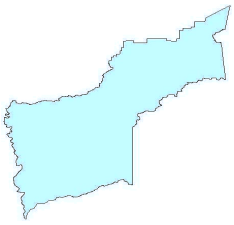
YUBA LOCAL AGENCY FORMATION COMMISSION

Paige Hensley, Executive Officer
David Ruderman, LAFCO Counsel
417 4th Street **Phone: (530) 749-5467**
Marysville, CA 95901 **Website: www.yubalafco.org**



YUBA LOCAL AGENCY FORMATION COMMISSION
AGENDA
REGULAR MEETING

Wednesday, November 5, 2025, at 6:00 P.M.
Board of Supervisors Chambers
915 8th Street – Marysville, California 95901

1. Call To Order:

A. **Roll Call**:

Commissioners

Kuldip Atwal, Public Member
Renick House, County Member
Brad Hudson, City Member - **Chair**
Angela Teter, City Member
Andy Vasquez, County Member – **Vice Chair**

Alternates:

Chris Branscum, City Member Alternate
Jon Messick, County Member Alternate
Dennis Pinney, Public Member Alternate

2. Pledge of Allegiance:

3. Consent Agenda:

A. Approval of meeting minutes from the September 24, 2025 meeting.

4. Public Comment

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 3 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matters brought up under public comments for appropriate action at a future meeting.

5. Public Hearing:

A. **LAFC-25-0002 BVID Annexation**: A request from Browns Valley Irrigation District to annex 104 parcels for irrigation water service.

- Staff Report
- Conduct Public Hearing

Action:

- Adopt Resolution No. 2025-07 approving the annexation of 104 parcels into the Browns Valley Irrigation District to obtain Irrigation Water Services

6. **Other Business:**

A. **Affirm Results of October 30th, 2025 Protest Hearing for LAFC-25-0003 the Linda Fire/City of Marysville Fire SOI Amendment and Annexation**

Action:

- Adopt Resolution No. 2025-08, affirming the protest hearing results for the City of Marysville Fire service annexing into the Linda Fire Protection District.

B. **Discuss status of RFP for South County Fire SOIs**

7. **Executive Officer, Commissioners and Counsel Reports:**

A. Summary of Annual CALAFCO Conference.
B. Update on Yuba LAFCo Business

8. **Closed Session** – Public Employee Evaluation (Gov. Code § 54957)
Title: Executive Officer

9. **Adjourn to the next regular meeting on January 7th, 2026, at 6:00 pm**
Commissioners – Please contact your alternate if you are unable to attend this meeting.

Alternates are: City - Chris Branscum
County - Jon Messick
Public - Dennis Pinney

The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.

Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1

Public Comment

Members of the public may address the Commission on items not appearing on the agenda, as well as any item that does appear on the agenda, subject to the following restrictions:

- Items not appearing on the agenda must be within the Commission's subject matter jurisdiction.
- No action shall be taken on items not appearing on the agenda unless otherwise authorized by Government Code Section 54954.2 (known as the Brown Act, or California Open Meeting Law).

- The total amount of time allotted for receiving public comment may be limited to 15 minutes.
- Any individual's testimony may be limited to 3 minutes. Time to address the Commission will be allocated on the basis of the number of requests received. If you would like an item placed on a future agenda, you may do so by contacting the Commission at (530) 749-5467.

Procedure for Public Hearing:

The public may address the Commission on each agenda item during the Commission's consideration of the item. When doing so, and when commenting on non-agenda items, we ask that the public kindly be recognized by the Chair before speaking, and to please keep their remarks brief. If several persons wish to address the Commission on the same item, or if any person's comments are excessive, the Chair may limit any person's input to 3 minutes. Written statements may be submitted in lieu of or addition to supplement oral statements made during a public hearing.

Accessibility

The telephonic/video meeting location is accessible to people with disabilities. Every reasonable effort will be made to accommodate participation of the disabled in all of the Commission's public meetings. If particular accommodations for the disabled are needed or a reasonable modification of the teleconference procedures are necessary (i.e., disability-related aids or other services), please contact the Office at (530) 749-5467 at least 24 hours in advance of the meeting. An interpreter for the hearing-impaired may be made available upon request to the Clerk 72 hours before a meeting.

Disclosure & Disqualification Requirements

Any person or group of persons acting in concert who directly or indirectly contribute $1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Yuba LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 et seq. Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received $250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

Late-Distributed Materials. Any material submitted to the Commission after this agenda is posted will be made available for public inspection as soon as possible in the LAFCO office, as indicated below.

Contact LAFCO Staff: LAFCO staff may be contacted at 530-749-5467 or by mail at Yuba LAFCo

c/o Paige Hensley, Executive Officer, 417 4th Street, Marysville, CA 95901 or by email at phensley@yuba.gov

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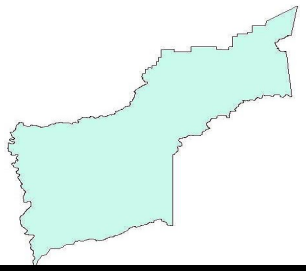


Agenda Item 3

ACTION MINUTES
YUBA LOCAL AGENCY FORMATION COMMISSION
SPECIAL MEETING
SEPTEMBER 24, 2025

DRAFT

1. CALL TO ORDER:

At 6:00 p.m. the Yuba County Local Agency Formation Commission (LAFCO) was called to order by the Chair Hudson, with Commissioners House, Teter, and Vasquez. Commissioner Atwal, City Alternate Branscum, Public Member Alternate Pinney and County Alternate Messick, were absent. Also present were Executive Officer-Paige Hensley and Legal Counsel-David Ruderman.

2. PLEDGE OF ALLEGIANCE:

Commissioner Hudson led the commission in the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

A. Approval of special meeting minutes from September 3rd 2025 meeting.

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner House, the Commission voted to approve the minutes from the September 2025 meeting with the following 4 to 0 vote: AYES: House, Hudson, Teter, and Vasquez; NOES: None; ABSTAIN: None; ABSENT: Commissioner Atwal

4. PUBLIC COMMENT:

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 3 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matter brought up under public comments for appropriate action at a future meeting.

There were no public comments.

5. PUBLIC HEARINGS:

A. LAFC-25-0003 Linda Fire/City of Marysville Fire SOI Amendment and Annexation

Staff Paige Hensley, Executive Officer presented project PowerPoint.

Public Hearing Open.

Being no further comments public hearing was closed.

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner House , the Commission voted to adopt Resolution No 2025-05 approving the Sphere of Influence amendment for Linda Fire Protection District with the following 4 to 0 vote: AYES: House, Hudson, Teter, and Vasquez; NOES: None; ABSTAIN: None; ABSENT: Commissioner Atwal

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner House , the Commission voted to adopt Resolution No 2025-06 approving the annexation of Marysville Fire Services into the Linda Fire Protection District with the following 4 to 0 vote: AYES: House, Hudson, Teter, and Vasquez; NOES: None; ABSTAIN: None; ABSENT: Commissioner Atwal

6. OTHER BUSINESS:

A. Approve Request for Proposal for consultant to conduct the Couth County Fire District Sphere of Influence Update for District 10 Hallwood CSDC, City of Maryville Fire, Linda Fire Protection District, OPUD Fire, Plumas Brophy Fire District (WFA) and city of Wheatland Fire (WFA)

- Commission Directed Executive Officer to finalize and send out RFP.
- Commission formed an Ad Hoc Committee with Commissioner Hudson and Vasquez to review potential incoming proposals.

B. Establish Yuba LAFCO Strategic Plan Ad Hoc Committee:

- Commission formed an Ad Hoc Committee with Commissioner Hudson and Vasquez to service on the Strategic Plan Ad Hoc Committee.

7. EXECUTIVE OFFICER, COMMISSIONERS AND COUNSEL REPORTS:

A. Update on pending projects:

- LAFC-25-0002 BVID Annexation
  Paige Hensley, Executive Officer - Explained the project is scheduled to come before the Commission at the November 5th meeting.

DRAFT

B. CALAFCO News

- Paige Hensley, Executive Officer, reminded the Commission of the upcoming CALAFCO conference

8. Adjourned to the next special meeting on Wednesday, November 5th, 2025

There being no further business, the meeting was adjourned at 6.26 p.m. to the next regular meeting on November 5th, 2025, at 6:00 p.m. in the Board of Supervisors Chamber, at 915 8th Street, Marysville, CA 95901.

Approved,

_____

Brad Hudson, Chair

ATTEST: PAIGE HENSLEY
EXECUTIVE OFFICER

_____

By: Paige Hensley, Executive Officer

DRAFT

YUBA LAFCO
EXECUTIVE OFFICER'S REPORT

MEETING DATE:	**November 5th, 2025**
TO:	**Yuba Local Agency Formation Commission**
FROM:	**Paige Hensley, Executive Officer**
SUBJECT:	**LAFC 2025-0002 – Browns Valley Irrigation District (BVID) Annexation**

EXECUTIVE OFFICER'S RECOMMENDATIONS:

1) Adopt Resolution No. 2025-07 approving the annexation of 104 parcels consisting of approximately 1640 acres into the Browns Valley Irrigation District, subject to its terms and conditions;

I. BACKGROUND:

A. Summary:

The Browns Valley Irrigation District (BVID) has submitted an application to Yuba LAFCO for annexation of approximately 1640 acres, consisting of 104 parcels, which are detailed in four separate map areas, as part of this report. BVID adopted Resolution No. 06-26-25-01.**(Attachment 1)** on June 26 2025, requesting Yuba LAFCO initiate annexation proceedings. The territory is entirely within Yuba County and within the Sphere of Influence for BVID. This annexation will provide the landowners with an opportunity to obtain irrigation water service now or in the foreseeable future, if they so choose to connect to the District.

B. History:

Browns Valley Irrigation District was established on September 19, 1888 and is one of the oldest continually operating irrigation districts in the state of California. BVID has approximately 55,000 acres of territory and approximately 86 square miles within its boundaries. The boundaries of the Browns Valley Irrigation Distict extend form the Yuba River and Browns Valley area in the south, to the Loma Rica area in the north, and from Ramierez Road in the west to Englebright Lake in the east.

C. Proposals and Justification:

This annexation is largely driven by the property owners in the J-Rey neighborhood, which is comprised of 94 of the 104 parcels. The J-Rey property owners formed a group in the last fews years that have been actively working to secure irrigation water for the area, and has demonstrated there is neighborhood support. The Browns Valley Irrigation

District conducted a survey of the landowners in 2023 (**See Attachment 2**) and out of the 104 parcel owners surveyed there were 68 owners that voted "yes" in favor of an annexation, one owner voted "no", and there were 35 owners with no response to the survey. This resulted in a 65.38% in favor of annexation amongst all the property owners surveyed.

All annexation territories are surrounded by properties within the BVID district boundary, which has resulted in the creation of islands not served within the District boundary. The proposed annexation areas include most properties needed to eliminate existing islands within the BVID district boundary. The District **does** have the water capacity to provide irrigation water to **all** the annexation areas, including the J-Rey territory; however BVID does **not** currently have the infrastructure in place to provide services to the J-Rey territory at this time. **(Justification Statement Attachment 3)** The BVID **does** have infrastructure availble to serve the other areas, known as Ahart, Crazy Horse, Sugarloaf and Township annexation territories, and those areas are available for connection upon the property owners request, once the annexation is completed. The District is proposing the annexation of the J-Rey territory would be the first step for the property owners in obtaining irrigation water in the future. BVID has indicated that once the J-Rey area is annexed the property owners would be put on a waiting list and that would allow the District to look for funding opportunities such as grants to build the infrastructure necessary to the deliver the irrigation water to the J-Rey territory.

D. Location:

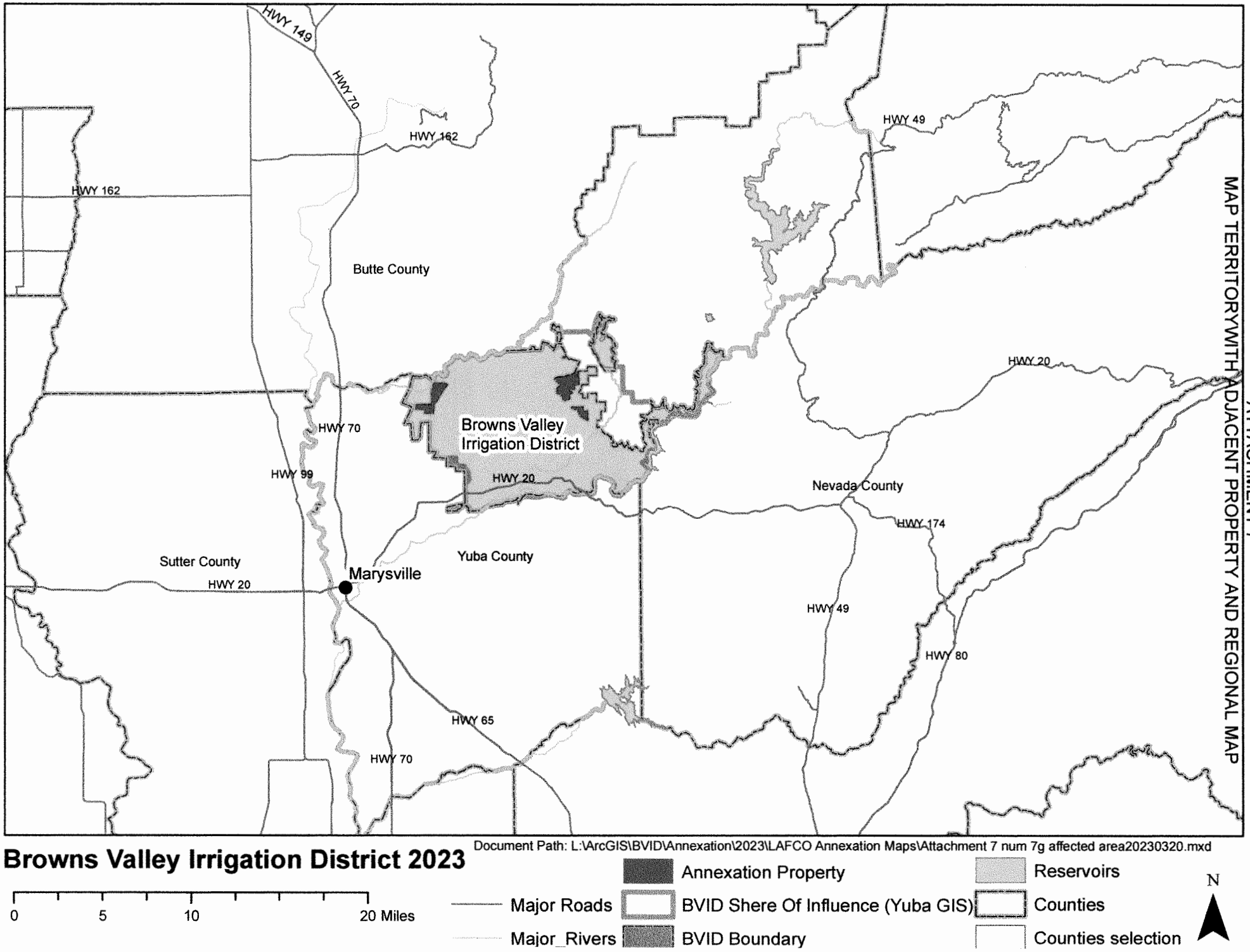
The proposed annextion territories are unannexed islands, located in various areas within the boundaries of the Browns Valley Irrigation District and are within the Sphere of Influence for the District. The annexing territories are depicted on the following regional and annexation territory maps (Images 1 thru 4) and are identified as follows:

	Area Name	Acreage	
1.	Crazy Horse	6.05 acres	See Detail Map 1
2.	Sugar Loaf Court	5..54 acres	See Detail Map 1
3.	Ahart	648.48 acres	See Detail Map 2
4.	Township	182.21 acres	See Detail Map 3
5.	J-Rey	797.63 acres	See Detail Map 4

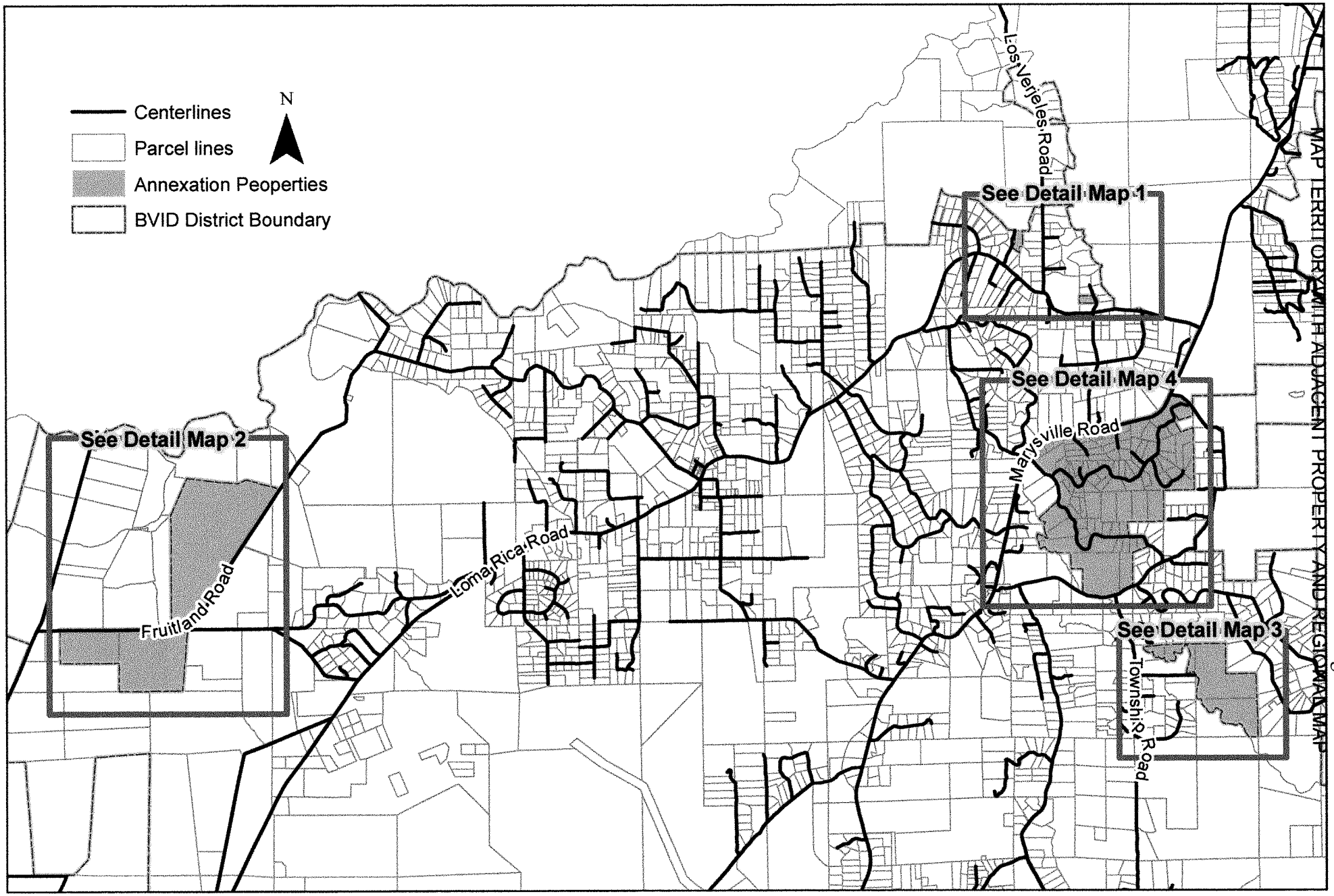
E. Purpose:

According to the initiating resolution and the Plan for Services (see Exhibit C included attachment 1) this annexation will allow the Browns Valley Irrigation District to provide enhanced irrigation service to an area that has no other means of acquiring such services; and it will eliminate most or all remainng interior islands within the District. .

Image 1


ATTACHMENT 7
MAP TERRITORYWITH ADJACENT PROPERTY AND REGIONAL MAP
HWY 149
HWY 70
HWY 162
HWY 162
HWY 49
Butte County
HWY 20
Browns Valley
Irrigation District
HWY 70
HWY 99
HWY 20
Nevada County
HWY 174
Yuba County
Sutter County
Marysville
HWY 20
HWY 49
HWY 80
HWY 65
HWY 70
Document Path: L:\ArcGIS\BVID\Annexation\2023\LAFCO Annexation Maps\Attachment 7 num 7g affected area20230320.mxd
Browns Valley Irrigation District 2023
0
5
10
20 Miles
Major Roads
Major_Rivers
Annexation Property
BVID Shere Of Influence (Yuba GIS)
BVID Boundary
Reservoirs
Counties
Counties selection
N

BVID Discussion Maps For Potential Annexation



Document Path: L:\ArcGIS\BVID\Annexation\2023\LAFCO Annexation Maps\AnnexationOverview.mxd

ATTACHMENT 7

MAP TERRITORY WITH ADJACENT PROPERTY AND REGIONAL MAP

Image 2

ATTACHMENT 7 Image 3

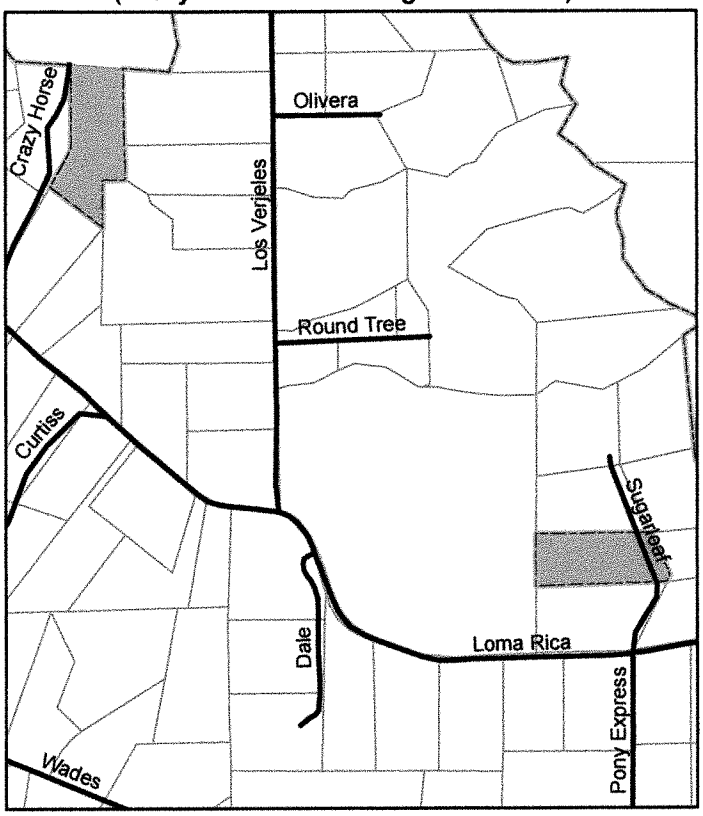
MAP TERRITORYWITH ADJACENT PROPERTY AND REGIONAL MAP

Detail Map 1, 2, & 3: Discussion Maps For Potential Annexation

N

Detail Map 1

(Crazy Horse Trail & Sugarloaf Court)



0 0.125 0.25 0.5 Miles

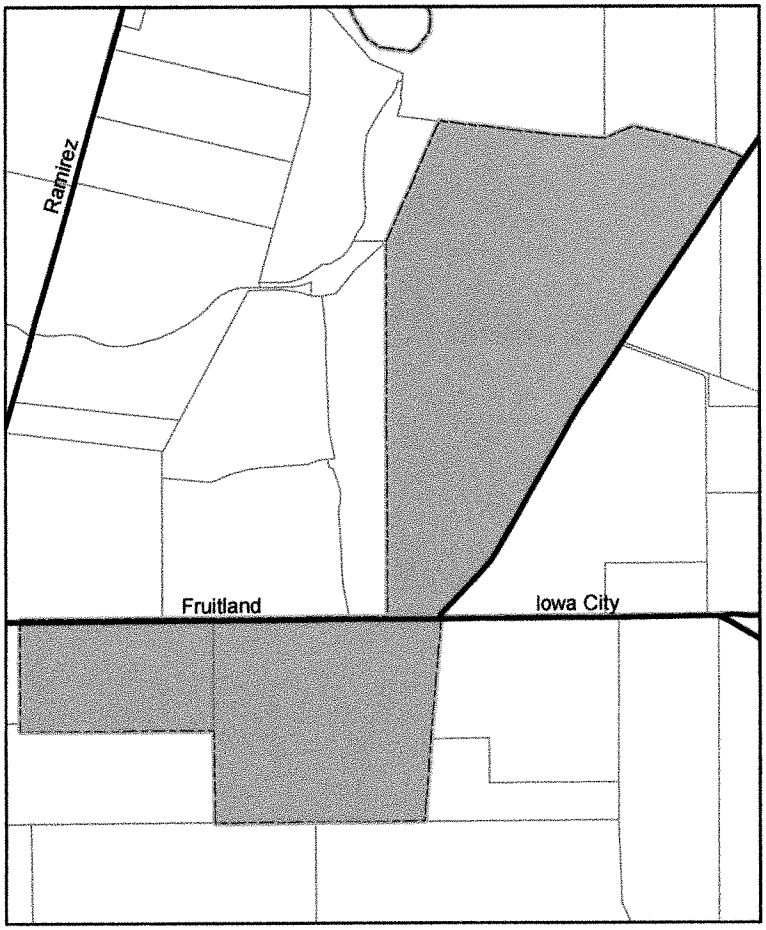
Centerlines

Parcel lines

Annexation Properties

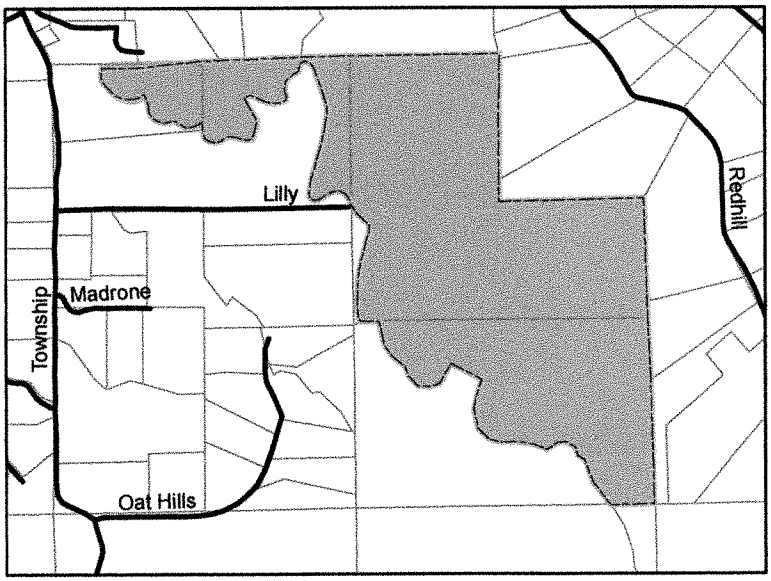
BVID District Boundary

Detail Map 2 (Ahart)



0 0.25 0.5 1 Miles

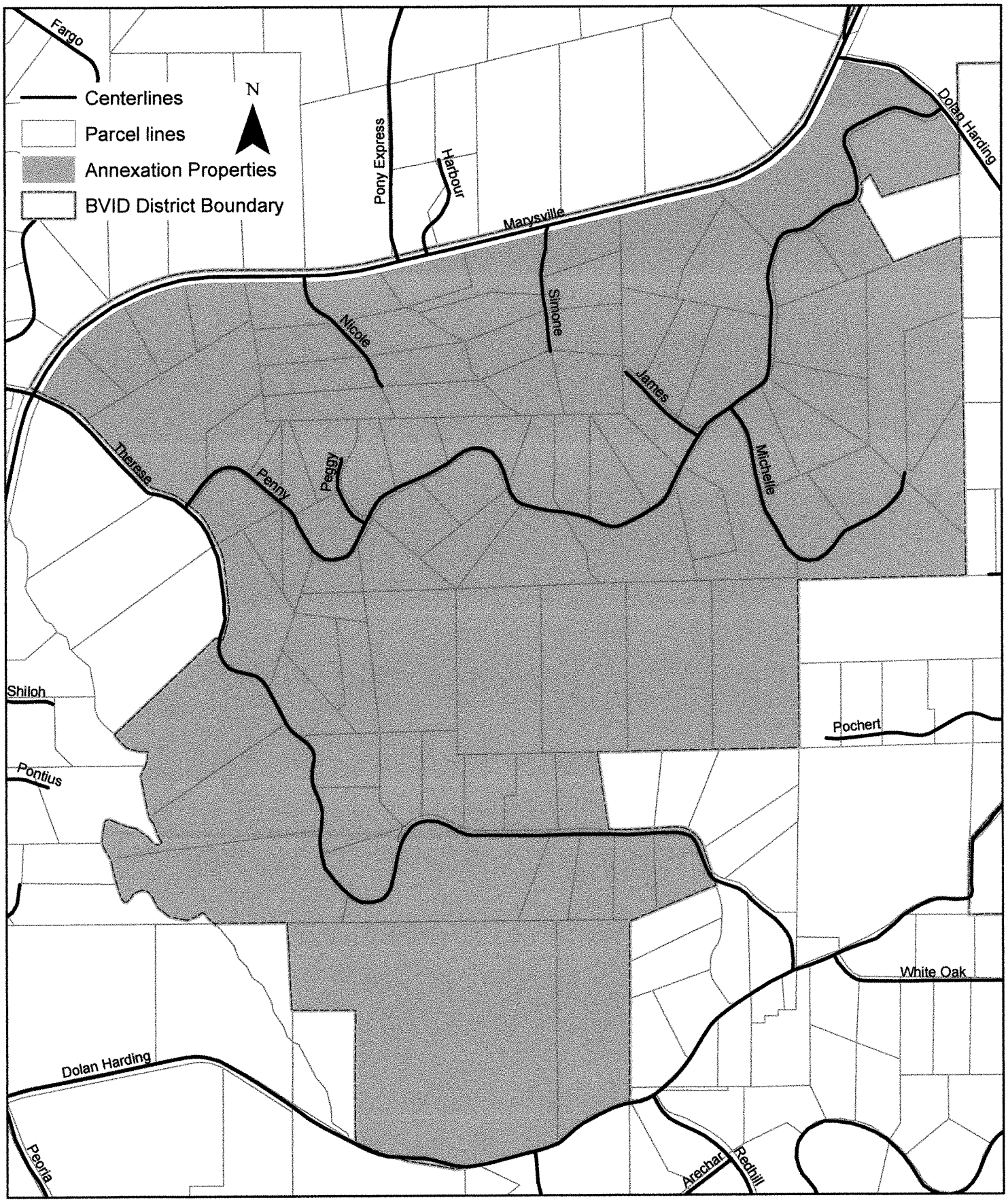
Detail Map 3 (Township)



