.35
Yolo County Flood Control District	-	-	-	0.007203377	50.14
County Schools	-	-	-	0.035491440	247.07
Woodland Joint Unified School District	-	-	-	0.371200530	2,584.03
Yuba Community College	-	-	-	0.077540780	539.78
ERAF	-	-	-	0.25002917	1,740.52
Total				1.0000000	6,961.28

After review, there is a property tax loss or exchange between agencies for the subject property. A new tax rate area will be necessary to accomplish the proposed annexation.

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

Study session to discuss the reorganization plan for the Elkhorn Fire Protection District (no action will be taken)

RECOMMENDED ACTION

Receive staff presentation, accept public comment, and provide input as desired.

REASONS FOR RECOMMENDED ACTION

The Elkhorn Fire Protection District (FPD) submitted its application for dissolution on September 26, 2024, following the LAFCo meeting where a fee waiver was granted. The application was limited to dissolution only, knowing that LAFCo has the power to amend proposals and could determine the most appropriate method to reorganize the provision of services in the FPD territory.

The attached briefing materials illustrate the current staff recommended approach to reorganizing the Elkhorn FPD, with Woodland and West Sacramento's fire departments providing fire protection services. Of note, rather than dissolving the FPD, staff recommends that the FPD be kept intact, but directly governed by the Board of Supervisors, and that its territory be limited to the West Sacramento service territory. Under this approach, Woodland's service territory would be annexed into the Springlake FPD. Staff will walk through the proposed changes and look forward to hearing any Commission feedback.

Attachments

ATT A-Elkhorn FPD Reorg Proposal Map & Process Chart

Form Review

Inbox

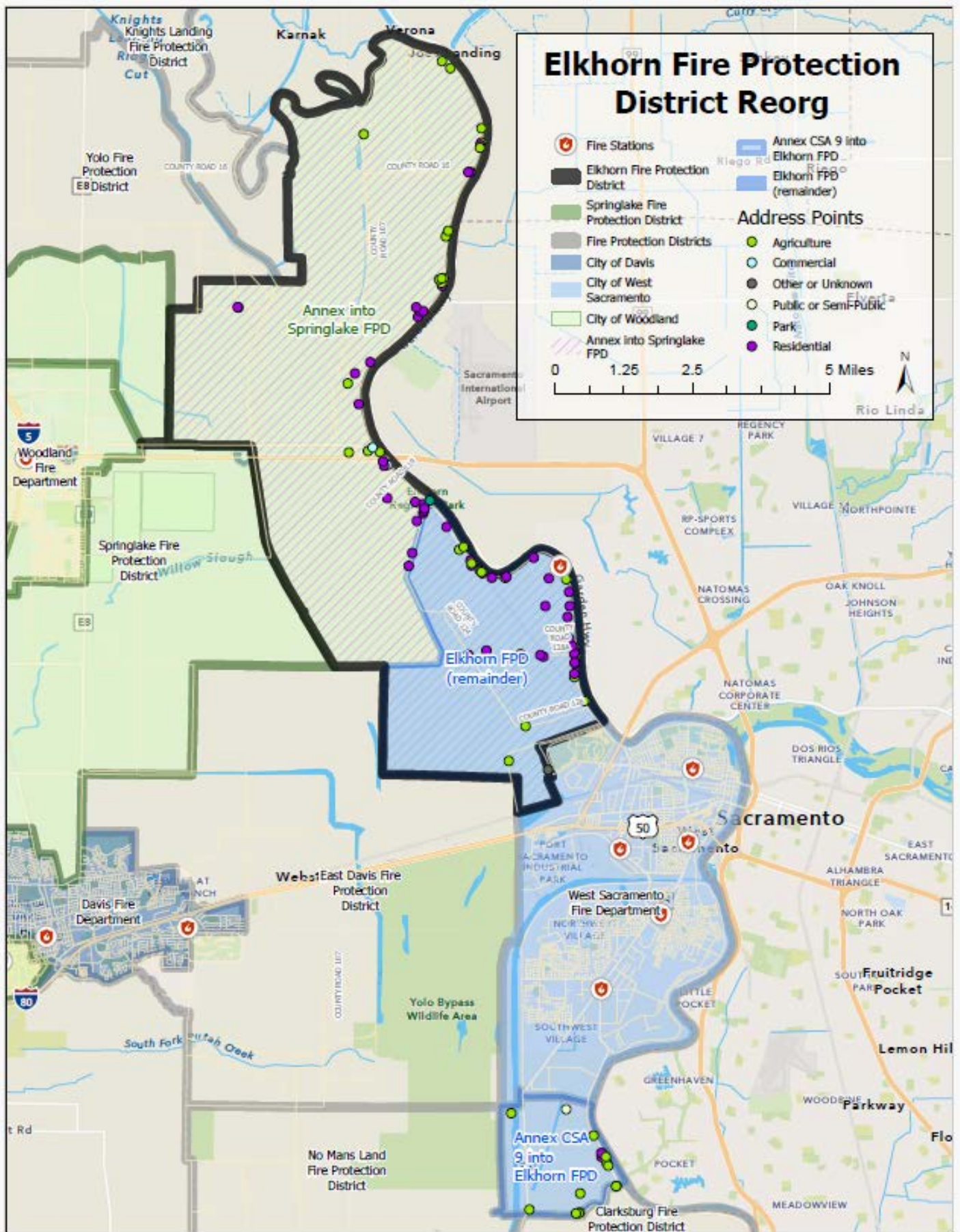
Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 10/22/2024

