

**LOCAL AGENCY COMMISSION**  
**OF**  
**COLUSA COUNTY**

**EXECUTIVE OFFICER'S REPORT**

MEETING DATE: April 2, 2009 3:00 PM

TO: Local Agency Formation Commission

FROM: John Benoit, Executive Officer

SUBJECT: LAFCo File 2009-01 Churkin Reorganization including an amendment to the Princeton Waterworks District and Princeton, Glenn Codora Irrigation District Sphere of Influence and annexation of 1.36 acres to the Princeton Waterworks District and detachment from the Princeton Codora Glenn Irrigation District.

Attachments:

1. Environmental Documents including Initial Study, Negative Declaration and Notice of Determination for TPM 06-011-1
2. Letter from Planning and Building regarding Annexation and Letter from the Princeton Water Works District supporting annexation.
3. Colusa County Ordinance 722 and Colusa County Board of Supervisor's Resolution 08-061 regarding agricultural lands in Colusa County.
4. Resolution 2009-0005 adopting a Sphere of Influence amendment for the Princeton Water Works District thereby adding 1.36 acres.
5. Resolution 2009-0006 adopting a Sphere of Influence amendment for the Princeton-Codora-Glenn Irrigation District thereby deleting 1.36 acres.
6. Resolution 2009-0007 approving a reorganization for the Princeton Water Works District consisting of a detachment of 1.36 acres from the Princeton-Codora Glenn Irrigation District and an annexation of 1.36 acres to the Princeton Water Works District.

**Summary and Background:**

Michael Churkin has applied to LAFCO to detach 1.36 acres from the Princeton Water Works District. Mr. Churkin owns a 33.13-acre parcel and has requested the County divide this property into 3 parcels (parcel 1-10 acres, Parcel 2-10 acres and Parcel 3 (13.13 acres).

The General Plan land use designation is Agriculture General (A-G) and the zoning classification is Exclusive Agriculture (E-A). The Exclusive Agriculture zone had a minimum standard 10-acre parcel size (On October 14<sup>th</sup>, 2008, the Colusa County Board of Supervisors adopted Ordinance #722 raised the minimum lot size for the E-A zone to

40 acre minimums as well as on September 30<sup>th</sup>, 2008 adopted Resolution 08-061 amending the Colusa County General Plan to change the minimum lot size from 10 to 40 acres in size in areas designated A-G).

At the time of project approval, the zoning minimum was 10 acres in size; therefore, County staff interpreted this project (the request to divide the 33 acre parcel into 3 parcels) to be consistent with the Colusa County General Plan and Zoning Ordinance. Since the primary use of the land was to remain agriculture. Staff subsequently recommended approval of Tentative Subdivision Map #06-11-1, which was approved by the Planning Commission on May 14, 2007 with findings and conditions. An initial study was completed and the Planning Commission also adopted a Negative Declaration for this land division (see attachment #1).

As stated, approval of Tentative Parcel Map #06-11-1 on May 14, 2007 included conditions of approval. It should be noted, a Tentative Parcel Map expires two-years after the date of approval unless an extension for one additional year is filed with the County. In this case, the legislature extended tentative parcel maps by a period of one year. This legislative extension applies to this map to expire in 2010.

As stated, new General Plan/zoning for the territory became effective in November 2008 changing the zoning from a 10-acre minimum to a 40-acre minimum parcel size. The County has indicated it would honor the prior zoning for the period the Tentative Parcel Map is extended.

Condition #6 of this Tentative Parcel Map states the following:

“The applicant shall make application to the Colusa County Local Agency Formation Commission (LAFCO) for annexation to the Princeton Utility District of a sufficient portion of proposed Parcel 3 encompassing the farm labor housing building consisting of 6-units. The annexation shall be completed prior to final approval of the Parcel Map”.

The 1.36-acre territory was connected to the Princeton Water Works District in 2004. This parcel is not within the district boundaries. LAFCO has never approved an out of area service agreement as provided for in LAFCO’s Policies and Procedures and Government Code Section 56133.