0 0.25 0.5 1 Miles

Document Path: L:\ArcGIS\BVID\Annexation\2023\LAFCO Annexation Maps\AnnexationParcelDetailMap 1-2-3_20230123v2.mxd

Detail Map 4 (J-Rey)



Document Path: L:\ArcGIS\BVID\Annexation\2023\LAFCO Annexation Maps\AnnexationParcelDetailMap4_20230123.mxd

0 0.25 0.5 1 Miles

LIST OF BVID ANNEXATION PROPERTIES

Project Title	Territory	Acres	APN
Annexation into BVID	Ahart	81.32	003110033000
Annexation into BVID	Ahart	168.63	003110034000
Annexation into BVID	Ahart	394.8	003110041000
Annexation into BVID	Crazy Horse	6.05	044070048000
Annexation into BVID	Sugarloaf	5.54	044190012000
Annexation into BVID	J-Rey	20	044290005000
Annexation into BVID	J-Rey	76.25	044290019000
Annexation into BVID	Township	54.25	044310015000
Annexation into BVID	Township	9.56	044320026000
Annexation into BVID	Township	8.07	044320030000
Annexation into BVID	Township	10.26	044320031000
Annexation into BVID	Township	100.98	044320032000
Annexation into BVID	J-Rey	5	044370012000
Annexation into BVID	J-Rey	6.09	044370013000
Annexation into BVID	J-Rey	6.09	044370014000
Annexation into BVID	J-Rey	5.01	044370015000
Annexation into BVID	J-Rey	21.21	044370016000
Annexation into BVID	J-Rey	20.19	044380016000
Annexation into BVID	J-Rey	20.33	044390015000
Annexation into BVID	J-Rey	22.11	044390016000
Annexation into BVID	J-Rey	4.78	044400001000
Annexation into BVID	J-Rey	4.97	044400002000
Annexation into BVID	J-Rey	4.93	044400003000
Annexation into BVID	J-Rey	5	044400004000
Annexation into BVID	J-Rey	5.4	044400005000
Annexation into BVID	J-Rey	4.86	044400006000
Annexation into BVID	J-Rey	4.88	044400007000
Annexation into BVID	J-Rey	5.18	044400008000
Annexation into BVID	J-Rey	5	044400009000
Annexation into BVID	J-Rey	4.75	044400012000
Annexation into BVID	J-Rey	4.75	044400013000
Annexation into BVID	J-Rey	5.59	044400014000
Annexation into BVID	J-Rey	4.8	044400015000
Annexation into BVID	J-Rey	4.8	044400016000
Annexation into BVID	J-Rey	5.05	044400017000
Annexation into BVID	J-Rey	9.76	044400018000
Annexation into BVID	J-Rey	10.54	044400019000
Annexation into BVID	J-Rey	23.38	044400020000
Annexation into BVID	J-Rey	9.86	044400021000
Annexation into BVID	J-Rey	5.09	044400023000
Annexation into BVID	J-Rey	5.03	044400024000
Annexation into BVID	J-Rey	5.02	044400025000
Annexation into BVID	J-Rey	6.07	044400026000
Annexation into BVID	J-Rey	10.32	044400027000
Annexation into BVID	J-Rey	4.95	044400028000
Annexation into BVID	J-Rey	6.08	044400029000
Annexation into BVID	J-Rey	5.86	044400030000
Annexation into BVID	J-Rey	10.31	044400031000
Annexation into BVID	J-Rey	16.61	044400032000
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Annexation into BVID	J-Rey	5.03	044410005000
Annexation into BVID	J-Rey	5.01	044410006000
Annexation into BVID	J-Rey	5.03	044410007000
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Annexation into BVID	J-Rey	5.08	044410019000
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Annexation into BVID	J-Rey	5.88	044410021000
Annexation into BVID	J-Rey	16.27	044410022000
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Annexation into BVID	J-Rey	5.666403226	044410001000
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Annexation into BVID	J-Rey	5.57916129	044410004000
Annexation into BVID	J-Rey	5.550080645	044410005000
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Annexation into BVID	J-Rey	5.46283871	044410008000
Annexation into BVID	J-Rey	5.433758065	044410009000
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Annexation into BVID	J-Rey	5	044430025000
Annexation into BVID	J-Rey	5.07	044430026000
Annexation into BVID	J-Rey	5.02	044430027000
Annexation into BVID	J-Rey	5.04	044430028000
Annexation into BVID	J-Rey	20.47	044430029000

II. ANALYSIS

A. Accepted for filing: September 25, 2025

B. Publication and Posting: October 14, 2025

C. Compliance with CEQA:

Lead Agency:	Browns Valley Irrigation District
Responsible:	Yuba LAFCo
Environmental Finding:	Notice of Exemption **(Attachment 4)**
Date of Finding:	October 18, 2023

D. Compliance with applicable Plans:

This proposed annexation conforms to the Yuba County General Plan, being in various agricultural designations.

E. Compliance with applicable Spheres of Influence:

There was a Sphere of Influence amendment completed in 2018 for the District and this proposal is consistent with the current Sphere of Influence for the District.

F. Existing Land Use and Zoning:

- LAND USE DESIGNATION: Natural Resources, Rural Community
- ZONING: AE, RR, AR, AR, RC
- POPULATION: N/A
- REGISTERED VOTERS: 234

G. LANDOWNER(S): 104 parcels

H. Existing Land Use and Zoning for surrounding territory:

- North: Natural Resources- AE 80
- South: Natural Resources- AE 40, Resource Preservation and Recreation District-
- East: Natural Resources- AE 40
- West: Railroad and Feather River

I. Proposed development:

No proposed development is included.

J. Fiscal data:

As stated in the Board of Supervisors Resolution No. 2025-065, adopted September 9th, 2025, (Attachment 4) there will be no exchange of property taxes applicable as a result of this annexation.

As set forth in Browns Valley Irrigation District Resolution No. 06-26-25-01 all costs incurred to complete the annexation, including but not limited to Yuba LAFCO, State BOE fee and expenses will be borne by the property owners or BVID as follows:

a. Property owners will pay $465.00 per acre of land annexed into the District plus up to $50.00 for costs incurred by BVID for administering the Annexation.

b. For active customers, payments toward the annexation fee shall begin the month after the annexation is completed and the annexation cost will be paid down in minimum monthly increments appropriate to pay off the balance within seven years Or, if the property is sold and a balance remains, that balance will be paid off in escrow.

c. For those properties annexed into the District that intend to remain dry, an option is available where the cost of annexation may remain dormant until the property owner desires to begin using water, at which point payments on the annexation balance will be made monthly in an amount that will pay off the balance within seven years. These properties will be known as "inactively" annexed and shall be the default option if a property owner does not express a preference to the District and the property is still part of the annexation.

K. Existing and Proposed Service Agencies:

Service:	Existing Provider:	Proposed Provider:
School Districts	Marysville Joint Unified School District	No Change
Fire Protection	Loma Rica	No Change
Domestic Water Service	N/A or Well	No Change
Police Protection	Yuba County Sheriff Dept	No Change
Aricultural Water Service	BVID or N/A	BVID
Sewer	Septic Tank or N/A	No Change
Solid Waste	Yuba-Sutter Recology	No Change
Snow Removal	N/A	N/A
Road/Street/Levee Maintenance	Yuba County Public Works/Caltrans	No Change
Power (Electric)	PG&E	No Change
Street Lighting	N/A	No Change
Planning & Zoning Authority	Yuba County Planning	No Change

L. Governing Law and LAFCO Policy

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. LAFCO's review of projects must be consistent with the policy directives of the LAFCO Act. Specifically, LAFCO's policies 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 for a project's consistency with Government Code Section 56668, the broader legislative direction of LAFCO in Government Code Section 56001 as well as those adopted by Yuba LAFCO.

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

Gov Code 56668 LAFCo Factors to be considered in a proposal:

Factor	Analysis/Comment
a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	Assessed Valuation is $26,069,876, BVID serves approximately 1500 customers. Land area and land use are discussed previously in this report.
b. The 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; and 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.	Annexed properties with access to water will immediately benefit from lower water costs and priority access to water. All participants will have the benefits that go along with being the constituent of a publicly elected board of directors.

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.	The District already provides raw water services for irrigation purposes to the surrounding areas within the Brows Valley Irrigation District. There are no negative effects of the annexation anticipated to impact adjacent areas.
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 in Section 56377.	The proposal is consistent with adopted LAFCo policies.
e. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.	The subject territory and surrounding areas are designated variously for Agricultural and low-density residential uses. Provision of irrigation water service will enhance agricultural uses of the subject territories.
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 parcels that comprise the affected territory have specific boundary lines that are certain and identifiable, and proposed annexation will not result in irregular boundaries or islands. As discussed above the current district boundary includes multiple "islands" of non-district territory. This annexation would contribute to resolution of the situation by bringing the subject parcels into the District boundaries
g. A regional transportation plan adopted pursuant to Section 65080.	Not applicable
h. The proposal's consistency with city or county general and specific plans.	The proposal is consistent with the County's General Plan and zoning designations for the area.
i. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.	The proposed annexation territories are within the District's current sphere amendment.
j. The comments of any affected local agency or other public agency.	No comments of opposition to the proposal have been received from another agency.
k. The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	The District has the water capacity to serve all the annexing territories. The District has the needed infrastructure to provide services to the Crazy Horse Trail, Sugarloaf Court, Ahart, and Township areas. Once the annexation is complete the District can begin to look for funding opportunities to build the infrastructure needed to serve the J-Rey area. The District will receive fees for water service, annexation fees and buy-in costs that will provide the needed revenue.
l. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	Not applicable
m. 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.	The proposed annexation will have no impact on the regional supply of housing and will not have any adverse impact on the County ability to achieve their fair share of regional housing needs.

n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.	The District has received one letter of opposition from one property owner and a phone call from an owner who opposes the annexation and expressed he would attend the public hearing.
o. Any information relating to existing land use designations.	Land use designations are primarily agricultural and low-density Residential-Ag. No change in land-use designations are anticipated.
p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.	No environmental justice issues have been identified relative to the proposal.
q. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.	This factor is not relevant to the subject proposal, which involves annexation of 104 parcels to the Browns Valley Irrigation District for the purpose of receiving irrigation water service.

General Policy Considerations

Policy Consideration	***Consistency/ Applicability***	***Comment***
Communication between local agencies is encouraged.	*Consistent*	*Consistent*
Urban development proposals shall include annexation to a city where possible.	*N/A*	*This territory is not planned or zoned for urban development.*
LAFCO will normally deny proposals that result in urban sprawl.	*N/A*	*This territory is not planned or zoned for urban development.*
Environmental consequences (CEQA) shall be considered.	*Consistent*	*The District is the lead agency and finds the proposal qualifies for exemption under CEQA, Consistent with Class 19, pursuant to Section 15319(a)*
LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels.	*N/A*	*This project will not impact the regional housing supply.*
LAFCO will favor proposals that promote compact urban form and infill development.	*N/A*	

Government structure should be simple, accessible, and accountable.	*Consistent*	
Agencies must provide documentation that they can provide service within a reasonable period of time.	*Consistent*	*The District provided a "Plan for Services" documenting their service capability.*
Efficient services are obtained when proposals: • Utilize existing public agencies; • Consolidate activities and services; and • Restructure agency boundaries to provide more logical, effective, and efficient services.	*N/A*	*N/A*
Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	*N/A*	*There are no impacts upon adjacent areas or districts with this annexation.*
Conformance with general & specific plans required.	*Consistent*	*This project conforms to the adopted Yuba County General Plan*
Boundaries: • Definite boundaries are required. • Boundaries that are favored: Create logical boundaries & eliminate islands or illogical boundaries. Follow natural or man-made features and include logical service areas. • 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.	*Consistent*	*This annexation will eliminate several non-district "islands".*
Revenue neutrality required.	*Consistent*	*On September 9th 2025, the Yuba County Board of Supervisors adopted a negotiated Zero-Tax Sharing Agreement between the County and the District by Resolution No. 2025-065 and is described in detail in Attachment 5*

Agricultural and Open Space Land Conservation Standards: • Must lead to planned, orderly & efficient development. • Approved Sphere of Influence Plan required. • Findings with respect to alternative sites required. • Impact on adjacent agricultural/open space lands assessed.	*N/A*	*N/A* *No Prime Agricultural or Open Space lands will be converted as a result of the proposed annexation.*
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.	*N/A*	*N/A*
Exceptions are justified on the following grounds: • Unique. • Standards Conflicts. • Quality/Cost. • No Alternative.	*Consistent*	*No exceptions to policy considerations are required.*

Annexation Policies—General

Policy	***Consistency / Applicability***	***Comment***
Proposals must be consistent with LAFCO general policies.	*Consistent*	
A proposal must be consistent with the agency's Sphere Plan.	*Consistent*	*This proposal is consistent with LAFCo's SOI Amendment policies.*
Plan for Services required.	*Consistent*	*A Plan for Services was submitted as part of the application*
Subject territory must be contiguous to the agency's boundaries if required by law, or if necessary for efficient service delivery.	*Consistent*	*The project area is contiguous with the existing boundary*
Piecemeal annexations are prohibited.	*Consistent*	*This annexation will eliminate the non-district "islands" and will create a more logical boundary*

Annexations to eliminate islands are encouraged and normally are approved	*Consistent*	*This annexation will eliminate the non-district "islands" and will create a more logical boundary*
Annexations that create islands are discouraged and not normally approved	*N/A*	*N/A*
Full-service array is considered. Proposals that facilitate the delivery of one or a few services to the detriment of the delivery of a larger number of services are not favored.	*N/A*	*This annexation will not be a detriment of the delivery of a larger number of services*
Adverse impact of annexation on other agencies or service recipients is cause for denial.	*Consistent*	*This proposal will not have an adverse impact on other agencies or service recipients.*

III. Conclusion:

The above policy considerations and determinations are the basis to support the annexation of approximately 1640 acres within the Browns Valley Irrigation District. And recommended actions are presented in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

IV. Comments from the public and public agencies.

Responses from the Yuba County Assessor, County Auditor and County Administrator.