Reviewed By

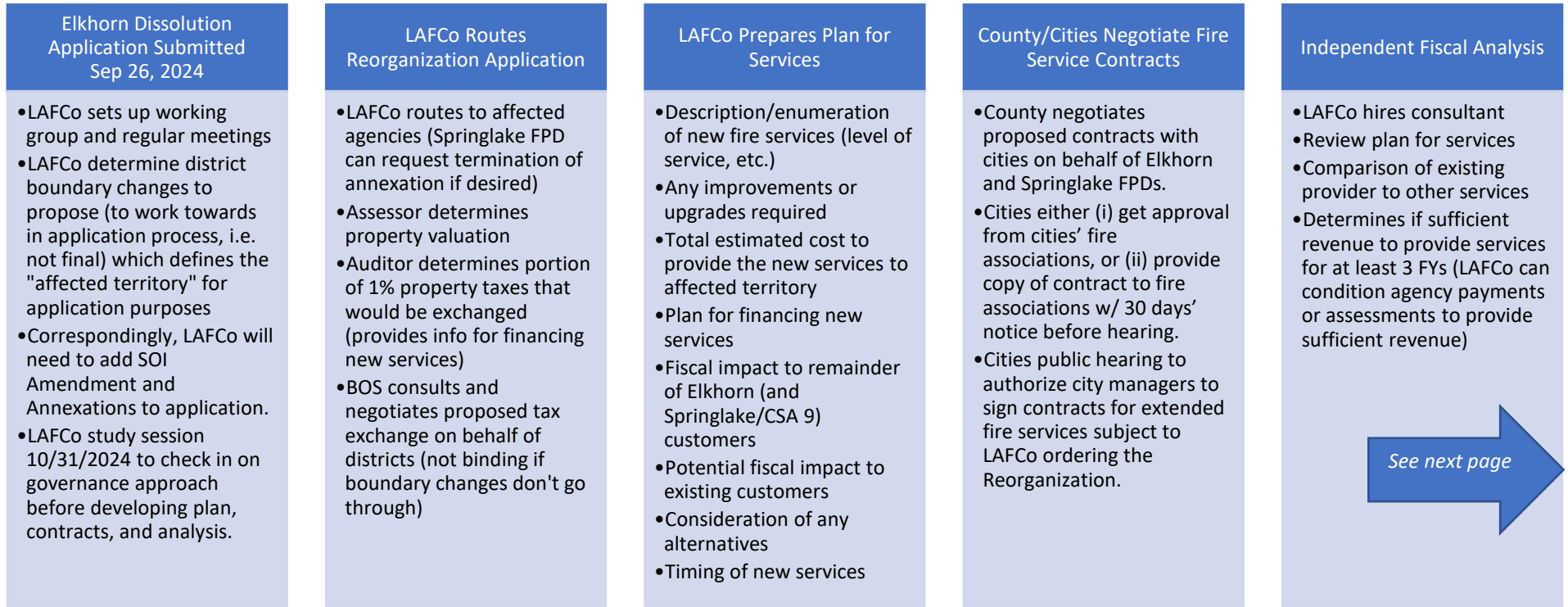
Christine Crawford

Date

10/22/2024 01:37 PM
Started On: 10/22/2024 11:02 AM



Elkhorn FPD Reorganization Process Chart



← These steps can occur in tandem →

LAFCo Certificate of Filing	LAFCo Hearing	LAFCo Annexation Protest Process/Hearing	LAFCo Certificate of Completion
<ul style="list-style-type: none"> • Once EO has determined the application is complete with all these previous items, schedule hearing within 90 days. • At least 21 days prior to hearing, Executive Officer gives notice to each affected local agency, county, mailed notices to landowners and registered voters within affected territory +300' radius, and anyone who filed a written request, and publishes notice in newspaper and LAFCo website. 	<ul style="list-style-type: none"> • Commission consideration of reorganization (i.e. dissolution, annexation, and extended services) [districts receiving new territory need to be in agreement] • LAFCo determines if the affected territory is expected to receive sufficient revenue and reasonable reserve for at least three FYs post contract start date. If insufficient revenues, LAFCo may condition approval on concurrent approval of sufficient revenue sources. 	<ul style="list-style-type: none"> • Executive Officer must set protest hearing within 35 days, hearing must occur 21-60 days from set date, and not during 30-day reconsideration period • Notices published and mailed to all landowners and registered voters in "affected territory" (i.e. areas of change) • LAFCo meeting to count protest and determine results: <ul style="list-style-type: none"> • 0-24% orders reorganization • 25%-49% triggers election • 50% + terminates proposal/reorg • If reorg goes through, LAFCo adopts a resolution which will set timing/effective date of changeover, plus any conditions that must be met first (i.e. service contracts, payments, etc.) 	<ul style="list-style-type: none"> • Issued by Executive Officer once all terms and conditions are met. • Documents recorded and filed with Board of Equalization to change agency boundaries and Tax Rate Areas (TRAs) • Change goes into effect, per effective date set in resolution.

Definitions:

56014. "Affected local agency" means any local agency that contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change of organization is proposed or ordered, either singularly or as part of a reorganization or for which a study is to be reviewed by the commission.

56015. "Affected territory" means any territory for which a change of organization, reorganization, or sphere of influence change is proposed or ordered, or any territory to which services are proposed to be provided.

56073. "Reorganization" means two or more changes of organization contained within a single proposal.

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

Consider and adopt the Yolo LAFCo 2025 Meeting Calendar

RECOMMENDED ACTION

Consider and adopt the Yolo LAFCo 2025 Meeting Calendar.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDED ACTION

The intent of an annual calendar is to provide the Commission with an overview of the year and consideration of events that affect meeting dates, and to set the regular meeting dates for the year.