On January 8, 2009 Mr. Churkin filed an application to LAFCO to amend the Sphere of Influence and District Boundary for the “Princeton Utility District”. The correct name of the District is the “Princeton Water Works District”. During the review process, staff determined a detachment from the “Princeton-Codora-Glenn Irrigation District” (PCGID) would also be required. That district was contacted and concurred that the 1.36 acre territory should be detached from the district. The PCGID does not have any indebtedness which applies to this territory.

**Proposal and Justification:**

This proposal is to annex 1.36 acres to the Princeton Water Works District and to detach from the Irrigation District. The justification for this proposal is to comply with condition #6 of Tentative Parcel Map #06-11-1.

**Location:**

The annexation territory is located on the northeastern corner of the intersection of Spencer Road and Highway 45 in the Princeton area.

**Purpose:**

The goal of this reorganization is receive LAFCO approval for annexation to the Princeton Water Works District to comply with Condition #6 of the Tentative Parcel Map as well as to ensure potable water to residents of a 6-unit farm labor quarters structure located on the 1.36 acre annexation site.

**Accepted for filing:** March 1, 2009

**Publication and Posting:** March 7, 2009

**Compliance with CEQA:**

Lead Agency:	County of Colusa
Responsible Agency:	LAFCO of Colusa County
Environmental Finding:	Negative Declaration
Date of Finding:	May 14, 2007

**Compliance with applicable Plans:**

The proposed reorganization conforms to the County of Colusa General Plan being in the A-G zoning designation (no new construction will be permitted as a result of this annexation).

**Compliance with the Sphere of Influence:**

A Sphere of Influence amendment is needed to bring this proposal into consistency with the Sphere of Influence of the Princeton Water Works District and the Princeton-Codora-Glenn Irrigation District. This proposal does not conflict with any other Sphere of Influence of any other agency.

**Existing Land Use and Zoning:**

LAND USE DESIGNATIONS:	Agriculture (A-G).
ZONING:	E-A Exclusive Agriculture
DWELLINGS:	6 existing units
POPULATION:	10
REGISTERED VOTERS:	6
LANDOWNERS:	1

**Existing Land Use for surrounding territory:**

North: PWWD and Princeton

East: Agriculture

South: Agriculture

West: Agriculture

**Proposed development:** No development is proposed. An existing 6-unit development receiving PWWD water exists.

**Fiscal data:** Lands in this reorganization will not receive property tax revenue as a result of this change of organization. Colusa County has a master tax sharing agreement (Resolution 00-47) calling for no exchange of base or increment property tax revenues to take place for annexations. For detachments, any property tax revenue generated from the detached area will go to Colusa County. Total property tax Generated within the annexation site is \$2,488.37. The assessed value of the property is \$248,837.

Princeton-Codora-Glenn Irrigation District has no bonded indebtedness for this parcel and require no payment for detachment from the district.

**Existing service agencies:**

School District:	Princeton
Fire Protection:	Princeton Fire District
General Government	County of Colusa
Police Protection	County of Colusa
Agricultural Water Service	Princeton-Codora-Glenn ID
Water and Wastewater:	N/A
Street Lighting:	N/A

**Proposed service agencies:**

School District:	No Change
Fire Protection:	No Change
General Government	No Change
Police Protection	No Change
Agricultural Water Service	Change to no irrigation district after detachment
Water and Wastewater:	Princeton Water Works District

Street Lighting:

No Change

### **Conclusion:**

The considerations included in this report are the basis to support the reorganization including an annexation to the Princeton Water Works District and detachment from the Princeton Codora-Glenn Irrigation District and Sphere of Influence amendment for those districts. Recommended actions are presented in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Based upon the foregoing, it is recommended that the recommendations be approved by adopting the attached Resolutions Making Determinations and Approving the Sphere of Influence amendment for the PWWD and PCGID, and a reorganization to detach territory from the PCGID and annex territory to the PWWD. This recommendation is contingent upon the Commission agreeing with County Staff to honor the previous general plan/zoning of a 10-acre density/minimum. It should be noted the annexation territory is only a portion of the 33 acres, which contains existing development (6-units). Presumably, if the Commission does not grant the annexation, then condition #6 of the Tentative Parcel Map will not be met. Since there is a need for domestic water service to the territory, the Commission could consider an “out of area” agreement for the existing 6-units provided the PWWD makes an application to LAFCO.