V. Staff Recommendations:

Staff recommends the Commission affirm the Districts Notice of Exemption from CEQA and approve the annexation of 104 parcels consisting of approximately 1640 acres into the Browns Valley Irrigation District.

Recommended Actions:

1) Adopt Resolution No. 2025-07 approving the annexation of 104 parcels consisting of approximately 1640 into the Browns Valley Irrigation District, subject to its terms and conditions; (Attachment 6)

Respectfully Submitted,

Paige Hensley,
Executive Officer

Attachments:

1. Browns Valley Irrigation District Initiating Resolution 06-26-25-01
2. Survey Results
3. Statement of Justification
4. Notice of Exemption
5, Yuba County Board of Supervisors Tax Sharing Agreement Resolution No. 2025-065
6. Yuba LAFCO Resolution No. 2025-07 approving the annexation of 1640 acres into the Browns Valley Irrigation District for Irrigation for the purpose of obtaining irrigation water.

RESOLUTION NO. 06-26-25-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BROWNS VALLEY IRRIGATION DISTRICT MAKING APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF YUBA COUNTY TO TAKE PROCEEDINGS FOR THE ANNEXATION OF ONE HUNDRED AND FOUR PARCELS INTO THE BROWNS VALLEY IRRIGATION DISTRICT

WHEREAS, the Browns Valley Irrigation District ("BVID" or "District") desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of 104 parcels that lie within BVID's existing legal boundaries and sphere of influence;

WHEREAS, at the time and in the manner provided by law, the BVID General Manager gave notice of the date, time, and place of a public hearing by the District Board of Directors to initiate these proceedings;

WHEREAS, a notice of intent to adopt this resolution of application has not been given to each interested and subject agency;

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code;

WHEREAS, the territory proposed to be annexed into BVID is comprised of both inhabited and uninhabited parcels and a map and description of the boundaries of the affected parcels are set forth in Exhibits A and B attached hereto and by this reference incorporated herein;

WHEREAS, this proposal is consistent with the sphere of influence of BVID;

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. All costs incurred to complete the annexation, including but not limited to Yuba LAFCO and the State Board of Equalization fees and expenses, will be borne by the property owners or BVID as follows:

a. Property owners will pay $465.00 per acre of land annexed into the District plus up to $50.00 for costs incurred by BVID for administering the Annexation.

b. For active customers, payments toward the annexation fee shall begin the month after the annexation is completed and the annexation cost will be paid down in

minimum monthly increments appropriate to pay off the balance within seven years Or, if the property is sold and a balance remains, that balance will be paid off in escrow.

c. For those properties annexed into the District that intend to remain dry, an option is available where the cost of annexation may remain dormant until the property owner desires to begin using water, at which point payments on the annexation balance will be made monthly in an amount that will pay off the balance within seven years. These properties will be known as "inactively" annexed and shall be the default option if a property owner does not express a preference to the District and the property is still part of the annexation.

WHEREAS, the reason for the proposed annexation are that (1) the annexation of the 104 parcels will allow the BVID to provide enhanced irrigation service to an area that has no other means of acquiring such services; and (2) it will eliminate most or all remaining interior islands within the District.

WHEREAS, the BVID Board of Directors has made an environmental determination for this project and finds that the proposed annexation is exempt from CEQA review pursuant to the categorical exemption provided in Section 15319(a) of the CEQA Guidelines;

WHEREAS, this Board certifies that pursuant to Section 99(b) of the Revenue & Taxation Code that the Browns Valley Irrigation District will enter into negotiations for a mutually acceptable tax formula with Yuba County after LAFCo has filed the District's annexation application;

WHEREAS, in accordance with Government Code Section 56653, the Board hereby adopts a Plan for Services for this proposed annexation. attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT RESOLVED that this Resolution of Application is hereby adopted and approved by the Board of Directors of the Browns Valley Irrigation District and the Board hereby requests that the Local Agency Formation Commission of Yuba County take proceedings for annexing the 104 parcels shown in Exhibit A according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors of the Browns Valley Irrigation District on June 26, 2025, by the following vote:

AYES: Bordsen, Lowe, Rist, Howard
NOES:
ABSENT: Woods

ABSTAIN:

William Lowe
President, Board of Directors

ATTEST:

Kelly McNally
Secretary, Board of Directors

EXHIBIT "A" of Portion A (Crazy Horse Trail Area)

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT

OF
APN: 044-070-048-000

The property is located within a portion of Section 12 and 13 of Township 17 North, Range 5 East, M.D.B.&M. being more accurately described as follows:

Being parcel 1 and a portion of parcel 2 of parcel map NO. 1.91, as recorded in book 13 of maps, page 28, official record of yuba county, California.

Beginning at the southeast corner of Parcel 1 as shown in the Parcel Map for R.E Arnoldy, as filed in the office of the Yuba County Recorder on April 3rd 1973, in Book 8 of Parcel Maps, at Page 29. Said point also being on the northside line of the drainage easement.

Thence from said point of beginning, following the northside of the drainage easement and south line of said parcel 1:

Course (1): N87° 26' 06.00"W 84.81 feet; thence,

Course (2): N68° 03' 26.00"W 45.34 feet; thence,

Course (3): S0° 36' 06.00"E 295.47 feet; thence,

Course (4): N51° 18' 54.61"W 399.86 feet; thence,

Course (5): N28° 54' 15.00"E 254.67 feet; thence,

Course (6): N0° 36' 06.00"W 479.24 feet; thence,

Course (7): S85° 55' 50.94"E 311.65 feet; thence,

Course (8): S0° 36' 06.00"E 655.29 feet to the point of beginning.

Said described annexation area contains 6.05 acres more or less,

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A" of Portion B (Sugarloaf Court Area)

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT

OF

APN: 044-190-012-000

The property is located within a portion of Section 13 of Township 17 North, Range 5 East, M.D.B.&M. being more accurately described as follows:

Being parcel C-5 of Record of Survey 2003-04, as recorded in book 75 of maps, page 10, official record of Yuba County, California.

Beginning at the southwest corner of Parcel C-5 as shown in the Record of Survey Map for Sugarloaf Land & Cattle Company, as filed in the office of the Yuba County Recorder on July 22nd 2003, in Book 75 of Parcel Maps, at Page 10.

Thence from said point of beginning:

Course (1): N0° 12' 18.00"W 350.55 feet; thence,

Course (2): N89° 47' 42.00"E 622.00 feet; thence,

Course (3): S21° 30' 37.00"E 277.24 feet; thence,

Course (4): along a right curve with a radius of 200.00 feet and a Chord bearing S8° 02' 50"E 93.13 feet; thence,

Course (5): S89° 47' 42.00"W 735.44 feet to the point of beginning.

Said described annexation area contains 5.54 acres more or less,

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
Tom Leland
Tom Leland (Jun 14, 2024 10:49 PDT)
No. 14,320
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A" of Portion C (Ahart Area)

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT

OF

APN: 003-110-033-000, APN: 003-110-034-000, and APN: 003-110-041-000

The property is located within portions of Section 23, 24, 26, 34, and 35 of Township 17 North, Range 4 East, M.D.B.&M. being more accurately described as follows:

Being parcel B of Record of Survey (R.S.) 94-03, book 63 of maps, page 23 and also being Parcels 2 and 3 of Parcel Map 92-24, book 60 of maps, page 11, as recorded in the official record of Yuba County, California.

Beginning at the Southwest corner of Section 26, T.17N., R.4E., M.D.B.&M. shown in the Parcel map for Cecilia M. Ahart Estate, as filed in the office of the Yuba County Recorder on October 5th 1992, in Book 60 of Maps, at Page 11.

Thence from said point of beginning:

Course (1): N89° 39' 30.00"E 937.13 feet; thence,

Course (2): N0° 00' 00.00"E 4923.65 feet; thence,

Course (3): N49° 09' 22.00"E 23.97 feet; thence,

Course (4): N23° 39' 32.00"E 1488.10 feet; thence,

Course (5): N23° 48' 01.00"E 189.57 feet; thence,

Course (6): S82° 15' 44.00"E 367.53 feet; thence,

Course (7): S82° 22' 01.00"E 1144.91 feet; thence,

Course (8): S85° 44' 45.00"E 660.48 feet; thence,

Course (9): N65° 33' 41.00"E 414.37 feet; thence,

Course (10): S74° 15' 15.00"E 1509.52 feet; thence,

Course (11): S33° 49' 33.00"W 2452.83 feet; thence,

Course (12): S33° 16' 33.00"W 426.15 feet; thence,

Course (13): S33° 16' 33.00"W 1128.75 feet; thence,

Course (14): S30° 35' 33.00"W 2170.60 feet; thence,

Course (15): S43° 00' 33.00"W 1062.84 feet; thence,

Course (16): S0° 12' 41.19"W 30.00 feet; thence,

Course (17): S5° 35' 49.00"W 2625.08 feet; thence,

Course (18): S89° 42' 33.00"W 1373.15 feet; thence,

Course (19): S89° 41' 08.00"W 1307.95 feet; thence,

Course (20): N0° 13' 10.00"W 1200.59 feet; thence,

Course (21): S89° 42' 16.00"W 2512.02 feet; thence,

Course (22): N0° 17' 44.00"W 1409.66 feet; thence,

Course (23): N0° 17' 44.00"W 30.00 feet; thence,

Course (24): N89° 42' 16.00"E 2513.89 feet; thence,

Course (25): N89° 42' 13.70"E 1378.94 feet back to the point of beginning.

Said described annexation area contains 648.68 acres more or less,

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
Tom Leland
Tom Leland (Jun 14, 2024 10:51 PDT)
No. 14,320
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A" of Portion D (Township Area)

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT

The property is located within portions of Section 31 of Township 17 North, Range 6 East, M.D.B.&M. being more accurately described as follows:

Beginning at the southeast corner of section 31 shown in Record of Survey 2007-05 for Dave Pietz, as filed in the office of the Yuba County Recorder on June 18th 2007, in Book 87 of Parcel Maps, at Page 45-46.

Thence from said point of beginning:

Course (1): S89° 07' 16.00"W 388.33 feet; thence,

Course (2): N36° 14' 18.00"W 249.52 feet; thence,

Course (3): N21° 06' 58.00"W 209.57 feet; thence,

Course (4): N44° 57' 21.00"W 228.57 feet; thence,

Course (5): S69° 24' 33.00"W 193.35 feet; thence,

Course (6): N76° 19' 43.00"W 285.59 feet; thence,

Course (7): N83° 49' 26.00"W 250.96 feet; thence,

Course (8): N27° 48' 17.00"W 289.42 feet; thence,

Course (9): N15° 19' 37.00"E 279.96 feet; thence,

Course (10): N62° 20' 32.00"W 304.83 feet; thence,

Course (11): S30° 41' 06.00"W 211.63 feet; thence,

Course (12): S85° 54' 52.00"W 189.48 feet; thence,

Course (13): N32° 39' 28.00"W 200.14 feet; thence,

Course (14): N44° 39' 10.00"W 262.52 feet; thence,

Course (15): N11° 41' 56.00"W 225.31 feet; thence,

Course (16): S83° 20' 49.00"W 170.01 feet; thence,

Course (17): N8° 54' 52.00"W 119.45 feet; thence,

Course (18): N4° 28' 50.00"E 384.14 feet; thence,

Course (19): N13° 36' 14.00"E 212.54 feet; thence,

Course (20): N13° 04' 20.00"E 164.853 feet; thence,

Course (21): N39° 37' 27.00"W 399.81 feet; thence,

Course (22): S75° 19' 20.00"W 275.84 feet; thence,

Course (23): N10° 13' 49.00"E 490.24 feet; thence,

Course (24): N11° 42' 27.00"E 322.54 feet; thence,

Course (25): N19° 43' 56.00"W 396.58 feet; thence,

Course (26): N58° 52' 21.00"W 73.86 feet; thence,

Course (27): S45° 57' 02.00"W 243.57 feet; thence,

Course (28): S2° 36' 49.00"E 133.35 feet; thence,

Course (29): S55° 58' 38.00"W 116.55 feet; thence,

Course (30): N71° 55' 30.00"W 228.87 feet; thence,

Course (31): S38° 42' 20.00"W 68.70 feet; thence,

Course (32): S29° 47' 20.00"E 204.16 feet; thence,

Course (33): S16° 00' 49.00"W 160.66 feet; thence,

Course (34): N83° 49' 53.00"W 200.86 feet; thence,

Course (35): S65° 39' 42.00"W 138.72 feet; thence,

Course (36): N69° 32' 50.00"W 100.13 feet; thence,

Course (37): N14° 48' 00.00"W 153.12 feet; thence,

Course (38): S75° 12' 53.00"W 170.25 feet; thence,

Course (39): N79° 31' 03.00"W 187.76 feet; thence,

Course (40): N53° 27' 04.00"W 146.86 feet; thence,

Course (41): N10° 18' 58.00"W 182.17 feet; thence,

Course (42): S85° 48' 46.00"W 273.05 feet; thence,

Course (43): N45° 11' 58.00"W 140.93 feet; thence,

Course (44): N2° 34' 26.00"E 204.827 feet; thence,

Course (45): N88° 51' 09.00"E 2181.278 feet; thence,

Course (46): N88° 06' 19.00"E 1307.62 feet; thence,

Course (47): S0° 20' 46.00"E 1338.46 feet; thence,

Course (48): N88° 42' 18.00"E 1300.98 feet; thence,

Course (49): S1° 40' 41.32"E 1058.344 feet; thence,

Course (50): S1° 37' 53.00"E 1650.68 feet to the point of beginning.

Said described annexation area contains 182.21 acres more or less,

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
Tom Leland
Tom Leland (Jun 14, 2024 10:54 PDT)
No. 14,320
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A" of Portion E (J-Rey Area)

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT

OF

The parcels located within portions of Township 16 and 17 South, Range 5 and 6 East, M.D.B.&M. being more accurately described as follows:

Beginning at the center of section 19 shown on the parcel map filed February 27, 1991 in the office of the Yuba County Recorder in Book 55 of Maps, Page 2.