BACKGROUND

Staff has considered meeting dates as set by Yolo LAFCo Administrative Policies and Procedures; impact of holidays; CALAFCO events; county and city association annual events; and, traditional break periods for meetings. Given these considerations, the attached calendar proposes an overview of anticipated LAFCo meetings for the 2025 calendar year. This calendar does not preclude the call for special meetings as needed or cancellation of meetings, if appropriate.

Please note there are three months where we need to make modifications to our normal schedule as listed below. **Please bring your calendars to the meeting for discussion.**

- The regular April LAFCo meeting date coincides with the CSAC Legislative Conference. For this reason, staff suggests moving the April meeting to **Tuesday**, the 22nd.
- The regular October meeting date coincides with the CALAFCO Conference and staff recommends moving the October meeting to Thursday, the 30th.
- The regular December meeting date coincides with the CSAC Annual Meeting. Therefore, staff suggests moving the December meeting to **Friday**, the 12th (or Thursday, the 11th, in the afternoon).

All meeting date changes will still be at the regularly scheduled time of 9:00 a.m.

Attachments

ATT-2025 LAFCo meeting calendar

Form Review

Inbox

Christine Crawford

Form Started By: Terri Tuck

Final Approval Date: 10/22/2024

Reviewed By

Christine Crawford

Date

10/22/2024 09:47 AM

Started On: 10/22/2024 08:00 AM

Yolo LAFCo 2025 Meeting Calendar

JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

S	M	T	W	T	F	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MEETING CALENDAR EVENTS	
	CSAC Legislative Conference (Apr 23-25)
Yolo LAFCo Meetings	Cap to Cap (May 3-7)
County Holidays	NACo Annual Conference (Jul 11-14)
CALAFCO Staff Workshop (Apr 30-May 2)	RCRC Annual Meeting (Sep 17-19)
CALAFCO Conference-San Diego (Oct 22-24)	League of Cities Conference (Oct 8-10)
	CSAC Annual Meeting (Dec 1-5)

LAFCO

Meeting Date: 10/31/2024

Information

SUBJECT

A report by the Executive Officer on recent events relevant to the Commission and an update of staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.

- a. 10.31.2024 Long Range Planning Calendar
 - b. EO Activity Report - September 23 through October 25, 2024
 - c. CALAFCO Legislative Summary
-

Attachments

ATT a-10.31.2024 Long Range Planning Calendar
ATT b-EO Activity Report Sep23-Oct25
ATT c-10.31.2024 CALAFCO Legislative Summary

Form Review

Form Started By: Terri Tuck
Final Approval Date: 10/22/2024

Started On: 10/22/2024 08:48 AM



Long Range Meeting Calendar – Tentative Items

October 31, 2024

Meeting Date	Tentative Agenda Items
Dec 5, 2024 (potentially cancel?)	<ul style="list-style-type: none"> Determine comprehensive MSR/SOI for City of Woodland is not necessary FY 24/25 Q1 Financial Update
Jan 2025	<ul style="list-style-type: none"> Approve contracts for Elkhorn Reorganization Plan for Services and/or Fiscal Analysis (tentative) 2024 Local Agency Website Transparency Report FY 24/25 Q2 Financial Update
Feb 2025	<ul style="list-style-type: none"> LAFCo Audit FYs 2022, 2023, and 2024 Consider and adopt LAFCo Annual Work Plan for Fiscal Year 2025/26 Elect Chair & Vice Chair
Mar 2025	<ul style="list-style-type: none"> Adopt Draft LAFCo Budget for FY2025/26 Cemetery Services MSR/SOI (6 districts) (placeholder)
Apr 2025	<ul style="list-style-type: none"> Sac-Yolo Port District MSR/SOI (placeholder)
May 2025	<ul style="list-style-type: none"> YECA JPA Service Review (dispatch agency) (placeholder)
Jun 2025	<ul style="list-style-type: none"> YCPARMIA JPA Service Review (risk management pool) (placeholder)

New Applications Received Since Last Meeting

Date Received	Application Name
09/26/2024	Elkhorn FPD Reorganization

LAFCo EO Activity Report September 23 through October 25, 2024

Item 9-ATT b

Date	Meeting/Milestone	Comments
09/23/2024	Meeting w/Renee Crosswell (Human Resources)	Recruitment
09/24/2024	Meeting w/Pamela Miller	Meeting packet review
09/24/2024	Meeting w/Tania Garcia-Cadena	Meeting packet review
09/25/2024	Meeting w/Chief Eric Zane & Wes Arvin Board Member (Springlake FPD) & Dotty Pritchard (Chief of Staff to Supervisor Sandy)	Elkhorn FPD dissolution
09/25/2024	Meeting w/ Chair Bill Biasi	LAFCo agenda review
09/25/2024	Meeting w/Oscar Villegas	Meeting packet review
09/30/2024	CALAFCO Board Special Meeting	Changes to the CALAFCO Legislative Committee
10/01/2024	Meeting w/Megan Meier (City of Woodland)	Appeal process and next steps for PIRMI & Sports Park Reorganization (LAF#24-01)
10/03/2024	Meeting w/Counsel Eric May	PIRMI Reorganization and Elkhorn FPD Update
10/09/2024	Meeting w/Counsel Eric May and Special Counsel Michael Colantuono	Elkhorn FPD Reorganization
10/10/2024	Meeting w/Woodland City Manager Ken Hiatt	MSR/SOI Update
10/10/2024	Webinar: Navigating the 'E-Word' across Conservative Landscapes: The Quiet Controversy of 'Equity' in Planning	Attended
10/10/2024	Meeting w/Bill Mattos & Ammy Reyes (Elkhorn FPD Board) & Dotty Pritchard (Chief of Staff to Supervisor Sandy)	Elkhorn FPD-LAFCo Process
10/10/2024	Meeting w/Ivy Donovan	Woodland Annexation
10/11/2024	Meeting w/Counsel Eric May and Special Counsel Michael Colantuono	Elkhorn FPD Reorganization
Oct16-18/2024	CALAFCO Conference - Yosemite	Attended
10/21/2024	Meeting w/Counsel Eric May and Special Counsel Michael Colantuono	Elkhorn FPD Reorganization
10/21/2024	Meeting w/Oscar Villegas	Upcoming Sac-Yolo Port District MSR
10/23/2024	Meeting w/Dirk Brazil (Acting CAO)	Elkhorn FPD Reorganization
10/23/2024	Meeting w/Stephanie Cormier (Chief Asst. Director, Community Services Dept.)	Community Services District (CSD) consolidation project
10/23/2024	Springlake FPD Meeting	Presentation on Elkhorn FPD Reorg Process