### **Governing Law and LAFCO Policy**

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding detachments, annexations, incorporations, reorganizations, and other changes of government. LAFCO’s policies and procedures have been adopted to be consistent with the policy directives of the Act. Specifically, Policies adopted by Colusa LAFCO are designed to:

- a) Provide Information. Give applicants for changes of organization guidance as to the information LAFCO needs to make appropriate determinations concerning their applications and provide information and notice to elected officials, governmental staff, and members of the general public as to the standards and procedures that LAFCO will use in evaluating applications.
- b) Set Criteria. Provide applicants for changes of organization with explicit guidance as to the criteria LAFCO will use in approving, disapproving, amending, or conditionally approving applications for changes of organization.
- c) Ensure Greater Consistency in LAFCO's decision-making process.
- d) Facilitate Communication among local agencies in the region.
- e) Minimize Adverse Impacts of the social, economic and environmental results of growth.

f) Provide for Planned, Well-Ordered Efficient Urban Development Patterns with appropriate consideration of preserving open space lands within those patterns.

The following table is provided as a guide for the Commission to consider.

This proposal complies with applicable legal and proposed policy requirements, as summarized below:

### **SPHERE OF INFLUENCE AMENDMENT- Policy**

Colusa LAFCO Policies adopted in 2004 and require an amendment to the adopted sphere of influence plan when an agency seeks to move territory already within its sphere of influence from one sphere horizon into another (Policy 3.4 b i).

### **Policy Analysis**

Colusa LAFCO adopted Policies and Procedures regarding Amendments and Updates of Spheres of Influence (Section 3.4) on February 5, 2004 and amended on August 2, 2007. Below is a discussion of the applicable policy.

#### **Policy 3.4 (d)**

General Requirements. LAFCO will generally treat an update or a proposed amendment to an agency's Sphere of Influence similarly to an application for approval of a Sphere of Influence. Each of the following sets of policies apply to amendments to and updates of Spheres of Influence:

- i) General policies.
- ii) Specific policies and standards for Spheres of Influence and for Updates and Amendments thereto.

*General Policies (Section 3.1) require an analysis of four factors as stated in Section 56425 (e) these are discussed below.*

#### **Policy 3.4 (e)**

Precedence of Amendments over Annexations. Sphere of Influence amendments shall precede the Commission's consideration of proposals for change of organization or reorganization.

*The amendment discussion will precede commission action on the consideration of the annexation/detachment proposal. A portion of the annexation/detachment may proceed with a Sphere amendment to the PWWD and PCGID.*

#### **Policy 3.4 (f)**

Treatment of Amendment under Sphere Horizons. LAFCO will not place territory in an agency's 0-10 year sphere horizon unless the agency can show an immediate need for service by clear and convincing evidence.

*This territory is not currently within a Sphere Horizon and is requested to place into the near-term Sphere Horizon.*

**Policy 3.4 (g)**

Consistency Required. Amendment proposals must be consistent with an updated Sphere of Influence Master Services Element.

*This proposal is consistent since the water district is currently providing water services and the irrigation district is not providing water services to the 1.36-acre territory.*

**Policy 3.4 (h)**

Inconsistent Sphere Amendments Prohibited. LAFCO will not approve requests for Sphere of Influence amendments if the amendment will result in a sphere that is inconsistent with other policies or standards.

*n/a.*

**Policy 3.4 (i)**

Demonstrated Need Required. An applicant for amendment to a Sphere of Influence must demonstrate a projected need or (in the case of reduction of the sphere) lack of need for service.