Thence from said point of beginning:

Course (1): S0° 43' 39.00"E 574.35 feet; thence,

Course (2): S0° 43' 39.00"E 642.00 feet; thence,

Course (3): S0° 43' 39.00"E 1127.00 feet; thence,

Course (4): S0° 43' 39.00"E 300.00 feet; thence,

Course (5): S88° 45' 41.00"W 1324.86 feet; thence,

Course (6): S0° 19' 37.00"E 1335.78 feet; thence,

Course (7): S89° 04' 46.00"W 670.42 feet; thence,

Course (8): S89° 04' 46.00"W 670.42 feet; thence,

Course (9): S89° 04' 46.00"W 235.26 feet; thence,

Course (10): S8° 20' 02.00"E 615.54 feet; thence,

Course (11): along a curve to the left with a radius of 1970.00' and a Chord bearing N89° 51' 04"E 235.72 feet; thence,

Course (12): N86° 25' 16.00"E 114.14 feet; thence,

Course (13): N86° 25' 16.00"E 157.71 feet; thence,

Course (14): along a curve to the right with a radius of 230.00' and a Chord bearing S80° 03' 17"E 107.57 feet; thence,

Course (15): along a curve to the right with a radius of 230.00' and a Chord bearing S42° 02' 02"E 190.73 feet; thence,

Course (16): S17° 32' 13.00"E 139.98 feet; thence,

Course (17): S17° 32' 13.00"E 105.36 feet; thence,

Course (18): S17° 32' 13.00"E 57.12 feet; thence,

Course (19): S72° 27' 47.00"W 60.00 feet; thence,

Course (20): S67° 22' 51.00"W 438.07 feet; thence,

Course (21): S67° 22' 51.00"W 232.50 feet; thence,

Course (22): S0° 02' 44.00"E 1423.79 feet; thence,

Course (23): S81° 36' 12.00"W 26.50 feet; thence,

Course (24): along a curve to the left with a radius of 400.00' and a Chord bearing S73° 52' 35"W 107.56 feet; thence,

Course (25): S66° 08' 57.00"W 188.55 feet; thence,

Course (26): along a curve to the left with a radius of 400.00' and a Chord bearing S54° 50' 02"W 156.97 feet; thence,

Course (27): S43° 31' 05.00"W 86.03 feet; thence,

Course (28): along a curve to the right with a radius of 400.00' and a Chord bearing S50° 25' 41"W 96.25 feet; thence,

Course (29): along a curve to the right with a radius of 400.00' and a Chord bearing S67° 34' 43"W 142.23 feet; thence,

Course (30): S77° 49' 13.00"W 39.15 feet; thence,

Course (31): S77° 49' 13.00"W 412.46 feet; thence,

Course (32): along a curve to the right with a radius of 600.00' and a Chord bearing S84° 03' 40"W 130.45 feet; thence,

Course (33): along a curve to the right with a radius of 600.00' and a Chord bearing N86° 00' 51"W 77.10 feet; thence,

Course (34): N82° 19' 49.00"W 531.31 feet; thence,

Course (35): along a curve to the right with a radius of 600.00' and a Chord bearing N73° 15' 18"W 189.28 feet; thence,

Course (36): N64° 10' 49.00"W 94.78 feet; thence,

Course (37): N0° 02' 44.00"E 1045.20 feet; thence,

Course (38): S90° 00' 00.00"W 500.00 feet; thence,

Course (39): N0° 02' 44.00"E 665.28 feet; thence,

Course (40): S89° 43' 56.00"W 614.52 feet; thence,

Course (41): N32° 24' 52.00"W 6.02 feet; thence,

Course (42): N49° 02' 36.00"W 60.90 feet; thence,

Course (43): N38° 32' 28.00"W 51.54 feet; thence,

Course (44): N59° 11' 21.00"W 30.71 feet; thence,

Course (45): S48° 19' 21.00"W 42.42 feet; thence,

Course (46): S68° 43' 01.00"W 86.92 feet; thence,

Course (47): N83° 32' 28.00"W 35.24 feet; thence,

Course (48): N77° 58' 00.00"W 63.27 feet; thence,

Course (49): N75° 24' 28.00"W 50.16 feet; thence,

Course (50): N52° 09' 41.00"W 105.59 feet; thence,

Course (51): N27° 23' 40.00"W 117.81 feet; thence,

Course (52): N45° 45' 31.00"W 44.05 feet; thence,

Course (53): N82° 51' 08.00"W 43.46 feet; thence,

Course (54): S68° 32' 49.00"W 71.85 feet; thence,

Course (55): S30° 45' 18.00"W 43.17 feet; thence,

Course (56): S43° 06' 07.00"W 40.90 feet; thence,

Course (57): N86° 41' 17.00"W 20.04 feet; thence,

Course (58): N40° 44' 47.00"W 28.38 feet; thence,

Course (59): N17° 39' 54.00"W 165.63 feet; thence,

Course (60): N12° 33' 45.00"W 150.12 feet; thence,

Course (61): N30° 28' 03.00"W 113.08 feet; thence,

Course (62): N18° 22' 18.00"W 50.07 feet; thence,

Course (63): N7° 48' 24.00"E 149.38 feet; thence,

Course (64): N31° 36' 36.00"E 27.78 feet; thence,

Course (65): N81° 18' 25.00"E 26.77 feet; thence,

Course (66): S67° 34' 11.00"E 141.75 feet; thence,

Course (67): S76° 13' 19.00"E 78.27 feet; thence,

Course (68): S53° 48' 26.00"E 107.47 feet; thence,

Course (69): S42° 41' 16.00"E 78.99 feet; thence,

Course (70): S80° 54' 01.00"E 42.07 feet; thence,

Course (71): N41° 04' 50.00"E 29.25 feet; thence,

Course (72): N34° 40' 44.00"W 36.23 feet; thence,

Course (73): N20° 01' 39.00"W 117.98 feet; thence,

Course (74): N34° 14' 58.00"W 56.51 feet; thence,

Course (75): N15° 13' 42.00"W 93.33 feet; thence,

Course (76): N10° 57' 09.00"W 244.87 feet; thence,

Course (77): N23° 36' 00.00"E 131.00 feet; thence,

Course (78): N3° 02' 26.00"E 75.73 feet; thence,

Course (79): S89° 42' 58.00"W 65.68 feet; thence,

Course (80): N74° 42' 27.00"W 106.07 feet; thence,

Course (81): N43° 02' 50.00"W 124.77 feet; thence,

Course (82): N46° 20' 30.00"E 20.00 feet; thence,

Course (83): N46° 20' 30.00"E 1092.38 feet; thence,

Course (84): S75° 40' 16.00"E 30.00 feet; thence,

Course (85): S75° 40' 16.00"E 30.00 feet; thence,

Course (86): N14° 19' 44.00"E 151.08 feet; thence,

Course (87): along a curve to the right with a radius of 330.00' and a Chord bearing N4° 12' 52"E 115.91 feet; thence,

Course (88): N5° 54' 02.00"W 311.10 feet; thence,

Course (89): along a curve to the right with a radius of 530.00' and a Chord bearing N16° 34' 10"W 196.24 feet; thence,

Course (90): N27° 14' 16.00"W 161.82 feet; thence,

Course (91): along a curve to the left with a radius of 330.00' and a Chord bearing N39° 24' 54"W 139.22 feet; thence,

Course (92): N51° 35' 35.00"W 43.06 feet; thence,

Course (93): N51° 35' 35.00"W 100 feet; thence,

Course (94): N51° 35' 35.00"W 1.00 foot; thence,

Course (95): along a curve to the left with a radius of 330.00' and a Chord bearing N62° 20' 32"W 123.09 feet; thence,

Course (96): N73° 05' 25.00"W 111.42 feet; thence,

Course (97): along a curve to the right with a radius of 170.00' and a Chord bearing N57° 51' 17"W 89.35 feet; thence,

Course (98): N42° 37' 09.00"W 675.19 feet; thence,

Course (99): along a curve to the right with a radius of 530.00' and a Chord bearing N53° 50' 02"W 206.16 feet; thence,

Course (100): N65° 02' 57.00"W 179.98 feet; thence,

Course (101): along a curve to the right with a radius of 20.00' and a Chord bearing N19° 06' 44"W 28.74 feet; thence,

Course (102): N63° 10' 12.00"W 55.00 feet; thence,

Course (103): along a curve to the right with a radius of 1599.660' and a Chord bearing N34° 53' 33"E 448.65 feet; thence,

Course (104): along a curve to the right with a radius of 1599.660' and a Chord bearing N52°10'03"E 512.27 feet; thence,

Course (105): along a curve to the right with a radius of 1599.660' and a Chord bearing N70°46'12"E 521.92 feet; thence,

Course (106): along a curve to the right with a radius of 1599.660' and a Chord bearing N85°02'05"E 271.94 feet; thence,

Course (107): N89° 54' 39.00"E 191.31 feet; thence,

Course (108): N89° 54' 39.00"E 480.30 feet; thence,

Course (109): along a curve to the right with a radius of 2399.490' and a Chord bearing N83°13'48"E 558.30 feet; thence,

Course (110): N76° 32' 57.00"E 694.26 feet; thence,

Course (111): N76° 32' 57.00"E 660.05 feet; thence,

Course (112): N76° 32' 57.00"E 606.61 feet; thence,

Course (113): N76° 32' 58.00"E 765.07 feet; thence,

Course (114): along a curve to the left with a radius of 1199.750' and a Chord bearing N50°34'28"E 1050.93 feet; thence,

Course (115): N24° 35' 58.00"E 370.78 feet; thence,

Course (116): S79° 59' 47.00"E 387.66 feet; thence,

Course (117): along a curve to the right with a radius of 400.00' and a Chord bearing S64°53'36"E 201.92 feet; thence,

Course (118): S50° 45' 27.00"E 163.21 feet; thence,

Course (119): along a curve to the right with a radius of 600.00' and a Chord bearing S44°44'55"E 167.19 feet; thence,

Course (120): S34° 44' 21.00"E 36.77 feet; thence,

Course (121): S34° 44' 21.00"E 50.00 feet; thence,

Course (122): S34° 44' 21.00"E 171.13 feet; thence,

Course (123): S0° 43' 39.00"E 53.63 feet; thence,

Course (124): S0° 43' 39.00"E 283.99 feet; thence,

Course (125): S73° 32' 37.00"W 632.62 feet; thence,

Course (126): N28° 19' 57.00"W 200.00 feet; thence,

Course (127): S47° 19' 03.00"W 99.77 feet; thence,

Course (128): S10° 02' 06.00"E 25.57 feet; thence,

Course (129): along a curve to the right with a radius of 130.00' and a Chord bearing S15°13'41"W 110.96 feet; thence,

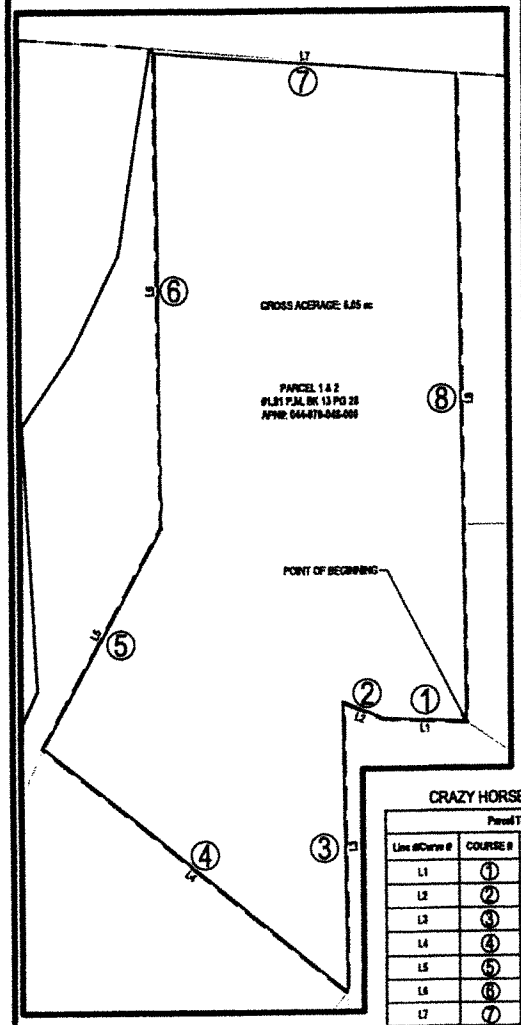
Course (130): S29° 56' 53.00"E 568.57 feet; thence,

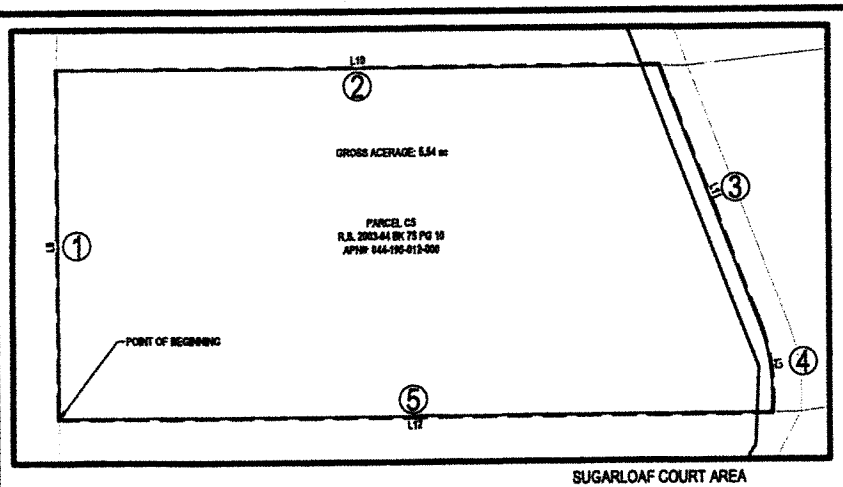
Course (131): N69° 27' 04.00"E 557.64 feet to the point of beginning.

