

# 1. EXECUTIVE SUMMARY

This report identifies alternatives for Yuba Local Agency Formation Commission (LAFCO) to consider as it updates the spheres of influence (SOIs) of local agencies under its jurisdiction.

An SOI is a LAFCO-approved plan that designates an agency's probable future boundary and service area. The SOI essentially defines where and what types of government reorganizations, such as annexation, detachment, dissolution or consolidation, may be initiated. For example, territory may not be annexed to a city or district unless it is within that agency's sphere. The governing bodies of local agencies, landowners, and voters may initiate reorganizations so long as they are consistent with the SOIs of affected agencies. An SOI change neither initiates nor approves a government reorganization. If and when a government reorganization is initiated, there are procedural steps required by law, including an application, a service plan, a noticed public hearing, and processes (protest hearing and/or election) by which property owners or voters may choose to approve or disapprove a reorganization. Placement of territory within an SOI is not a guarantee that LAFCO would eventually approve the associated annexation or governance change.

The report relies on information published in the countywide municipal service review (MSR) report. LAFCO adopted MSR determinations in July 2008.

Yuba LAFCO is required to update SOIs for cities and special districts by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000, et seq.), which took effect on January 1, 2001. LAFCO is required to update the SOIs every five years.

This report offers preliminary recommendations for the SOI updates of each of the local agencies under Yuba LAFCO jurisdiction, as shown in the table below. Development of actual SOI updates will involve additional steps, including development of recommendations by LAFCO staff, opportunity for public input at a LAFCO public hearing, and consideration and changes made by Commissioners.

Local Agency	Existing SOI	SOI Options	Recommendation
<b>North Yuba Valley</b>			
City of Marysville	Primary SOI, ultimate growth area, & ultimate sphere planning area	1) SOI Reduction - primary SOI 2) SOI Reduction - coterminous	Reduce to existing primary SOI.
Marysville Levee District	None	1) SOI Adoption - existing boundaries and levee spur 2) Zero SOI	Adopt SOI to include boundary area and levee spur served by District.
District 10-Hallwood CSD	Coterminous	1) SOI Reduction - Marysville overlap 2) Coterminous	Reduce to exclude overlap with Marysville SOI.
Reclamation District #10	Coterminous	1) Coterminous	Retain coterminous SOI.
Cordua Irrigation District	Boundaries & three annexable areas	1) Existing SOI and service area 2) Retain existing SOI	SOI update to include areas served by CID and exclude areas served by BVID.
Loma Rica-Browns Valley CSD	Coterminous	1) Coterminous	Retain coterminous SOI.
Ramirez Water District	Coterminous	1) SOI Reduction - boundaries less two parcels 2) Retain coterminous SOI	Reduce SOI to exclude two parcels.

SPHERE OF INFLUENCE OPTIONS: YUBA COUNTY

Local Agency	Existing SOI	SOI Options	Recommendation
<b>South Yuba Valley</b>			
City of Wheatland	Annexable SOI	1) SOI Expansion - Bear River 2) SOI Expansion - Ostrom Road 3) Retain existing SOI 4) SOI Expansion - Best Slough 5) Area of Concern - Ostrom Road	Expand SOI to include area between the County line and Bear River. Adopt Area of Concern extending northwest to Ostrom and 40 Mile Road.
Camp Far West Irrigation District	None	1) Coterminous SOI 2) SOI adoption - future agricultural areas	Adopt coterminous SOI.
Plumas-Brophy FPD	Detachable SOI includes only Camp Far West and the Heritage Oaks development	1) SOI expansion - Best Slough 2) SOI expansion - existing service area 3) Coterminous SOI	SOI is expanded to include the portion of the service area that is south and east of Best Slough. SOI becomes provisional.
Reclamation District #817	Coterminous	1) SOI expansion - Oakley Lane 2) SOI reduction - less areas outside benefit area 3) SOI reduction - less areas north of Dry Creek 4) Zero SOI	Expand SOI to include Dry Creek levee just west of Oakley Lane. Gauge public opinion in the area north of Dry Creek on district formation vs. project levee deauthorization.
Reclamation District #2103	Coterminous	1) Retain coterminous SOI 2) SOI reduction - less areas outside benefit area 3) Consolidated SOI 4) Zero SOI	Retain existing coterminous SOI. Adopt policies that District should develop assessment area philosophy prior to 2014 SOI update cycle.
South Yuba Water District	Detachable SOI includes only the southeastern portion of boundary area and the northeast area.	1) SOI expansion - Forty Mile Road 2) SOI expansion - agency proposal 3) SOI expansion - service area	Expand the SOI to include the District's boundary area, service area and expected future service area.
Wheatland Water District	None - the SOI was not identifiable from the LAFCO record.	1) SOI adoption - water service area 2) SOI adoption - boundary area less islands 3) Zero SOI	Adopt SOI to encompass the planned water service area.
Brophy Water District	Coterminous	1) Retain coterminous SOI 2) SOI reduction - less LCWD overlap areas	Retain coterminous SOI.
Linda FPD	Annexable SOI includes some adjacent unserved pockets but excludes existing boundary area.	1) SOI Expansion - service area and Woodbury 2) SOI Expansion - growth areas and OPUD service area 3) Zero SOI	Expand SOI to include the boundary area, adjacent areas not in a district, PBFDP area west of SR-70, and 2 Woodbury parcels in PBFDP. SOI becomes provisional.
Linda County WD	Annexable SOI	1) SOI Expansion - OPUD exchange 2) SOI Expansion - agency proposal 3) Retain Existing SOI 4) SOI Planning Area - Brophy	Expand actual SOI to include SOI areas exchanged with OPUD, except floodplain. Adopt SOI planning area extending east to Brophy.
Olivehurst PUD (Fire Service)	Annexable SOI	1) SOI Change - service area 2) SOI Reduction - service area less Summerfield Estates 3) Zero SOI	SOI is updated to match current fire service area, and reduced to exclude overlap with adjacent fire districts. SOI becomes provisional.
Olivehurst PUD (Limited Services)	Annexable SOI	1) SOI Reduction - floodplain and LCWD exchange 2) SOI Expansion - agency proposal 3) Retain Existing SOI 4) SOI Planning Area - Chippewa	Update actual SOI to reflect SOI areas exchanged with LCWD, and exclude floodplain. Adopt SOI planning area for all services except fire.
Reclamation District #784	None	1) SOI adoption - area of benefit 2) SOI adoption - area of benefit within primary hydrology	Adopt SOI to include existing benefit area. Gauge public opinion in the area east of the WPIC and south of Best Slough on district formation vs. project levee deauthorization.