*This action is merely for domestic water services provided by the Princeton Water Works District to an existing structure.*

**Policy 3.4 (j)**

Open Space and Prime Agricultural Land. Amendment proposals involving Sphere expansions, which contain open space or prime agricultural land will not be approved by LAFCO if there is sufficient alternative land available for annexation within the existing Sphere of Influence.

*n/a*

**Policy 3.4 (k)**

Spheres of Influence Amendment and Update Procedures. (56425). Each request for amendment or update must be heard in a public hearing and is subject to the provisions of the California Environmental Quality Act.

Pursuant to Government Code Section 56425, LAFCO must consider four specific issues prior to making written determinations to support its action in amending the Sphere of Influence for the PWWD and the PCGID. These are discussed in the following paragraphs:

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

Present and planned land uses in the area include agricultural type uses. The 6-Unit farm labor quarters was permitted by the County and no change in land use will result. There is no General Plan amendment included as a basis for this proposal.

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

The current and planned development of properties within the territory require domestic water services. Since the territory is planned and zoned for agriculture, and a farm labor quarters exist, the need for domestic water services through the PWWD will not be increased beyond the territory to be included within the Sphere of Influence. The PCGID does not provide irrigation services to the 1.36-acre area, yet it is within the district.

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

The Princeton Water Works District has provided domestic services to the territory since 2004 and has the capacity to provide these services.

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

The subject territory is located contiguous to the PWWD and is proposed to be included within its boundaries and its Sphere of Influence. Since Domestic Water Services is to be provided there is no need to remain within the PCGID.

## **GOVERNING LAW**

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

- (a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

- (b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable

future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

(g) Consistency with city or county general and specific plans.

(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

(i) The comments of any affected local agency.

(j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

(m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

(n) Any information relating to existing land use designations.

(o) The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

These factors will be reviewed with regard to the District initiated Reorganization including an annexation to the PWWD and detachment from the PCGID.

(a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

This proposal will not have any impact upon population growth in the area since the existing territory is already developed with 6 units as a farm labor quarters.

(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

“Services,” as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

The PWWD provides domestic water services and the irrigation district provides irrigation water services, which are no longer needed for this area.

(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

This reorganization will have no effect on social and economic interests since there will be no additional growth other than previously contemplated.

- (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.

The adopted Commission policies are examined below.

- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The land proposed for annexation is zoned for General Agriculture and an existing structure exists. This action will not have an impact upon the integrity of Agricultural lands through growth inducement or the reduction of parcel sizes since the units were permitted as farm labor quarters.

- (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain. The land will adjoin other land in the PWWD.

- (g) Consistency with city or county general and specific plans.

The proposed action is consistent with the Colusa County General Plan since there will be no growth inducement nor will the integrity of contracted agricultural lands or lands zoned for Agriculture will be affected since the territory is already developed.

However, the Colusa County Board of Supervisors adopted Resolution 08-061 on September 30, 2008, which changed the minimum lot size from 10 to a 40-acre minimum. Exhibit A to Resolution 08-061 call for a need for the "... Provision form smaller lots sizes, providing for "ranchette" style development. Such smaller lots in agricultural lands, though, should more properly be located in and about established communities and the two incorporated cities." Exhibit A to Resolution further addresses consideration for smaller parcels in agricultural areas should properly be addressed in the forthcoming updated General Plan Land Use Element and perhaps in a new Agricultural Element.

- (h) The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.

This area is not within the Princeton Water Works District Service Area boundary. A Sphere of Influence Amendment will be needed to annex the territory.

- (i) The comments of any affected local agency.

The Colusa County Building and Planning Dept. and the PWWD provided comments (See attachment #2).

- (j) The ability of the newly formed or receiving entity to provide the services, which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The PWWD has the ability to provide the service.

- (k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

N/A.

- (l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

N/A

- (m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

*A letter from the Colusa County Building and Planning Dept. and the PWWD*

- (n) Any information relating to existing land use designations.