Said described annexation area contains 797.63 acres more or less,

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
Tom Leland
Tom Leland (Jun 14, 2024 10:56 PDT)
No. 14,320
CIVIL
STATE OF CALIFORNIA





LEGEND:

EXISTING BVID BOUNDARY

PROPOSED ANNEXATION BOUNDARY

SUGARLOAF COURT AREA

Parcel Line and Curve Table				
Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L9	①	350.95	N0° 12' 18.80"W	
L10	②	622.90	N89° 47' 42.00"E	
L11	③	277.24	S21° 30' 37.54"E	
C1	④	93.90	26.93	200.000
L12	⑤	735.44	S89° 47' 42.00"W	

CRAZY HORSE TRAIL AREA

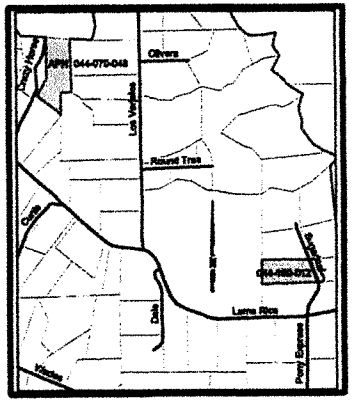
Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L1	①	84.810	N87° 26' 00"W
L2	②	45.340	N68° 03' 26"W
L3	③	295.478	S0° 36' 00"E
L4	④	300.857	N51° 18' 55"W
L5	⑤	254.678	N28° 54' 13"E
L6	⑥	478.249	N0° 36' 00"W
L7	⑦	311.546	S85° 55' 51"E
L8	⑧	655.296	S0° 36' 00"E

SCALE 1" = 80'

0 80' 160'

VICINITY MAP

SCALE 1" = 2000'



LEGEND:

Road Centerlines

Parcel lines

Annexation Properties

BVID District Boundary

CRAZY HORSE TRAIL & SUGARLOAF COURT AREAS (DETAIL MAP 1)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 064-332

DISCLAIMER:

1. FOR ASSESMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Tom Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
Tom Leland
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1

LOCATED WITHIN THE

S.W. ¼ OF SECTION 12, T.17.N., R.5 E., M.D.B.&M. AND N.W. ¼ OF SECTION 13, T.17.N., R.5 E., M.D.B.&M.

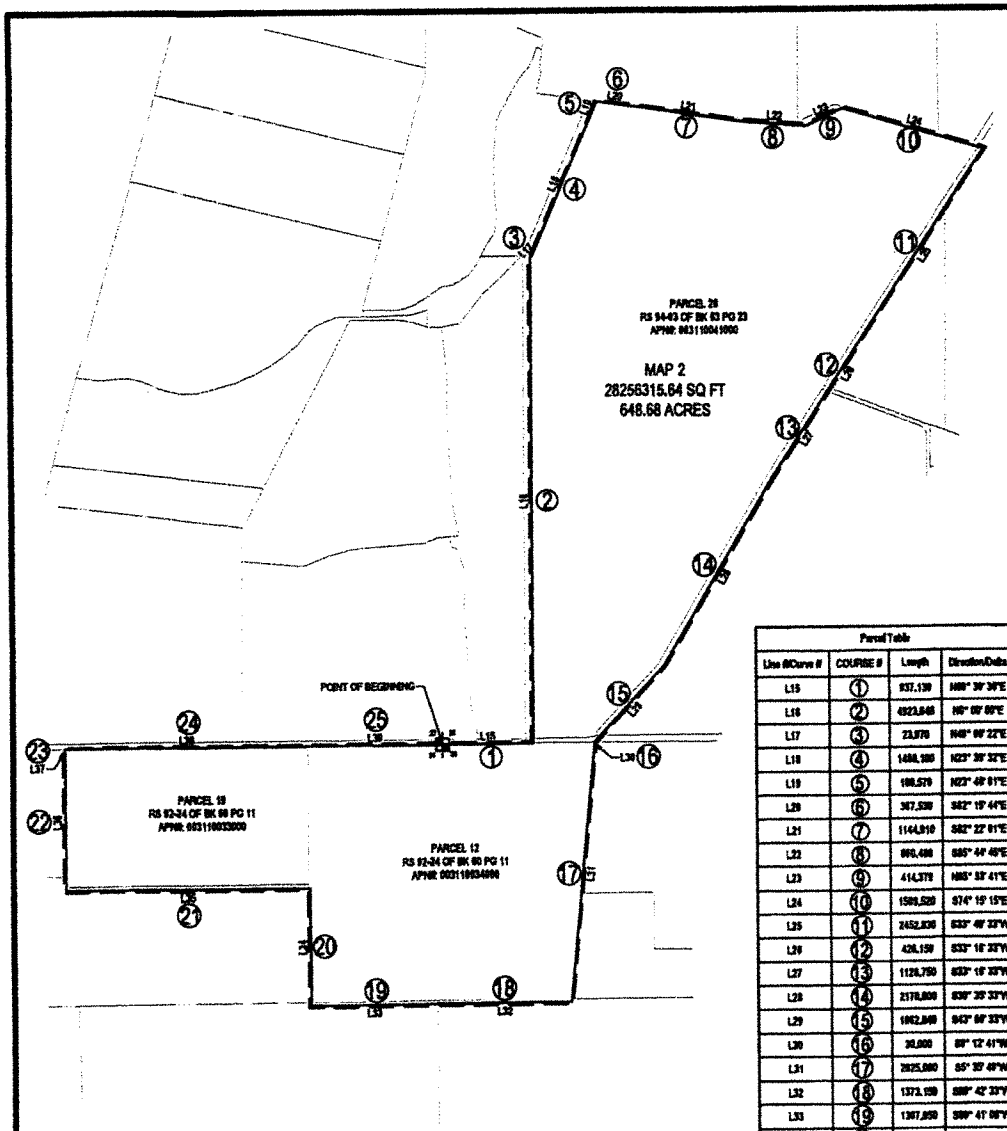
WITHIN THE UNINCORPORATED TERRITORY OF

YUBA COUNTY, CALIFORNIA

SCALE: 1" = 80' APRIL 2024 SHEET 1 OF 1

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

Exhibit B - 142
Resolution No. 06-26-25-01



VICINITY LEGEND:

- Road Centerlines
- Parcel lines
- Annexation Properties
- BVID District Boundary

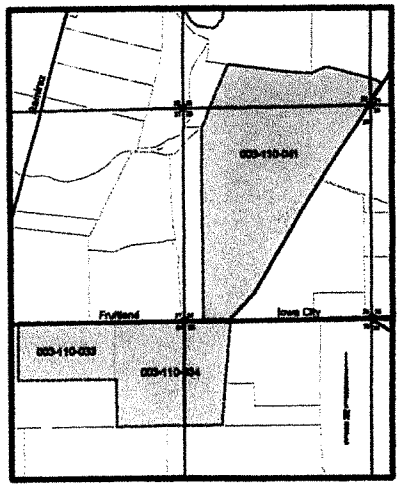
LEGEND:

- EXISTING BVID BOUNDARY
- PROPOSED BVID BOUNDARY

N

SCALE 1" = 800'

0 800' 1600'



VICINITY MAP
SCALE 1" = 1600'

AHART AREA (DETAIL MAP 2)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 004-224

Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L15	1	937.139	N89° 39' 36"E
L16	2	4923.648	N0° 00' 00"E
L17	3	23.970	N49° 00' 22"E
L18	4	1488.189	N23° 39' 32"E
L19	5	188.579	N23° 49' 01"E
L20	6	367.530	S82° 19' 44"E
L21	7	1144.910	S82° 22' 01"E
L22	8	893.488	S85° 44' 49"E
L23	9	414.378	N85° 33' 41"E
L24	10	1589.520	S74° 19' 15"E
L25	11	2452.836	S33° 46' 33"W
L26	12	428.159	S33° 16' 33"W
L27	13	1128.750	S33° 16' 33"W
L28	14	2178.800	S30° 30' 33"W
L29	15	1062.849	S43° 00' 33"W
L30	16	30.000	S0° 12' 41"W
L31	17	2625.880	S5° 37' 49"W
L32	18	1373.159	S89° 42' 33"W
L33	19	1307.859	S89° 41' 08"W
L34	20	1204.580	N0° 13' 18"W

Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L35	21	2512.829	S89° 42' 16"W
L36	22	1488.588	N0° 17' 44"W
L37	23	30.000	N0° 17' 44"W
L38	24	2513.896	N89° 42' 16"E
L39	25	1378.836	N89° 42' 14"E

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN MAY OF 2024.

Tom Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1
BEING PORTIONS OF SECTION 23, 24, 26, 34, AND 35;
T.17.N., R.4 E., M.D.B.&M.
WITHIN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, CALIFORNIA

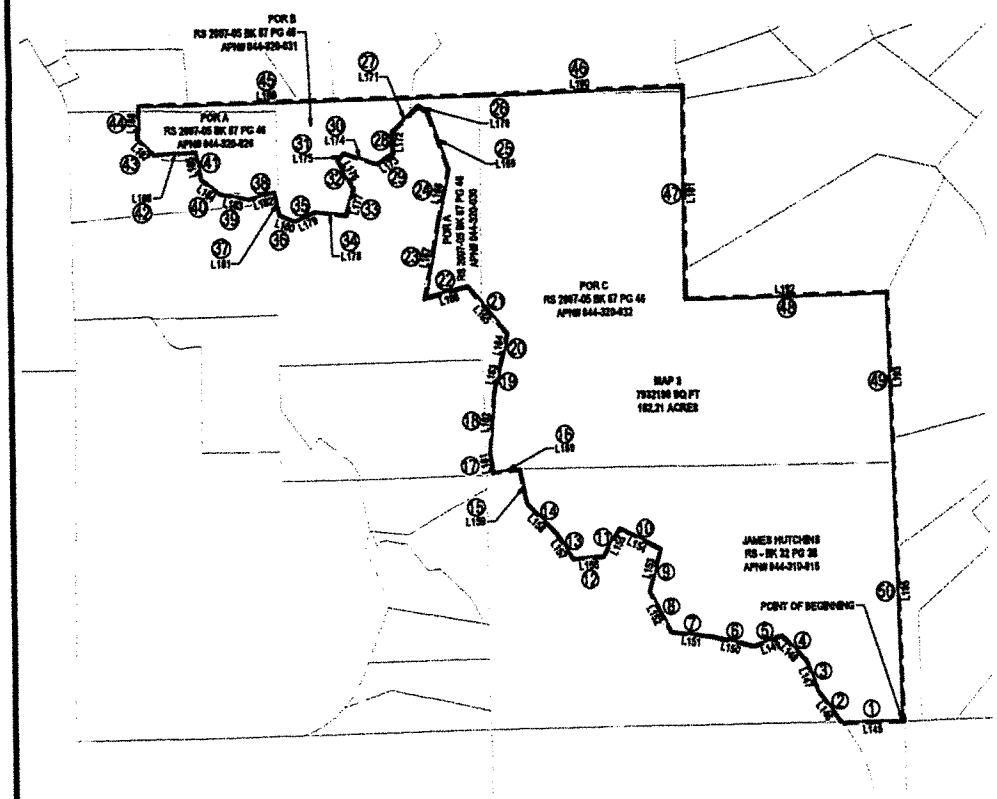
SCALE: 1" = 800' APRIL 2024 SHEET 1 OF 1

DISCLAIMER:

1. FOR ASSESMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

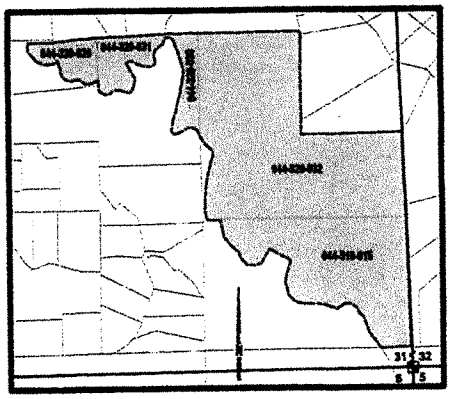
Exhibit B - 3.1
Resolution No. 06-26-25-01



Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L145	1	300,326	S00° 07' 10"W
L146	2	240,520	N30° 14' 10"W
L147	3	299,570	N21° 00' 00"W
L148	4	229,570	N44° 57' 21"W
L149	5	153,350	S00° 24' 33"W
L150	6	295,590	N70° 10' 43"W
L151	7	250,500	N63° 49' 20"W
L152	8	200,420	N27° 40' 17"W
L153	9	270,000	N15° 10' 37"E
L154	10	304,030	N62° 20' 32"W
L155	11	211,530	S30° 41' 00"W
L156	12	185,400	S85° 54' 52"W
L157	13	290,140	N32° 30' 20"W
L158	14	202,530	N44° 30' 10"W
L159	15	225,310	N11° 41' 50"W
L160	16	170,010	S63° 20' 40"W
L161	17	110,450	N0° 54' 52"W
L162	18	304,140	N4° 20' 50"E
L163	19	212,540	N13° 30' 14"E
L164	20	194,053	N13° 04' 25"E

Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L165	21	300,610	N30° 37' 27"W
L166	22	275,040	S75° 10' 30"W
L167	23	400,240	N10° 13' 40"E
L168	24	332,540	N11° 42' 27"E
L169	25	300,580	N10° 42' 04"W
L170	26	73,000	N50° 52' 21"W
L171	27	243,570	S45° 57' 02"W
L172	28	133,350	S2° 30' 40"E
L173	29	110,550	S55° 50' 30"W
L174	30	220,670	N71° 50' 30"W
L175	31	60,700	S30° 42' 20"W
L176	32	204,160	S23° 47' 25"E
L177	33	150,000	S15° 00' 40"W
L178	34	200,000	N63° 49' 53"W
L179	35	130,720	S65° 30' 42"W
L180	36	100,130	N69° 32' 50"W
L181	37	153,120	N14° 40' 00"W
L182	38	170,250	S76° 12' 53"W
L183	39	157,700	N79° 31' 03"W
L184	40	140,000	N53° 27' 04"W

Parcel Table			
Line #/Curve #	COURSE #	Length	Direction/Delta
L185	41	102,170	N10° 10' 50"W
L186	42	273,050	S85° 40' 40"W
L187	43	140,030	N45° 11' 50"W
L188	44	204,027	N2° 34' 25"E
L189	45	2181,270	N86° 51' 00"E
L190	46	1347,020	N50° 00' 10"E
L191	47	1330,400	S0° 20' 40"E
L192	48	1300,000	N00° 42' 10"E
L193	49	1050,344	S1° 40' 41"E
L195	50	1050,000	S1° 37' 53"E



VICINITY MAP
SCALE 1" = 1000'

TOWNSHIP AREA (DETAIL MAP 3)
ANNEXATION INTO BROWNS VALLEY
IRRIGATION DISTRICT

- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 064-460

LEGEND:

——— EXISTING BVID BOUNDARY

— — — PROPOSED BVID ANNEXATION BOUNDARY

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Tom Leland
Tom Leland (Jan 14, 2024 10:54 PDT)

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1
LOCATED WITHIN A PORTION OF THE
SECTION 31, T.17.N., R.6E., M.D.B.&M.
WITHIN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, CALIFORNIA

SCALE: 1" = 500' APRIL 2024 SHEET 1 OF 1

N

SCALE 1" = 500'
0 500' 1000'

DISCLAIMER:

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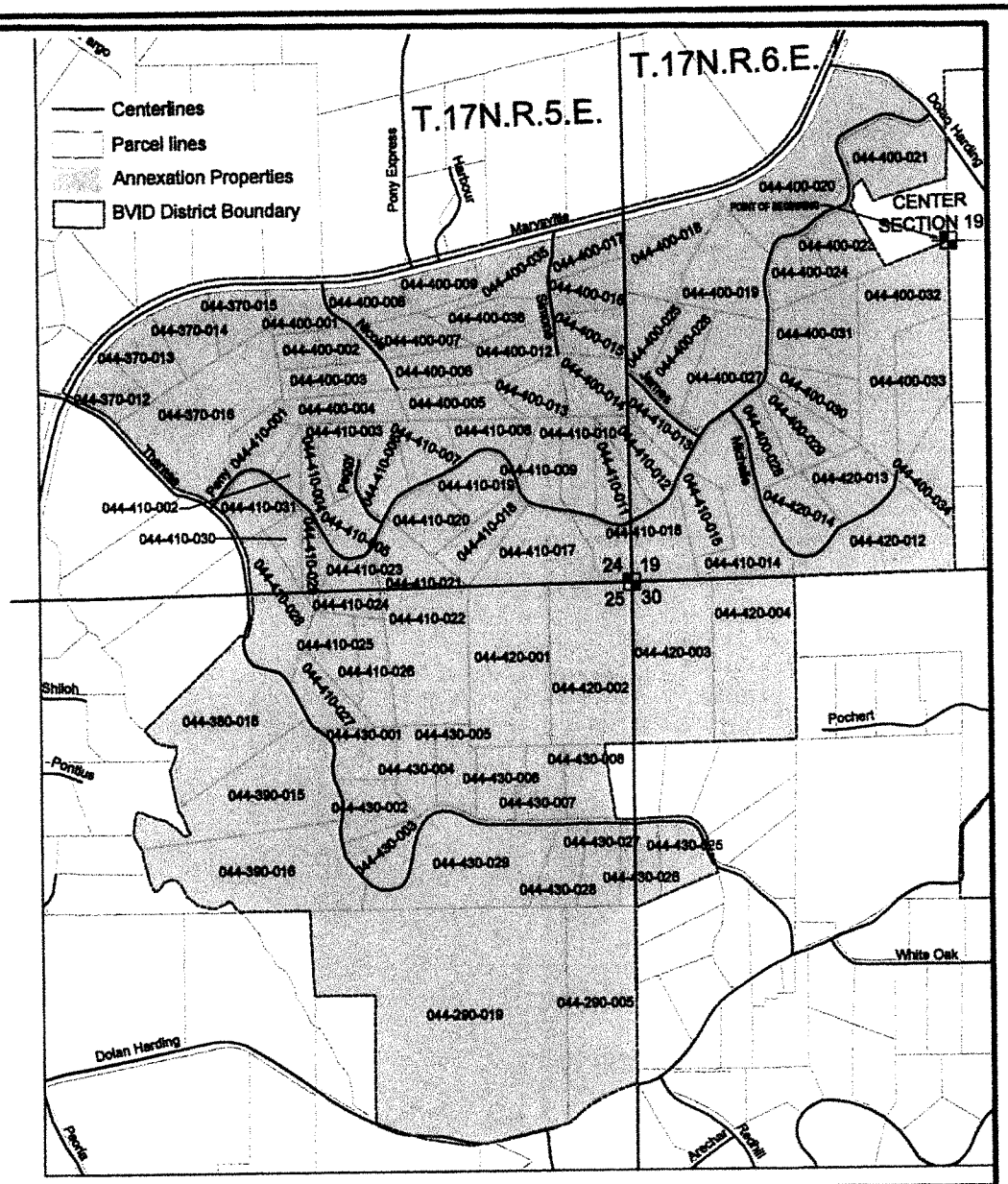
CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

Exhibit B
Resolution No. 06-26-25-01



KEY MAP EXHIBIT

LAFCO FILE 2020-0___

J-REY AREA ANNEXATION

BROWNS VALLEY IRRIGATION DISTRICT

DISCLAIMER:

1. FOR ASSESMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

J-REY AREA (DETAIL MAP 4A)
ANNEXATION INTO BROWNS VALLEY
IRRIGATION DISTRICT

LEGEND:

- Road Centerlines
- Parcel lines
- Annexation Properties
- BVID District Boundary

NOTES:
- NOT BASED ON A FIELD SURVEY.
- TAX AREAS: 084-187 & 084-449.
- J-REY TOTAL ACREAGE = 787.63

N

SCALE 1" = 600'

0 600' 1200'

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Thomas E. Leland

THOMAS E. LELAND, P.E. C14520 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1

LOCATED WITHIN THE

THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.

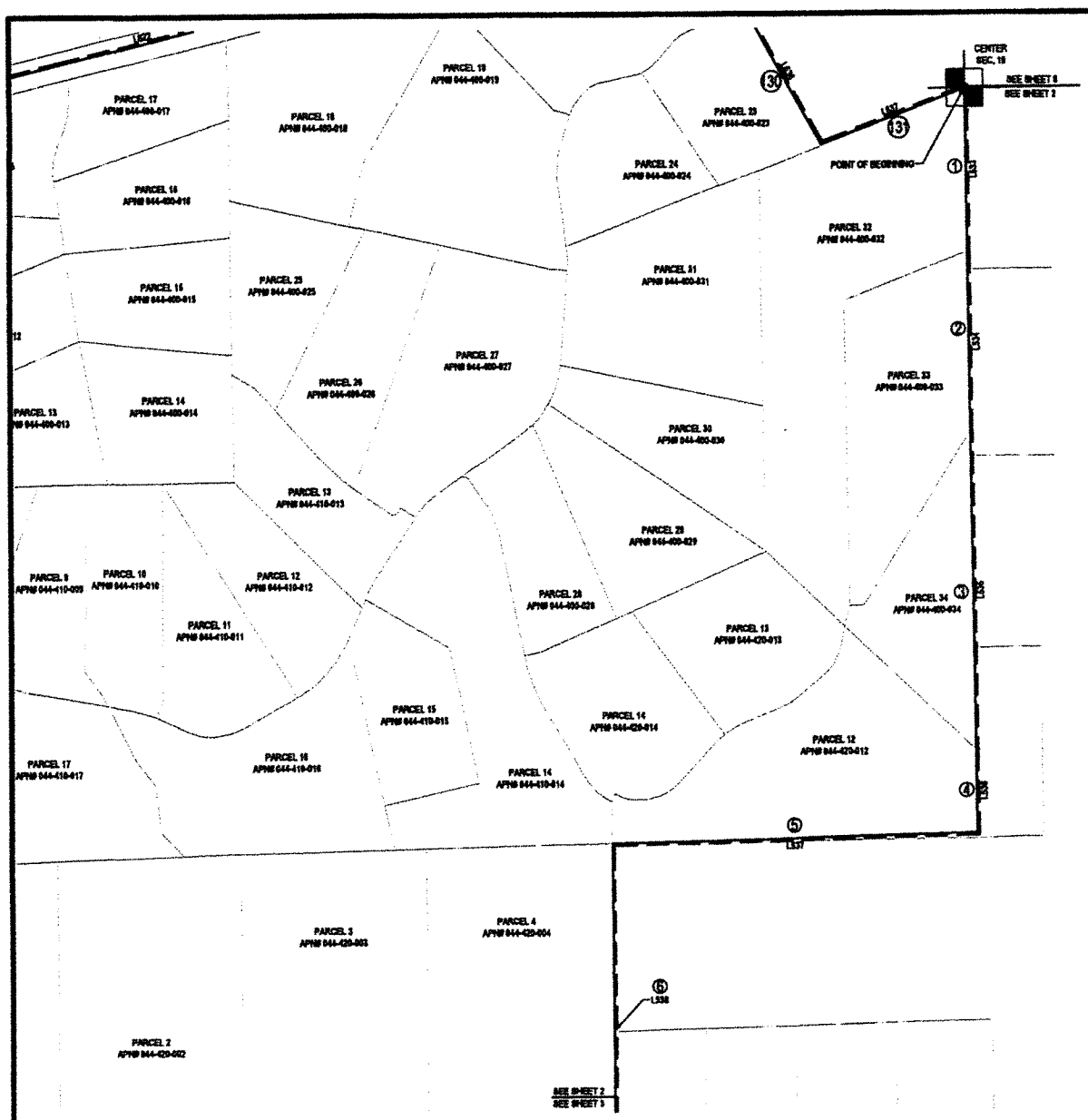
WITHIN THE UNINCORPORATED TERRITORY OF

YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 1 OF 7

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

Exhibit B 5
Resolution No. 06-26-25-01



J-REY AREA (DETAIL MAP 4A)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

NOTES:
- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 084-187
- J-REY TOTAL ACREAGE = 797.63

DISCLAIMER:

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LEGEND:

EXISTING BVID BOUNDARY

PROPOSED BVID BOUNDARY

N

SCALE 1" = 250'

0 250' 500'

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Thomas E. Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER THOMAS E. LELAND No. 14,320 CIVIL STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1

LOCATED WITHIN THE

THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.

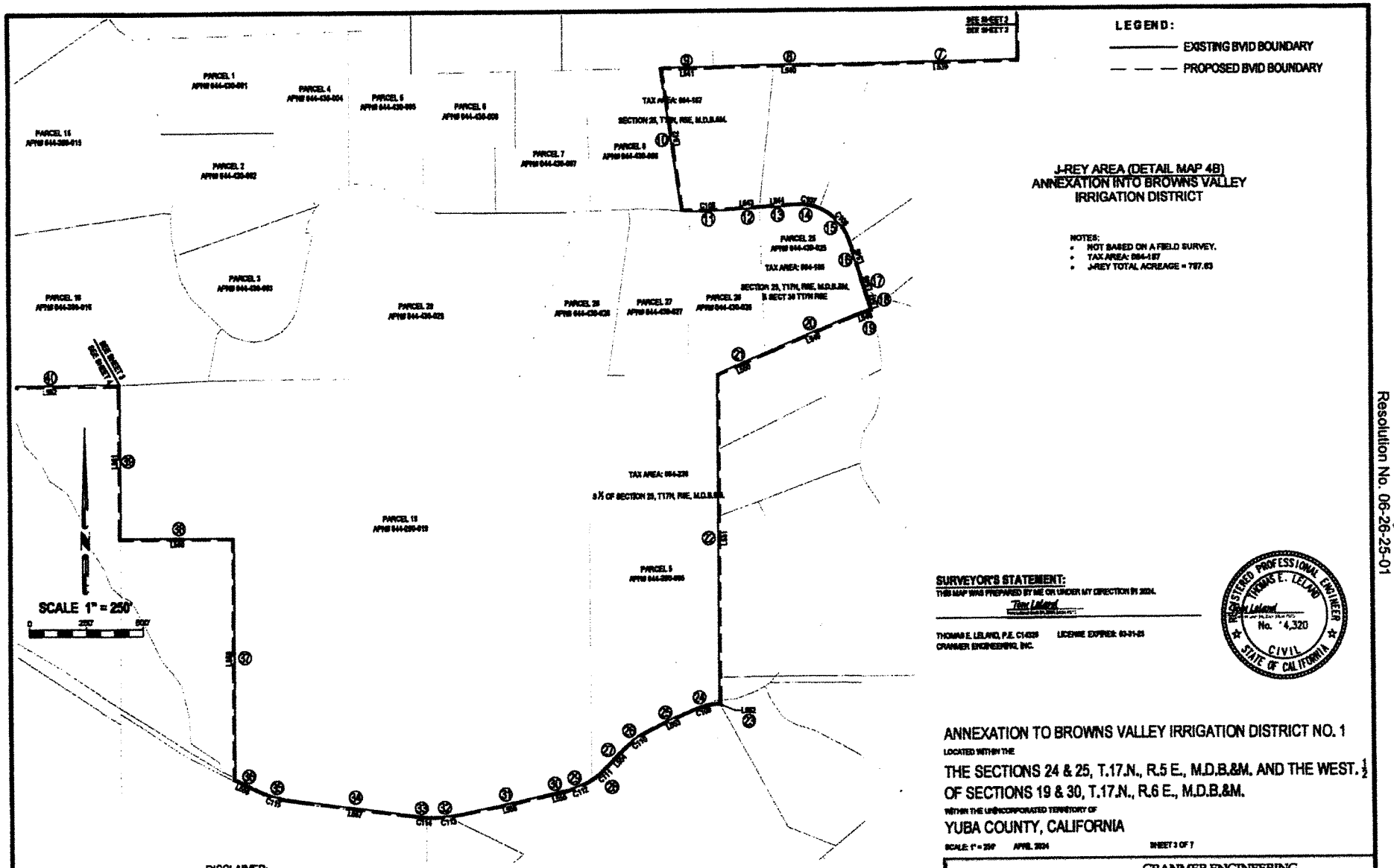
WITHIN THE UNINCORPORATED TERRITORY OF

YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 2 OF 7

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

Exhibit B 5.1
Resolution No. 06-26-25-01



SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Tom Leland

THOMAS E. LELAND, P.E. C14339 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1
LOCATED WITHIN THE
THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.
WITHIN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 3 OF 7