Date	Meeting/Milestone	Comments
10/24/2024	Meeting w/ BOS Ad Hoc Fire Sustainability Subcommittee (Supervisors Provenza & Barajas, County Administrative Staff)	Elkhorn FPD Reorganization
10/24/2024	South Davis General Plan City Advisory Meeting	Presentation Regarding Annexation Process (in general)



CALAFCO Legislative Summary

October 31, 2024, LAFCo Meeting

August 31st was the last day for the legislature to pass bills and it is now in recess. The governor had until September 30th to sign or veto bills passed. CALAFCO tracked 10 pieces of proposed legislation, two of which were sponsored by CALAFCO:

- AB 3277 (CALAFCO's omnibus bill) was signed by the Governor.
- SB 1209 was signed by the Governor and contains important indemnification protections for LAFCos.

Additional bills of potential Yolo LAFCo interest include:

- AB 805 (Arambula D) This bill was signed by the Governor. This bill provides administrative, financial, and technical assistance to help address and correct sewer system failures in disadvantaged communities. CALAFCO took a "watch" position. This bill may be potentially valuable for Yolo LAFCo if disadvantaged community wastewater systems fail to maintain adequate service.
- AB 2302 (Addis D) This bill was signed by the Governor. This bill will enact changes to Brown Act provisions that allow members of legislative bodies to teleconference for meetings. Currently, the law limits teleconferencing to no more than 3 consecutive months, 20% of the regular meetings in a calendar year, or 2 meetings for bodies that meet less than 10 times in a calendar year. This bill redefines those limits as 2 meetings per year for bodies meeting monthly or less; 5 meetings per year for those meeting twice per month; or 7 meetings per year if the body meetings three times or more per month. CALAFCO took a "watch" position.

Please see the attached CALAFCO List of Current Bills dated 10/22/2024.

The 2025/26 legislative session convenes on December 2, 2024.

CALAFCO List of Current Bills 10/22/2024

AB 805 **(Arambula D) Sewer service: disadvantaged communities.**

Current Text: Chaptered: 9/24/2024 [html](#) [pdf](#)

Introduced: 2/13/2023

Last Amend: 6/6/2024

Status: 9/24/2024-Chaptered by Secretary of State - Chapter 505, Statutes of 2024

Location: 9/24/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The State Water Resources Control Board and the 9 California regional water quality control boards regulate water quality in accordance with the Porter-Cologne Water Quality Control Act and the federal Clean Water Act. Current law authorizes a regional board to order the provision of sewer service by a receiving sewer system, as defined, to a disadvantaged community served by an inadequate onsite sewage treatment system, as defined. This bill would authorize the state board, until January 1, 2029, and after it makes a specified finding or findings by resolution, to require a designated sewer system to contract with an administrator designated or approved by the state board for administrative, technical, operational, legal, or managerial services to assist a designated sewer system with the delivery of adequate sewer service, as defined.

Position

Watch

CALAFCO Comments: 9/24/2024: Signed by the Governor, and chaptered by the Secretary of State.

9/5/2024: Presented to the Governor at 4 p.m.

8/27/2024: Received Assembly concurrence; to Engrossing and Enrolling.

8/27/2024: Assembly Rule 77 suspended. Urgency clause adopted.

8/27/24: Scheduled for concurrence.

8/26/24: Read third time.

Third Senate reading rescheduled to 8/26/2024.

8/23/24: Third reading had been rescheduled to 8/22/2024 but was not read. No new date yet scheduled.

Third reading rescheduled to 8/21/2024.

8/19/2024: Read for Second time in Senate. Scheduled for third reading on 8/20/2024.

8/15/2024: Passed out of Appropriations.

6/24/2024 Referred to Appropriations suspense file.

6/5/2024: Passed Senate Environmental Quality Committee and re-referred to Appropriations due to recent amendments.

5/15/2024: Amended. Now provides administrative, financial, and technical assistance to help address and correct sewer system failures or other regulatory non-compliance exhibited by existing infrastructure.

5/1/2024: Assigned to Senate Environmental Quality committee. No hearing date yet scheduled.

1/26/2024: Support, if amended, approved. Amendment requested is the inclusion of language requiring the state board to consult with the local LAFCO.

1/22/2024: Gutted and amended. No longer addresses consolidation of waste water systems but, rather, would set up a program in which the state would provide technical, managerial, administrative, and financial assistance, where applicable, to disadvantaged communities. Position changed to support if amended to include a provision requiring the state board to consult with the local LAFCO regarding the system.

As introduced, this bill would have authorized the state board, if sufficient funds are available, to order consolidation of sewer service along with an order of consolidation of drinking water systems when both of the receiving and subsumed water systems provide sewer service and after the state board engages in certain activities. It failed to meet 2023 deadlines and became a 2 year bill that cannot be acted upon until January, 2024.

