

**GLENN LOCAL AGENCY FORMATION COMMISSION  
125 South Murdock Avenue, Willows, CA 95988**

**MINUTES**

DATE: Tuesday, January 13, 2004  
TIME: 9:00 A.M.  
PLACE: Board of Supervisors Room, Courthouse  
526 West Sycamore Street  
Willows, CA 95988

**I. ROLL CALL:**

Commissioners Terry Allen, Tom McGowan, Mike Murray, Mike Yalow, and Chairman Denny Bungarz were present.

Christy Leighton, LAFCo Executive Officer, Tom Varga, Assistant Director, Public Works Department, was present.

Nancy Sailsbery, Senior Planner, Planning Division, was also present.

The Pledge of Allegiance was recited.

**II. PUBLIC INPUT:**

There was no input from the public.

**III. APPROVAL OF MINUTES:**

On a Motion by Commissioner Yalow, second by Commissioner Allen, it was unanimously voted to approve the Minutes of the October 14, 2003, LAFCo meeting.

**IV. PUBLIC HEARING:**

1. **LAFCO #2004-01, Villa La Michele Reorganization**  
(Annexation to the City of Orland, Detachment from the Orland Rural Fire District)
  - A. APPROVAL OF MITIGATED NEGATIVE DECLARATION
  - B. APPROVAL OF RESOLUTION NO. 2004-01, APPROVING THE REORGANIZATION

Leighton presented the Staff Report and stated that the City of Orland prepared the Mitigated Negative Declaration, so LAFCo does not need to prepare its own environmental review for this project.

Leighton explained that the County would like the East ½ of County Road “J” included in the annexation.

Leighton added that the proposed subdivision does not front on County Road “J”.

Leighton stated that the City of Orland would prefer not to annex the East ½ of County Road “J”.

Leighton said that there are individuals present in the audience to speak about this annexation.

Commissioner McGowan asked for clarification of a shaded area labeled “abutter’s rights” on sheet 2 of the proposed subdivision.

Varga clarified that it is a drafting line that should be pointing to the edge of the right-of-way.

Scott Friend, consultant with Pacific Municipal Consultants (PMC), representing the City of Orland, stated that the shaded area delineates vegetation and the lowest point of the site right now.

Friend added that this shaded area in question has nothing to do with abutter’s rights.

Friend clarified that the diagonal hash lines show abutter’s rights (no driveways) crossing over to Hambright.

Friend added that the shaded area is for a retention basin for the project.

Commissioner Yalow asked if the road labeled “Street A” to County Road “J” was for pedestrian traffic?

Friend replied, yes, that it would be connected to a paved, improved pedestrian access in future.

Chairman Bungarz asked if there were any questions from or for the Commissioners.

There were none.

Varga stated that most annexations pick up a half a road.

Varga said that there is a drainage ditch located there and some County maintenance.

Varga added that clean-up efforts are currently split between the City and County.

Varga requested that the City limit line be moved to the center of County Road "J". Varga stated that this would be a minor adjustment so that the City could take care of its half and the limits would be clearly defined.

Chairman Bungarz asked Varga if this obligates the City for any maintenance.

Varga replied, in theory, yes. However, this is not a very well improved street, so there would be very little change.

Chairman Bungarz said that the drainage ditch is the concern.

Varga said that the middle of the road is easier to discern.

Commissioner McGowan said that this would create a landlocked area and this could have the potential for a great deal of problems.

Commissioner McGowan asked Varga if, by pulling the City Limit in the center of the street, that eliminates potential problems.

Varga said that, yes, but incrementally. However, Varga added, it keeps urban services within urban limits.

Commissioner McGowan asked Varga which side of "J" the city water line is on?

Al Calonico, adjacent landowner, said that the water line is on the east side, off of the road.

Varga added that it should be within the City of Orland jurisdiction.

Commissioner Allen asked if property line setbacks would change.

There was a brief discussion between Commissioner McGowan, Friend and Varga about the length of the proposed cul-de-sac.

Friend stated that in future a street will come through "99" connecting to Street "B" on the diagram, to avoid single frontage roads.

Friend stated the City is avoiding "an island within a City".

Friend added that the area west of "J" to north of the canal would remain within the County's jurisdiction.

Friend said that Interstate "5" and Hambright Creek are real, physical barriers.