Local Agency	Existing SOI	SOI Options	Recommendation
<b>Foothills</b>			
Browns Valley Irrigation District	Coterminous less area annexed in 2000	1) SOI expansion - boundaries and present and future service areas 2) SOI expansion - District proposal	Expand SOI to include boundaries and present and future service areas.
Camptonville CSD	Coterminous	1) Coterminous	Retain coterminous SOI.
Dobbins-Oregon House FPD	Annexable SOI outside of District bounds	1) SOI Expansion - two undesignated areas, less overlap area with LRBVCSD 2) Coterminous	SOI expansion to include adjacent undesignated areas, less overlap area with LRBVCSD.
Foothill FPD	Two annexable areas—one within District bounds and one outside District	1) SOI Expansion - boundaries, existing SOI and Clipper Mills area 2) Coterminous	Expand SOI to include bounds, existing SOI and Clipper Mills.
North Yuba Water District	None	1) SOI adoption - boundaries less BVID overlap areas and BVID future service areas	Adopt SOI to include boundary area except BVID overlap areas and future BVID service areas.
River Highlands CSD	District bounds and extensive annexable area of 21,800 acres	1) Zero SOI 2) SOI reduction - exclude landowners by request 3) SOI reduction - Gold Village	Reduce to zero SOI.
Smartville FPD	Coterminous	1) Zero SOI 2) Retain coterminous SOI 3) SOI expansion - existing SOI and adjacent undesignated areas	Reduce to zero SOI. Recommend consolidation of SFPD and others into a new district (CSD or PUD) serving Smartville and vicinity.
<b>Cemetery Districts</b>			
Browns Valley Cemetery District	Coterminous	1) SOI Expansion - Smartville Cemetery District 2) SOI Expansion - west to Tanabe Road 3) Retain existing SOI	SOI expansion to SCD area contingent upon property tax change in Smartville area.
Brownsville Cemetery District	Coterminous	1) SOI Expansion - Forbestown 2) SOI Reduction - Rackerby 3) Retain existing SOI	Expand SOI to include Forbestown.
Camptonville Cemetery District	Coterminous	1) Zero SOI	Zero SOI
Keystone Cemetery District	Coterminous	1) SOI expansion - unserved in southwest 2) SOI expansion - to Englebright Lake	Expand SOI to unserved areas southwest and south to Englebright Lake.
Marysville Cemetery District	None	1) Zero SOI	Zero SOI
Peoria Cemetery District	Annexable to the northeast and southwest	1) SOI Expansion - south of Collins Lake 2) SOI Expansion - south to Yuba River 3) SOI Reduction - UCD overlap	SOI expansion south of Collins Lake and south to Yuba River, SOI reduction in overlap area with Upham Cemetery District.
Smartville Cemetery District	SOI includes River Highlands Community Plan area and the Mooney Flats area in Nevada County.	1) Zero SOI 2) SOI reduction - Nevada County area 3) Retain existing SOI	Zero SOI
Strawberry Valley Cemetery District	Coterminous	1) SOI expansion - Clipper Mills 2) Retain coterminous SOI	SOI expansion to include community of Clipper Mills in Butte County.
Upham Cemetery District <sup>1</sup>	Annexable in the community of Rackerby (overlapping with BCD)	1) SOI Reduction - Rackerby 2) Retain existing SOI 3) SOI Reduction - PCD Overlap	SOI reduction in community of Rackerby
Wheatland Cemetery District	Coterminous	1) SOI expansion - county line 2) Retain existing SOI	Expand SOI to county line southeast of Wheatland
Note: (1) Multi-county local agency for which the principal LAFCO is other than Yuba.			

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Local Agency	Existing SOI	SOI Options	Recommendation
<b>Other Districts</b>			
Yuba County Resource Conservation District	County less city boundaries in 1986	1) SOI expansion - countywide SOI 2) SOI expansion - agency proposal to include Marysville 3) SOI reduction - remove current city bounds	Expand SOI to be countywide
Yuba County Water Agency	None	1) Adopt SOI to include entire County and YCWA member units' boundary areas outside County bounds, and adjust automatically to member unit changes.	Adopt SOI to include entire County and YCWA member units' boundary areas outside County bounds, and adjust automatically to member unit changes.
Note: (1) Multi-county local agency for which the principal LAFCO is other than Yuba.			