AB 817 **(Pacheco D) Open meetings: teleconferencing: subsidiary body.**

Current Text: Amended: 5/29/2024 [html](#) [pdf](#)

Introduced: 2/13/2023

Last Amend: 5/29/2024

Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 5/1/2024)

Location: 7/2/2024-S. DEAD

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Ralph M. Brown Act, requires, with specified exceptions, each legislative body of a local agency to provide notice of the time and place for its regular meetings and an agenda containing a brief general description of each item of business to be transacted. Current law authorizes the legislative body of a local agency to use alternate teleconferencing provisions during a proclaimed state of emergency (emergency provisions) and, until January 1, 2026, in certain circumstances related to the particular member if at least a quorum of its members participate from a singular physical location that is open to the public and situated within the agency’s jurisdiction and other requirements are met (nonemergency provisions). Current law imposes different requirements for notice, agenda, and public participation, as prescribed, when a legislative body is using alternate teleconferencing provisions. The nonemergency provisions impose restrictions on remote participation by a member of the legislative body and require the legislative body to provide specific means by which the public may remotely hear and visually observe the meeting. This bill, until January 1, 2026, would authorize a subsidiary body, as defined, to use similar alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. The bill would require at least one staff member of the local agency to be present at a designated primary physical meeting location during the meeting. The bill would require the local agency to post the agenda at the primary physical meeting location. The bill would require the members of the subsidiary body to visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, as specified. The bill would also require the subsidiary body to list a member of the subsidiary body who participates in a teleconference meeting from a remote location in the minutes of the meeting. In order to use teleconferencing pursuant to this act, the bill would require the legislative body that established the subsidiary body by charter, ordinance, resolution, or other formal action to make specified findings by majority vote, before the subsidiary body uses teleconferencing for the first time and every 12 months thereafter.

Position

Watch

CALAFCO Comments: 7/2/2024: Died on 7/2/2024 for failing to meet the July 1st deadline, which was the last day for policy committees to meet and report bills.

6/5/2024: Considered by Senate Local Government Committee and failed, with reconsideration granted.

1/25/2024: Moved out of the Assembly and was assigned to Senate Local Government Committee and the Senate Judiciary Committee.

1/17/2024: Amended to add a Sunset date of January 1, 2026.

3/16/2023: The bill was amended to speak specifically to teleconferenced meetings of subsidiary bodies, defined as a body that serves exclusively in an advisory capacity, and is not authorized to take final action on legislation, regulations, contracts, licenses, permits, or any other entitlements. For qualifying bodies, this bill would remove the requirement to post an agenda at the location of the subsidiary body member who was participating from off site- providing that the legislative body that formed the subsidiary body has previously made findings noting that teleconferenced meetings of the subsidiary body would enhance public access, and would promote the attractions, retention and diversity of the subsidiary body. The superior legislative body would need to revisit the matter and repeat those finding every 12 months thereafter. This bill also reaffirms that other provisions of the Brown Act are applicable to subsidiary bodies.

Failed to meet deadlines and now a 2 year bill that cannot be acted upon until January, 2024.

[AB 828](#) (Connolly D) Sustainable groundwater management: managed wetlands.

Current Text: Vetoed: 9/25/2024 [html](#) [pdf](#)

Introduced: 2/13/2023

Last Amend: 8/20/2024

Status: 9/25/2024-Vetoed by Governor.

Location: 9/25/2024-A. VETOED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Calendar: 11/29/2024 #65 ASSEMBLY VETOED

Summary: The Sustainable Groundwater Management Act requires all groundwater basins designated as high- or medium-priority basins by the Department of Water Resources to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans, except as specified. Current law defines various terms for purposes of the act. This bill would add various defined terms for purposes of the act, including the terms "managed wetland" and "small community water system."

Position

None at this time

CALAFCO Comments: 9/25/2024: Vetoed by Governor.
 9/10/2024: Presented to the Governor at 4:30 p.m.
 8/28/2024: Received Assembly concurrence; to Engrossing and Enrolling.
 8/27/24: Read third time and ordered back to Assembly.
 Third reading rescheduled to 8/27/2024.
 Senate Third Reading rescheduled to 8/26/2024.
 8/22/24: Scheduled for third reading but not read. No new date yet.
 8/21/24: Read second time, and ordered to third reading.
 8/20/2024: Read third time but amended to add federally reserved water rights in the list of exclusions, so ordered back for second reading.
 8/19/24: Rescheduled to 8/20/2024 for Third reading.
 8/13/24: Advanced to 8/13/24 Floor consideration where it received its second reading. Now scheduled for Senate Third Reading on 8/19/24.
 8/15/24: Scheduled for Senate Second Reading.
 8/05/24: Not heard and rescheduled to Appropriations on 8/12/2024, then moved out to Senate Floor.
 7/01/24: Read second time and amended. Re-referred to Appropriations where it is scheduled for hearing on 8/5/2024.
 6/25/24: Passed out of Senate Committee on Natural Resources and Water with amendments, and re-referred to Appropriations.
 1/29/24: Passed Assembly Floor and moved to Senate to be scheduled for policy hearing.
 1/18/24: Passed out of Assembly Appropriations Committee.
 1/11/24: Amended to strike provisions regarding small community water systems serving disadvantaged communities and pivots to groundwater sustainability agencies. New provisions were added to the bill that would have the effect of carving out of the existing law, until January 1, 2028, small community water systems serving disadvantaged communities from permitted public water supply wells. After January 1, 2028, that provision sunsets and the law would revert back to its current state without the carve out.
 1/9/24: Passed Assembly Water, Parks and Recreation Committee.
 4/17/2023: Amended to define agencies and entities required or excluded from existing 10726.4 (a) (4). Amends Water Code section 10730.2 to add language regarding fees, and amends Water Code section 10733 to address groundwater sustainability plans.
 Failed to make April policy committee deadline and now cannot be acted upon until January 2024.