The proposed project is not in conflict with the Colusa County General Plan. The land use designation remains and the use is permitted as a farm labor quarters.

- (o) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no issues associated with environmental justice with this proposal.

**Colusa LAFCO General Policies**

<i>Policy</i>		<i>Comment</i>
Communication between local agencies is encouraged.	<i>N/A</i>	<i>The PWWD and County should have communicated with LAFCO prior to providing water service to the territory in 2004</i>
Urban development proposals shall include annexation to a city where possible.	<i>N/A</i>	<i>The Territory is not planned or zoned for urban development.</i>
LAFCO will normally deny proposals that result in urban sprawl.	<i>N/A</i>	<i>This project is not planned or zoned for urban development</i>
Environmental consequences (CEQA) shall be considered.	<i>Consistent</i>	<i>A Negative Declaration and Initial Study have been prepared and adopted by the County.</i>
LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels.	<i>N/A</i>	
LAFCO will favor proposals that promote compact urban form and infill development.	<i>N/A</i>	
Government structure should be simple, accessible, and accountable.	<i>Consistent</i>	<i>There is no indication of unnecessary complexity or lack of accessibility or accountability.</i>
Agencies must provide documentation that they can provide service within a reasonable period of time.	<i>N/A</i>	<i>The 6 unit farm labor quarters is being served by the PWWD.</i>
Efficient services are obtained when proposals: Utilize existing public agencies. Consolidate activities and services. Restructure agency boundaries to provide more logical, effective, and efficient services.	<i>N/A</i>	
Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	<i>N/A</i>	
Conformance with general & specific plans required.	<i>Consistent</i>	<i>While in conformance with the general Plan for a farm labor quarters, the zoning</i>

		<i>has been changed, which will result in larger lot sizes in the Princeton area.</i>
<p>Boundaries:          Definite boundaries are required.          Boundaries that are favored:              Create logical boundaries &amp; eliminate islands or illogical boundaries.              Follow natural or man-made features and include logical service areas.</p> <p>Boundaries that are disfavored:              Split neighborhoods or communities.              Result in islands, corridors, or peninsulas.              Drawn for the primary purpose of encompassing revenue-producing territories.              Create areas where it is difficult to provide services.</p>	<i>Consistent</i>	<i>The 6-unit farm labor quarters will be part of the PWWD, the remainder of the parcel will not. County staff will need to be vigilant in not permitting dwelling units on the remaining portion of the parcel so as not to in effect create a new parcel.</i>
Revenue neutrality required for all proposals.	<i>Consistent</i>	
<p>Agricultural and Open Space Land Conservation Standards:              Must lead to planned, orderly &amp; efficient development.              Approved Sphere of Influence Plan required.              Findings with respect to alternative sites required.              Impact on adjacent agricultural/open space lands assessed.</p> <p>Agricultural Buffers</p>	<i>Consistent/Inconsistent</i>	<i>The 6 unit farm labor quarters was provided district water in 2004. Whether or not it is annexed conflicts between agriculture and urbanization could exist. A Sphere of Influence Amendment for the district will be required. In September 2008, the County revised the General Plan to require a 40-acre minimum density in Agricultural Areas in the County. See attachment #3</i>
<p>Need for services exists when:              Public health and safety threat exists.              The residents have requested extension of non-growth-inducing community services.              Subject area is likely to be developed for urban use within 5 years.</p>	<i>N/A</i>	<i>The area is already developed with 6 units.</i>
<p>Exceptions are justified on the following grounds:              Unique.              Standards Conflicts.              Quality/Cost.              No Alternative.</p>	<i>General Plan and Zoning</i>	<i>Since the General Plan and Zoning were changed prior to this application and after the approval of the</i>

