

LOCAL AGENCY FORMATION COMMISSION
COLUSA COUNTY
MINUTES OF MEETING
November 5, 2015

PRESENT:

BRANDON ASH, Public Member
GARY EVANS, County Member
TOM REISCHE, City Member
DENISE CARTER, County, Vice Chair
KENT BOES, City Member

ALSO PRESENT:

JOHN BENOIT, Ex. Officer
P.SCOTT BROWNE, Legal Counsel
MARY WINTERS, Public Alt.
JOHN LOUDON, County Alt.

1. Call to Order/Roll Call

Chair, D. Carter called the meeting to order at 3:03 p.m. There was a quorum present.

2. Consider Minutes for July 9, 2015 & August 6, 2015

On motion of B. Ash, second by K. Boes, the commission approved the minutes of the July 9, 2015 and August 6, 2015 meetings; motion carried.

3. Public Comment - None

4. Consent Agenda

On motion of K. Boes, second by B. Ash, the commission approved payment of the September and October 2015 claims, motion carried.

5. Public Hearing: Vedo Reorganization: Annexation of 2.24 acres to the City of Colusa and Detachment of 2.24 acres from the Sacramento River Fire Protection District.

J. Benoit stated that he has reviewed the application and the Lafco policies and has determined that the application is acceptable and within the city sphere. He has produced a resolution that outlines the recommendation of approval for annexation to the city and detachment from the Sacramento River Fire Protection District. Mr. Vedo will need to secure a parcel map or lot line adjustment or divide the property somehow. Staff is recommending approval; this is an acceptable annexation and should be a good, smooth transition for the city.

3:08 p.m. – opened public hearing

Tom Indrieri, property owner, stated that, in the past, he was against the annexation. However, now, although he is not crazy about it, he is acceptable to it. He would like to know if a burn permit could be obtained in the city. He would still like to be able to burn.

Mary Lou Kittle, property owner, agrees with Mr. Indrieri regarding the burn permit. However, her reason for being here today has to do with an easement between 4th and 5th streets on her property that she would like abandoned. It goes nowhere; one block and then into her circular driveway. She would also like to have it in writing that she could dig a well, if they plant trees again.

Lane Davis, property owner, stated that he is opposed to the annexation because he is opposed to the variance of Mr. Vedo's lot. There are already two rental homes in ill-repair. For selfish reasons and valuation of his property, he doesn't want to see this happen. He does not want any more renters or ghetto across from his home. If annexed, Mr. Vedo has the right to build, and there is very little room.

3:19 p.m. – closed public hearing

Commissioner Reische is concerned about moving forward if we are not 100% sure that we can meet the requests of the property owners.

Brian Stice, stated that in the case of the burn permits, the Fire Chief has indicated support of continuing to allow burn permits following a transition of jurisdiction so long as the property isn't further developed; as long as the situation doesn't change on the property, and as long as we don't receive significant complaints from surrounding property owners. As far as the well, he believes that falls under the jurisdiction of the County Health Department. Whether there is a jurisdiction change or not, he doesn't believe it will affect the well issue.

John B. stated that the abandonment of the easement is a city issue, not Lafco's.

Commissioner Reische stated that he is comfortable moving forward, and then if Mary Lou Kittle wants to start the process of abandonment at a later date, he feels that the city would be reasonable regarding that request.

Commissioner Evans feels as if this is a chicken and egg thing. We are discussing annexation of a parcel that doesn't exist yet. If we are trying to eliminate islands, why not include all of it? He is not in favor of a piecemeal approach. In the past, it was discussed that property rights would be grandfathered until such time as the property title changed.

Brian Stice explained that at the time of Mr. Vedo's application, the city aggressively tried to negotiate bringing in additional areas. Mr. Vedo explained that would be contrary to his long-term plans for the property. He is in the process of expanding a micro-farming operation. When Mr. Vedo's plans became clear, the city was not in a position to force the issue. Mr. Vedo's application gave the city an opportunity to get a very important piece of property.

Mr. Indrieri stated that he feels somewhat like a fool annexing his property when the applicant isn't including all of his. Mr. Indrieri was not part of the negotiations.

Scott Vedo stated that his 85-year-old mother lives in a house on a separate parcel; there is a duplex that sits on 1.77 acres that includes his house and the little panhandle piece he is proposing to annex because it touches the city. He is offended by the remark that the property is ghetto. (Mr. Vedo left the room at this point.)

More discussion followed. D. Carter asked that this item be continued until the next Lafco meeting to give time for additional information to be gathered.

Mr. Vedo provided additional information on the property and his experience as a developer. If he builds on the piece to be annexed, on completion it is his intent to remodel the house and then there would be a 1.5 acre very desirable piece of property (with a well). He stated that if Lafco's intent were to annex the entire piece, he would withdraw his request. This would give him a more valuable piece of property and he sees nothing wrong with that.

D. Carter would like to gather more information and see this item continued.

More discussion followed.

Commissioner, T. Reische moved to continue this item, including the public hearing, to the next scheduled Lafco meeting on December 3, 2015, second by Commissioner Evans; passed by roll call vote (5-0)

6. Discussion regarding the Calafco Annual Conference from September 2-4, 2015 in Sacramento

John presented information on the conference; he attended several sessions. One was on ground water management. Every county is doing it a little differently. They provided a legislative report at the conference. John distributed copies and noted if the bill had been signed or not. He reviewed some of the bills. Kent Boes provided information on the broadband workshop he attended. More discussion followed regarding water management and special districts.

7. Correspondence

Some correspondence was included in today's packet regarding developer fees/mitigation fees.

8. Executive Officer's Report

- a. Williams Rural FPD Annexation** – caught up between the auditor and the assessor; making sure there is a good list of parcel numbers.
- b. SB 88** – Water System Consolidations (Signed) –Some cleanup legislation going on.
- c. AB-568 Dodd RD-108** (signed) Application to LAFCo by RD-108 expected LAFCo will be seeing an application in the near future.

9. Commissioner Reports – Discussion

None

10. Adjourn to next regular meeting of December 3, 2015, as determined necessary

The meeting was adjourned at 4:16 p.m.