As introduced, would add definitions for Managed Wetlands, and Small community water system to Water Code Section 10721.

AB 2302 (Addis D) Open meetings: local agencies: teleconferences.

Current Text: Chaptered: 9/22/2024 [html](#) [pdf](#)

Introduced: 2/12/2024

Status: 9/22/2024-Chaptered by Secretary of State - Chapter 389, Statutes of 2024

Location: 9/22/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Ralph M. Brown Act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Current law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. Current law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing in specified circumstances if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular

physical location clearly identified on the agenda that is open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, and the legislative body complies with prescribed requirements. Current law imposes prescribed restrictions on remote participation by a member under these alternative teleconferencing provisions, including establishing limits on the number of meetings a member may participate in solely by teleconference from a remote location, prohibiting such participation for a period of more than 3 consecutive months or 20% of the regular meetings for the local agency within a calendar year, or more than 2 meetings if the legislative body regularly meets fewer than 10 times per calendar year. This bill would revise those limits, instead prohibiting such participation for more than a specified number of meetings per year, based on how frequently the legislative body regularly meets.

Position

Watch

CALAFCO Comments: 9/22/2024: Signed by the Governor, and chaptered by the Secretary of State.

8/27/2024: Presented to the Governor at 12 p.m.

8/20/2024: To Engrossing and Enrolling.

8/19/2024: Third reading; approved.

Senate Third Reading rescheduled to 8/19/24.

8/15/2024: Scheduled for Senate Third Reading

8/8/2024: Scheduled for Third Reading in Senate but rescheduled to 8/15.

7/3/2024: Was scheduled for Third Reading in Senate but not heard. No new date yet scheduled.

6/5/2024: Passed Senate Local Government Committee, read second time on June 5, 2024. Third Reading scheduled for 06/10/2024 but pushed out to 6/25/2024, then pushed again to 7/3/2024.

5/9/2024: Passed Assembly Third Reading and moved to Senate.

4/10/24 passed Assembly Local Government Committee and sent to Assembly Floor.

Introduced on 2/12/2024, this bill would enact changes to Brown Act provisions that allow members of legislative bodies to teleconference for meetings. Currently, the law limits teleconferencing to no more than 3 consecutive months, 20% of the regular meetings in a calendar year, or 2 meetings for bodies that meet less than 10 times in a calendar year. This bill redefines those limits as 2 meetings per year for bodies meeting monthly or less; 5 meetings per year for those meeting twice per month; or 7 meetings per year if the body meetings three times or more per month.

AB 2661 (Soria D) Electricity: Westlands Water District.

Current Text: Chaptered: 9/25/2024 [html](#) [pdf](#)

Introduced: 2/14/2024

Last Amend: 8/23/2024

Status: 9/25/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 573, Statutes of 2024.

Location: 9/25/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: Would authorize the Westlands Water District to provide, generate, and deliver solar photovoltaic or hydroelectric electricity and to construct, operate, and maintain works, facilities, improvements, and property necessary or convenient for generating and delivering that electricity. The bill would require the district to use the electricity for the district’s own purposes, and the bill would authorize the district to sell surplus electricity to a public or private entity engaged in the distribution or sale of electricity. The bill would also authorize the district to construct, operate, and maintain energy storage systems and electric transmission lines, and to construct, operate, and maintain works, facilities, improvements, and property necessary or convenient for the operation of the energy storage system and electric transmission lines, within the boundaries of the district, as specified. The bill would require the district to report the amount of income, and the purposes for expenditure of that income, from these electricity facilities in a specified report. The bill would require the district to establish a community benefits agreement plan for a specified electrical infrastructure development plan and related transmission and other electrical projects, as provided. This bill would make legislative findings and declarations as to the necessity of a special statute for the Westlands Water District.

Position

Watch

CALAFCO Comments: 9/13/2024: Enrolled and presented to the Governor at 4 p.m.

8/31/2024: Concurrence in Assembly, and sent to Enrolling and Engrossing.

8/30/3024: Third reading in Senate, sent to Assembly for concurrence.

Third reading rescheduled to 8/30/2024.

Third reading rescheduled to 8/28/2024
 8/26/2024: Read second time and scheduled for Third Reading on 8/27/2024.
 8/23/2024: Read third time but amended to narrow the focus of this bill to solar photo voltaic electrical generation, and to require that the Westlands Water District create a community benefits agreement plan for the Valley Clean Infrastructure Plan. Ordered back to Second Reading because of the amendment, and now scheduled for Second Reading on 8/26/2024.
 8/21/2024: Third reading rescheduled to 8/22/24 but not read. No new date yet scheduled.
 8/20/2024: Third reading rescheduled to 8/21/24.
 8/19/2024: Third reading rescheduled to 8/20/24.
 08/08/2024: Third reading rescheduled to 8-15-24, then rescheduled again to 8-19-24.
 08/08/2024: Scheduled for third reading.
 08/05/2024: Scheduled for third reading.
 07/03/2024: Read second time, and ordered to third reading.
 7/2/2024: Passed Senate Energy, Utilities, and Communications committee and ordered to second reading.
 06/11/2024: Passed Senate Local Government Committee and re-referred to Senate Energy, Utilities, and Communications Committee.
 06/05/2024: Referred to Senate Local Government Committee, and Energy, Utilities, and Communications Committee.
 05/24/2024: In Senate. Read first time. To Rules Committee for assignment.
 05/23/2024: Third reading passes in Assembly. Bill moves to Senate.
 05/20/2024: Read second time in Assembly. Ordered to third reading.
 05/16/2024: Passed by Appropriations as Amended. Second reading as amended.
 05/08/2024: Referred to Appropriations suspense file.
 04/25/2024: Re-referred to Appropriations.
 04/24/2024: Read second time. Amended.
 04/23/2024: Passed in Assembly Natural Resources Committee as amended. Re-referred to Appropriations.
 04/18/2024: Passed Assembly Utilities and Energy Committee. Re-referred to Natural Resources Committee.
 04/15/2024: Assembly Rule 56 suspended. (Pending re-refer to Natural Resources Committee.)
 04/01/2024: Re-referred to Utilities and Energy Committee due to submission of author amendments.
 03/28/2024: First hearing set, then canceled at the request of author.
 03/21/2024: Passed Committee on Utilities & Energy.
 02/14/2024: Read first time.