		<i>Tentative Parcel Map issued by Colusa County, the Commission may determine this to be a unique situation in light of the legislature automatic extension tentative parcel map. In any case, approval of a parcel map does not in itself confer a vested right to develop. It can be stated Mr. Churkin relied upon the General Plan and Zoning at the time of his initial application to the County and LAFCO should honor the County's approval.</i>
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***Annexation and Detachment Policies—Colusa LAFCO General***

<i>Policy</i>		<i>Comment</i>
Proposals must be consistent with LAFCO general policies.	<i>Consistent</i>	<i>This annexation is in an agricultural area with an existing development permitted by the county as a farm labor quarters.</i>
A proposal must be consistent with the agency's Sphere Plan and Master Service Element.	<i>Consistent</i>	<i>A sphere of influence amendment is required.</i>
Plan for Services required.	<i>N/A</i>	
Subject territory must be contiguous to the agency's boundaries if required by law, or if necessary for efficient service delivery.	<i>Yes</i>	<i>This territory is contiguous with the existing district boundary.</i>
The detachment is necessary to ensure delivery of services essential to Health and Safety.	<i>N/A</i>	<i>Detachment from the PCGID is necessary since this district provides irrigation water.</i>
The Successor provider will be the most efficient service provider	<i>Consistent</i>	<i>The PWWD provides domestic water services while the PCGID provides irrigation water services.</i>
The service plans for districts, which lie within a City's Sphere of Influence should provide for	<i>N/A</i>	

orderly detachment of territory from the district or merger of the district as district territory is annexed to the City.		
Detachment from a City or Special District shall not relieve the landowners within the detaching territory from existing obligations for bonded indebtedness or other indebtedness previously incurred.	<i>Consistent</i>	<i>There are no financial obligations due as a result of detachment from the PCGID.</i>
Adverse impact of detachment on other agencies or service recipients is cause for denial.	<i>Consistent</i>	<i>No adverse impact is known. The PCGID concurs that detachment should occur.</i>
Action options include: Approval. Conditional approval to require only a portion of the area to be detached. Denial.		

**Comments from the public and public agencies**

1. Letter from Colusa Planning and Building (Attachment #2)
2. Letter from the Princeton Water Works District supporting the proposal (Attachment #2).

**Recommendation**

Staff recommends the Commission take the following actions:

1. Adopt Resolution 2009-0005 adopting a Sphere of Influence for the Princeton Water Works District thereby adding 1.36 acres (Attachment #4).
2. Adopt Resolution 2009-0006 adopting a Sphere of Influence for the Princeton-Codora-Glenn Irrigation District thereby deleting 1.36 acres (Attachment #5).
3. Adopt Resolution 2009-0007 approving a reorganization for the Princeton Water Works District consisting of a detachment of 1.36 acres from the Princeton-Codora Glenn Irrigation District and an annexation of 1.36 acres to the Princeton Water Works District (Attachment #6).

***Alternative Action if determined by the Commission:***

The Commission may find that since the Colusa County Board of Supervisors passed Resolution 08-061 and Zoning Ordinance 722 (See Attachment #3) , this application has effectively become inconsistent with the County’s General Plan until such time the General Plan is updated to address the issue of “ranchette” development adjacent to community areas as stated in Attachment “A” of that resolution. Since the County has granted a Tentative Subdivision Map for the proposed territory (TPM 06-011-1) and the County has subsequently changed the Zoning and General Plan; LAFCO could consider

this application inconsistent since the application was filed with LAFCO after the effective date of the General Plan and Zoning Amendment. In this case, the application could be denied for not meeting General Plan Consistency considerations, yet the Water District could be allowed to continue to provide water services to the 6 units (provided the requirements of Gov. Code. 56133 are met).

***Suggested Sample Motion:***

I move to offer Resolution 2009-0005 through 2009-0007 approving the Sphere of Influence Amendments for the Princeton Water Works District and the Princeton-Codora-Glenn Irrigation District and the detachment of uninhabited territory from the Princeton-Codora-Glenn Irrigation District and the annexation of uninhabited territory to the Princeton Water Works District subject to recommended terms and conditions.