Friend stated that all property owners agree to this annexation, that it is advantageous to all and enhances municipal services.

Friend said that "J" would be better in the City limits because the neighborhood to the South has a lot of children and traffic and the City does not want to create more of these types of impacts with this project.

Friend stated that the applicant wants access and turn pockets off of "99".

Friend added that Date Street already has a very busy intersection and the City is trying to avoid additional traffic on "J" and respect those people who live to the west.

Friend said that, as a result, it is best to front this project from the east even though there are surrounding agricultural uses.

Friend said that splitting authority of "J" would create an unnecessary administrative issue.

Friend added that there is no perceived difference for "J", so it is best to leave it in its current condition.

Chairman Bungarz asked if there were any questions or comments to or for the Commissioners.

Commissioner Allen and Friend briefly discussed that all setbacks would be met and that cedar fencing along the perimeter of the subdivision is proposed.

Commissioner McGowan stated that fire and police impacts were not mentioned.

Commissioner McGowan asked if the relationship would be enhanced by having half of "J" owned by the County and the other half owned by the City.

Chairman Bungarz added that access would be from "99".

Commissioner Yalow said that nothing would really be changing.

Commissioner Yalow suggested leaving it alone until the west side is ready to be annexed.

Commissioner Yalow said this subdivision, by design, would not impact "J", other than litter.

Friend responded that is the intent.

Commissioner Yalow said this project was very well thought out and that "J" is a viable alternative to the City of Orland.

Jim Mann, Rural Consulting Services, was present representing the applicant.

Mann addressed the Commission and stated that he would like to move ahead with this annexation and would like to get underway with the project by spring 2004.

Mann referred to a letter he received from Varga, dated December 16, 2003, which stated that, *"Road "J" can remain in the County and would not create additional maintenance from this subdivision"*.

Mann added that along the backside of the fence, along County Road "J", shrubbery would be planted and maintained.

Mann said that this Maintenance District would be the responsibility of the homeowners.

Mann estimated that it would be ninety (90) days to get the infrastructure in place at the South end of County Road "J". Mann stated that he met with Calonico earlier, who would like to see all of "J" and his property annexed into the City of Orland.

Chairman Bungarz asked if the public or Commissioners had any questions for Mann.

There were none.

Chairman Bungarz asked Staff if there were any Exhibits.

There were none and Bungarz closed the Public Hearing.

On a Motion by Commissioner Yalow, second by Commissioner Allen, it was unanimously voted to conclude the Public Hearing and to move on the Mitigated Negative Declaration and the Project.

On a motion by Commissioner Yalow, second by Commissioner Allen, it was unanimously voted that the Glenn Local Agency Formation

Commission adopt the Negative Declaration prepared for the Project by the City of Orland.

On a motion by Commissioner Murray, second by Commissioner Yalow, it was unanimously voted that the Glenn Local Agency Formation Commission adopt Resolution #2004-01, Villa La Michele Annexation to the City of Orland and Detachment from the Orland Rural Fire District.

**V. CORRESPONDENCE/DISCUSSION:**

**1. Direction for budget preparation.**

Leighton stated that money remaining in the budget for LAFCo does not roll over every year into the County's General Fund.

Leighton distributed the memorandum for *CALAFCO Workshops and Annual Conference for 2004 and Invitation to Participate in CALAFCO Activities* to the Commission and asked who would be attending so that Staff could budget for it.

Leighton stated that there would be a workshop in April and that Commissioner Yalow may want to attend.

Chairman Bungarz asked when the next election of the Chair and Vice-Chair would occur.

Leighton stated in May 2004.

Chairman Bungarz informed the Commission that a new Planning Director, Daniel A. Obermeyer, was hired.

Leighton informed the Commission that the City of Orland has at least six more annexations planned in the future.

Bungarz asked if current LAFCo application fees were covering all costs? Leighton stated that for this project, Villa La Michele, the applicant paid the new fee.

Chairman Bungarz asked if the fee was reasonable.

Leighton stated that the tax distribution has changed and that it was a 46/54 percent split between the County and the Cities respectively and now it is a 50/50 percent share.

Chairman Bungarz adjourned the meeting at 10:50 a.m.

Respectfully submitted,

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LAFCo Minutes  
January 13, 2004

Nancy Sailsbery  
Senior Planner