AB 2715 (Boerner D) Ralph M. Brown Act: closed sessions.

Current Text: Chaptered: 9/14/2024 [html](#) [pdf](#)

Introduced: 2/14/2024

Last Amend: 4/24/2024

Status: 9/14/2024-Chaptered by Secretary of State - Chapter 243, Statutes of 2024

Location: 9/14/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Ralph M. Brown Act requires that all meetings of a legislative body of a local agency be open and public and that all persons be permitted to attend and participate. Current law authorizes a legislative body to hold a closed session with specified individuals on, among other things, matters posing a threat to the security of essential public services, as specified. This bill would additionally authorize a legislative body to hold a closed session with other law enforcement or security personnel and to hold a closed session on a threat to critical infrastructure controls or critical infrastructure information, as defined, relating to cybersecurity.

Position

None at this time

CALAFCO Comments: 9/14/2024: Signed by the Governor, and chaptered by the Secretary of State.

8/27/2024: Presented to the Governor at 12 p.m.

8/20/2024: To Engrossing and Enrolling.

8/19/2024: Read third time in Senate and passed.

Third reading again rescheduled; now scheduled for 8/19/24.

8/8/2024: Third reading rescheduled to 8/15/24.

8/8/2024: Hearing date for Senate Third Reading.

7/2/2024: Scheduled for third reading but not read. No new date yet scheduled.
 06/27/2024: Read second time and ordered to third reading.
 06/26/2024: Passed Senate Judiciary Committee.
 6/5/2024: Passed Senate Local Government Committee and re-referred to the Senate Judiciary Committee; scheduled for 6/25.
 5/1/2024: Passed Assembly Local Government Committee.
 4/24/2024: Amended to include cybersecurity threats among the things that can be discussed in closed session. Provides a definition of "critical infrastructure controls" to include I.T. networks. As introduced on 2/14/2024, would make minor changes in the Brown Act. Monitoring.

AB 2986 (Carrillo, Wendy D) County of Los Angeles: East Los Angeles: report.

Current Text: Amended: 7/3/2024 [html](#) [pdf](#)

Introduced: 2/16/2024

Last Amend: 7/3/2024

Status: 8/31/2024-Failed Deadline pursuant to Rule 61(b)(17). (Last location was INACTIVE FILE on 8/31/2024)

Location: 8/31/2024-S. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Dead	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts, except as specified. The act continues in existence in each county a local agency formation commission (LAFCO) that consists of members appointed, as specified, and that oversees those changes of organization and reorganization. The act authorizes a LAFCO to, among other things, review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, including incorporation of a city or formation of a district, as specified. Current law requires each county to have a board of supervisors and provides for the organization and powers of the board of supervisors. This bill would require the County of Los Angeles, no later than March 1, 2025, to submit to the Legislature a report that includes specified information, including, among other things, for East Los Angeles, the feasibility of forming a municipal advisory council, a local town council, or a coordinating council that could represent the comprehensive interests of the entire East Los Angeles community. If the county has produced a report that contains substantially similar information to the information required by the above-described provisions, this bill would authorize the county to submit that report in lieu of completing a separate report.

Position

None at this time

CALAFCO Comments: DEAD.

8/31/24: Ordered to inactive file at the request of Senator Gonzalez.
 Third reading rescheduled to 8/26/2024, then rescheduled to 8/27/2024, and 8/28/2024. Now scheduled for 8/30/2024.
 8/21/24: Third reading rescheduled to 8/22/2024 but not read. No new date yet scheduled.
 8/20/2024: Second reading occurred. Third reading scheduled for 8/21/2024.
 Second reading rescheduled to 8/20/2024.
 Passed out of Suspense and now scheduled for second Senate reading on 8/19/2024.
 8/15/2024: Appropriations Suspense file scheduled to be considered.
 8/5/2024: Placed in Suspense File by Senate Appropriations.
 8/5/2024: Scheduled for hearing in Senate Appropriations.
 07/03/2024: Amended to remove LA LAFCO entirely from the process and shifts outreach requirements to the County of Los Angeles. Passed Local Government Committee as amended, and re-referred to Appropriations.
 05/30/2024: Senate Local Government committee hearing postponed by the committee.
 05/21/2024: Read third time. Passed and ordered to the Senate; assigned to the Local Government Committee.
 05/20/2024: Read second time. Ordered to third reading.
 05/16/2024: Joint Rule 62(a), file notice suspended. Passed out of Appropriations.
 05/15/2024: In committee: Set, first hearing. Referred to suspense file.
 04/30/2024: Re-referred to Appropriations.
 4/29/2024: Amended version in print. Makes the bill contingent on appropriation of funds to reimburse LA LAFCO for the costs of the Task Force.
 4/24/2024: Passed Assembly Local Government Committee hearing with amendments and re-referred to Appropriations.

3/21/2024: the bill was gutted and amended and now requires the LA LAFCO to develop an East Los Angeles Formation Task Force. Not a statewide issue.

AB 3277 (Committee on Local Government) Local agency formation commission: districts: property tax.

Current Text: Chaptered: 7/2/2024 [html](#) [pdf](#)

Introduced: 2/27/2024

Status: 7/2/2024-Chaptered by Secretary of State - Chapter 70, Statutes of 2024

Location: 7/2/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 establishes the sole and exclusive authority and procedures for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts. Current law requires proceedings for the formation of a district to be conducted as authorized by the principal act of the proposed district, and authorizes the local agency formation commission in each county to serve as the conducting authority, as specified. Current law requires a commission to determine the amount of property tax revenue to be exchanged by an affected local agency, as specified, if the proposal includes the formation of a district, as defined. This bill would, instead, require a commission to determine the amount of property tax revenue to be exchanged by an affected local agency if the proposal includes the formation of a district and the applicant is seeking a share of the 1% ad valorem property taxes.

Position

Sponsor

CALAFCO Comments: CALAFCO Sponsored bill.

7/2/2024: Signed by the Governor and Chaptered. Will become effective on January 1, 2025.

06/25/2024: Enrolled and presented to the Governor at 4 p.m.

06/13/2024: Read third time in Senate and ordered to the Assembly. In Assembly. Ordered to Engrossing and Enrolling.

06/07/2024: Removed from Appropriations 6/10/2024 calendar. Awaiting new date.

05/29/2024: Passed by Senate Local Government Committee and re-referred to Appropriations, where it is scheduled to be heard on 6/10/24.

4/29/2024: Removed from Appropriations and sent to Assembly floor where it passed. Assigned to Senate Local Government Committee and Appropriations.

4/10/2024: Passed Assembly Local Government Committee and was referred to Appropriations.

SB 1209 (Cortese D) Local agency formation commission: indemnification.

Current Text: Chaptered: 9/28/2024 [html](#) [pdf](#)

Introduced: 2/15/2024

Last Amend: 6/11/2024

Status: 9/28/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 886, Statutes of 2024.

Location: 9/28/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts, except as specified. The act continues in existence in each county a local agency formation commission (LAFCO) that consists of members appointed, as specified, and oversees those changes of organization and reorganization. The act authorizes a LAFCO to, among other things, review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, as specified. This bill would authorize a LAFCO to require, as a condition for, among other things, processing a change of organization or reorganization, that the applicant agrees to defend, indemnify, and hold harmless the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding, as specified, to attack, set aside, void, or annul an approval by the LAFCO. The bill would require the LAFCO to promptly notify the applicant of any claim, action, or proceeding to attack, set aside, void, or annul an approval by the LAFCO and require the LAFCO to fully cooperate in the defense. The bill would specify that an applicant who is a party to the agreement is not responsible to defend, indemnify, or hold harmless the LAFCO if the LAFCO fails to notify the applicant or cooperate fully in the defense, and is not required to pay or perform any settlement relating to the agreement, unless the applicant approves the settlement.

Position

Sponsor

CALAFCO Comments: 9/3/2024: Presented to the Governor at 3 p.m.
 8/26/2024: Senate concurred. The bill has now been sent to Engrossing and Enrolling. Scheduled for Senate concurrence on 8/26/2024.
 8/22/2024: Passed Assembly, now waiting for concurrence.
 Third reading rescheduled to 8/22/2024.
 Third Assembly reading rescheduled to 8/20/2024.
 08/08/2023, Third Reading in Assembly rescheduled for 8/15/2024, then rescheduled again to 8/19/24.
 08/05/2023, Scheduled for third reading in Assembly but not read; rescheduled to 08/08/2023.
 07/03/2024, Scheduled for third reading in Assembly but not read. No new date yet scheduled.
 06/24/2024, Read in Assembly second time. Ordered to third reading.
 06/20/2024, Passed Assembly Local Government Committee.
 06/11/2024, Author amends. Read second time and amended. Re-referred to Local Government Committee.
 05/28/2024, Referred to Assembly Local Government Committee and waiting on hearing date.
 05/21/2024, Passed out of Senate and moved to Assembly.
 03/20/2024, Passed Senate Local Government Committee hearing. Now proceeds to Senate floor vote, then will move to Assembly.
 CALAFCO sponsored bill in response to a 2022 appellate decision out of San Luis Obispo that held that LAFCOs could not use indemnification provisions in applications because indemnifications are a form of agreement that LAFCOs are currently not authorized to enter into. As introduced, the bill would allow LAFCOs to use provisions similar to counties and cities.

SCR 163 (Cortese D) Local agency formation commissions.

Current Text: Amended: 6/26/2024 [html](#) [pdf](#)

Introduced: 6/19/2024

Last Amend: 6/26/2024

Status: 8/31/2024-Failed Deadline pursuant to Rule 61(b)(17). (Last location was L. GOV. on 6/26/2024)

Location: 8/31/2024-S. DEAD

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would reaffirm the sole authority of local agency formation commissions for the initiation, conduct, and completion of changes of organization, reorganizations, and extraterritorial services for cities and districts.

Position

Support

CALAFCO Comments: DEAD.
 07/03/2024: Considered in Senate Local Government Committee but failed, with leave to reconsider.
 06/26/2024: Re-referred to Senate Local Government Committee, read second time and amended by author.
 06/19/2024: Introduced. Referred to Rules Committee for assignment.

Total Measures: 10
Total Tracking Forms: 10