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

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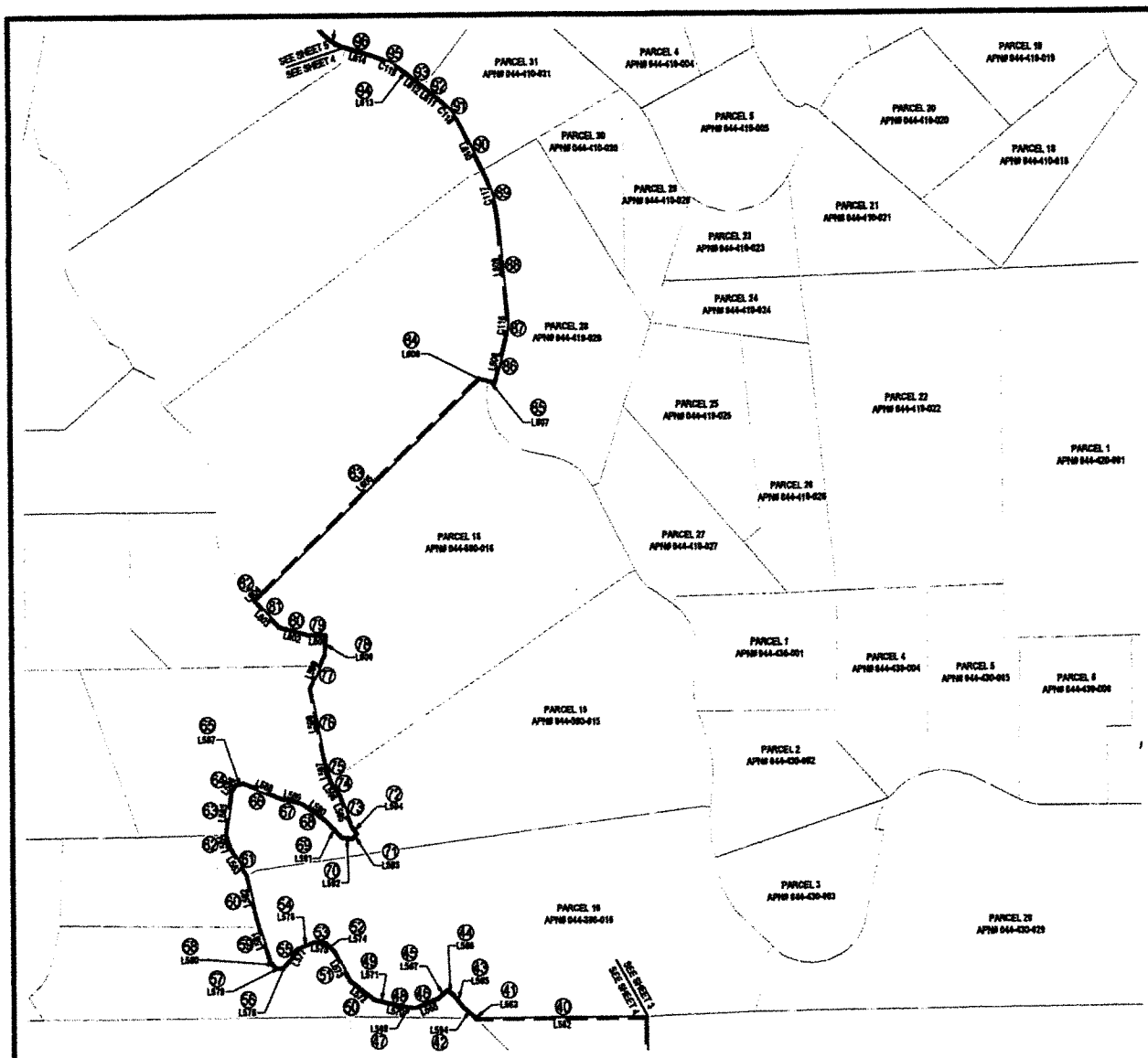
Exhibit B 5.2
Resolution No. 06-26-25-01



J-REY AREA (DETAIL MAP 4C)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

NOTES:
- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 084-187
- J-REY TOTAL ACREAGE = 797.83

LEGEND:

EXISTING BVID BOUNDARY

PROPOSED BVID BOUNDARY

N

SCALE 1" = 250'

0 250' 500'

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Tom Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER THOMAS E. LELAND No. 14,320 CIVIL STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1

LOCATED WITHIN THE

THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.

WITHIN THE UNINCORPORATED TERRITORY OF

YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 4 OF 7

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

DISCLAIMER:

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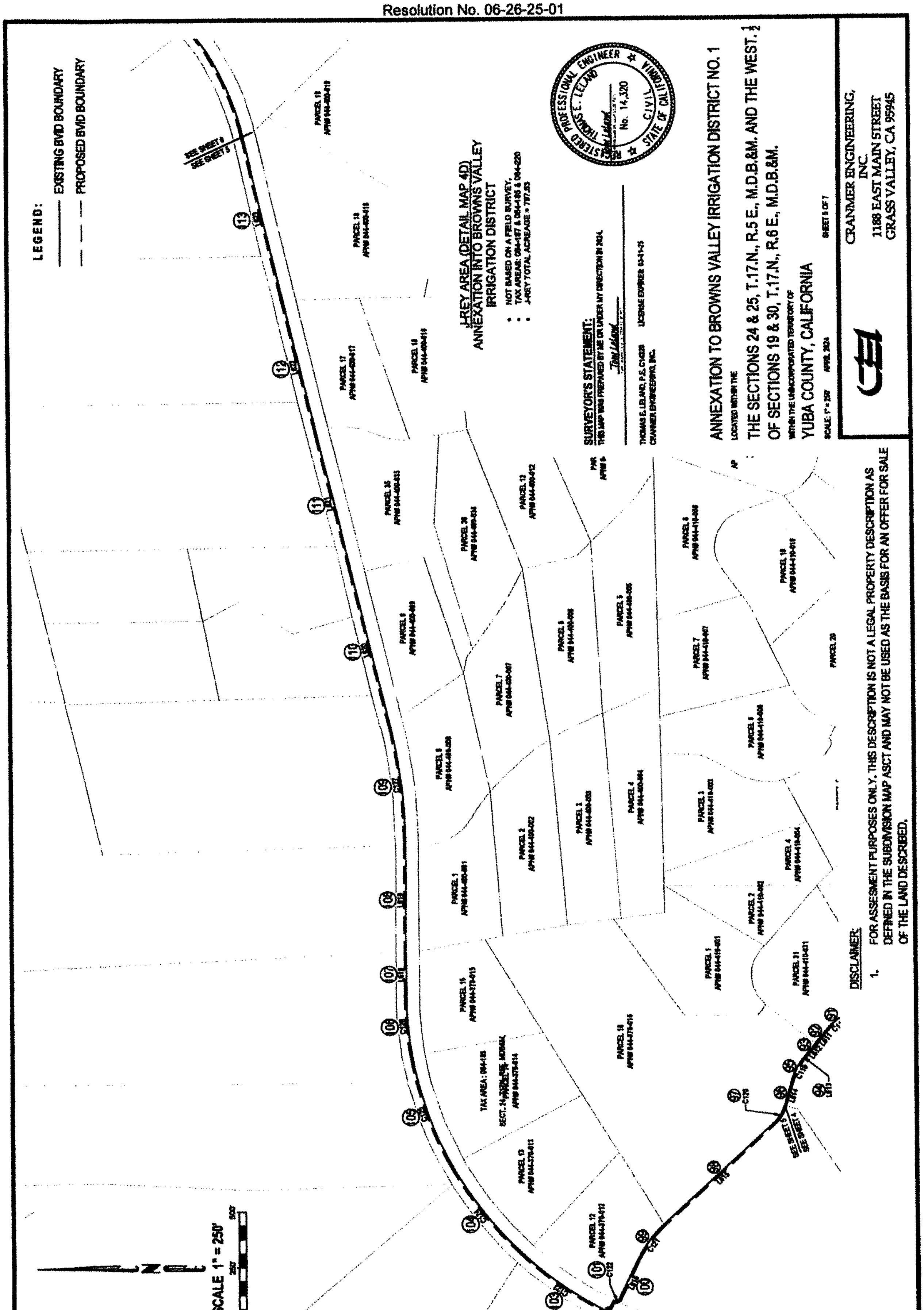
Exhibit B 5.3
Resolution No. 06-26-25-01

Exhibit B 5.4
Resolution No. 06-26-25-01



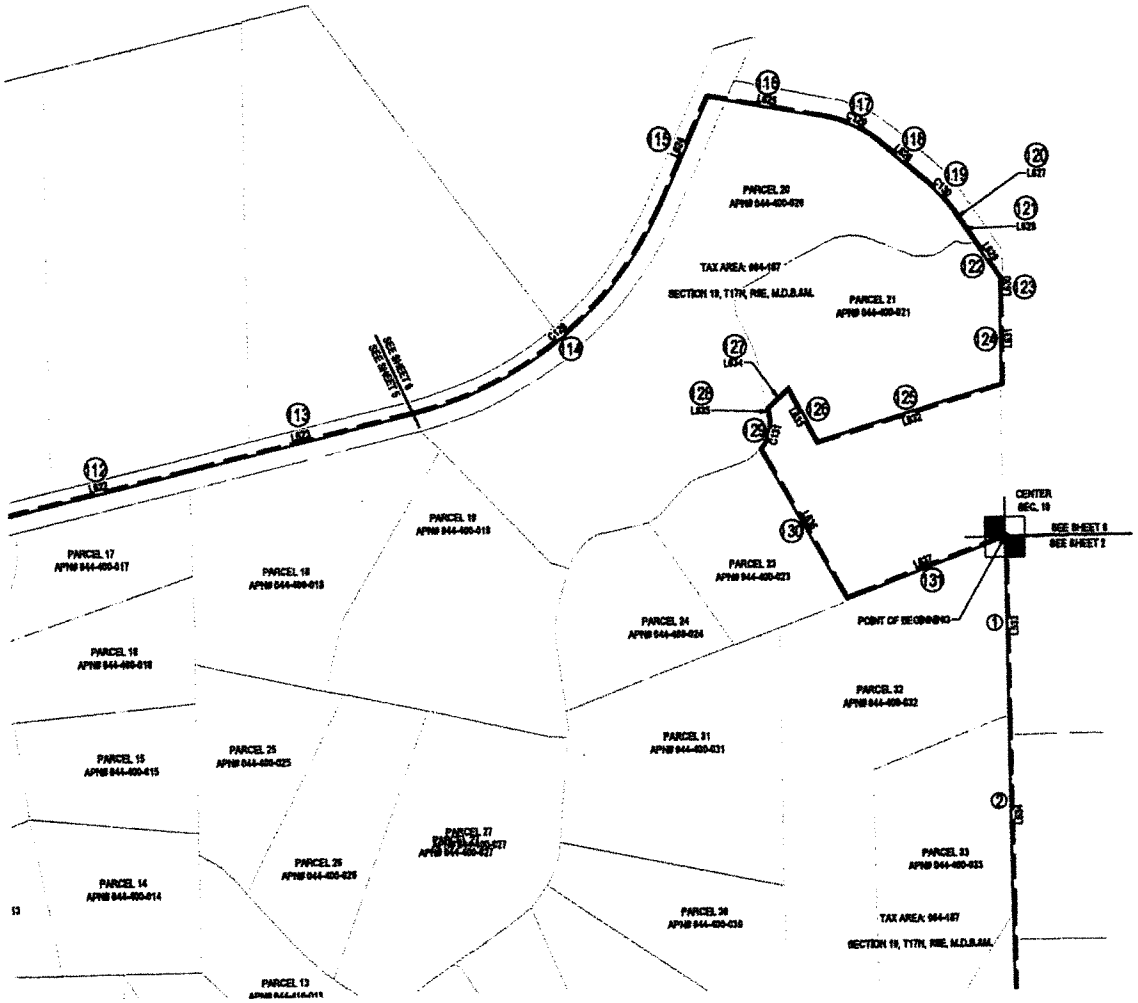
J-REY AREA (DETAIL MAP 4E)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

NOTES:
- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 064-187
- J-REY TOTAL ACREAGE = 797.83

LEGEND:

EXISTING BVID BOUNDARY

PROPOSED BVID BOUNDARY



N

SCALE 1" = 250'

0 250' 500'

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Thomas E. Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LELAND
No. 14,320
CIVIL
STATE OF CALIFORNIA

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1
LOCATED WITHIN THE
THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.
WITHIN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 6 OF 7

DISCLAIMER:

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CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

Exhibit B 56
Resolution No. 06-26-25-01

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L533	1	574.35	S0° 43' 39.00"E	
L534	2	642.00	S0° 43' 39.00"E	
L535	3	1127.00	S0° 43' 39.00"E	
L536	4	300.00	S0° 43' 39.00"E	
L537	5	1324.00	S00° 43' 41.00"W	
L538	6	1335.79	S0° 19' 37.00"E	
L539	7	670.42	S00° 04' 48.00"W	
L540	8	670.42	S00° 04' 48.00"W	
L541	9	225.26	S00° 04' 48.00"W	
L542	10	615.54	S0° 29' 12.00"E	
C108	11	225.00	5.00	1970.000
L543	12	114.14	N00° 25' 16.00"E	
L544	13	157.71	N00° 25' 16.00"E	
C107	14	108.50	27.05	230.000
C108	15	108.57	48.00	230.000
L545	16	139.90	S17° 32' 13.00"E	
L546	17	108.36	S17° 32' 13.00"E	
L547	18	57.12	S17° 32' 13.00"E	
L548	19	90.00	S72° 27' 47.00"W	
L549	20	438.07	S87° 22' 51.00"W	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L550	21	232.30	S87° 22' 51.00"W	
L551	22	1423.79	S0° 02' 44.00"E	
L552	23	26.50	S01° 30' 12.00"W	
C109	24	107.00	15.05	400.000
L553	25	186.55	S00° 00' 57.00"W	
C110	26	157.00	22.53	400.000
L554	27	90.00	S43° 31' 00.00"W	
C111	28	91.46	13.02	400.000
C112	29	142.00	20.40	400.000
L555	30	38.15	S77° 40' 13.00"W	
L556	31	412.46	S77° 40' 13.00"W	
C113	32	130.21	12.40	600.000
C114	33	77.15	7.37	600.000
L557	34	531.31	N62° 19' 40.00"W	
C115	35	100.07	10.15	600.000
L558	36	94.78	N64° 10' 40.00"W	
L559	37	1045.29	N0° 02' 44.00"E	
L560	38	500.00	N00° 00' 00.00"W	
L561	39	985.26	N0° 02' 44.00"E	
L562	40	514.52	S00° 40' 10.00"W	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L563	41	6.02	N32° 34' 52.00"W	
L564	42	50.90	N40° 02' 30.00"W	
L565	43	51.54	N30° 32' 20.00"W	
L566	44	30.71	N50° 11' 21.00"W	
L567	45	42.42	S40° 19' 21.00"W	
L568	46	86.92	S60° 43' 01.00"W	
L569	47	33.24	N83° 32' 20.00"W	
L570	48	53.27	N77° 50' 00.00"W	
L571	49	50.10	N75° 34' 20.00"W	
L572	50	105.50	N52° 00' 41.00"W	
L573	51	117.31	N27° 23' 40.00"W	
L574	52	44.05	N45° 40' 31.00"W	
L575	53	63.40	N62° 51' 00.00"W	
L576	54	71.85	S00° 32' 40.00"W	
L577	55	43.17	S30° 45' 10.00"W	
L578	56	40.00	S43° 00' 07.00"W	
L579	57	39.04	N00° 41' 17.00"W	
L580	58	28.36	N40° 44' 47.00"W	
L581	59	105.63	N17° 30' 54.00"W	
L582	60	150.12	N12° 33' 45.00"W	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L620	121	50.90	S34° 44' 21.00"E	
L629	122	171.13	S34° 44' 21.00"E	
L630	123	53.65	S0° 43' 39.00"E	
L631	124	203.00	S0° 43' 39.00"E	
L632	125	632.62	S73° 32' 27.00"W	
L633	126	200.00	N20° 15' 57.00"W	
L634	127	99.77	S47° 15' 03.00"W	
L635	128	25.57	S10° 02' 06.00"E	
C131	129	114.54	50.53	130.000
L636	130	508.57	S20° 50' 53.00"E	
L637	131	957.54	N00° 27' 04.00"E	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L583	61	113.00	N00° 25' 03.00"W	
L584	62	30.07	N18° 22' 16.00"W	
L585	63	140.36	N7° 40' 24.00"E	
L586	64	27.70	N31° 30' 30.00"E	
L587	65	28.77	N61° 13' 25.00"E	
L588	66	141.75	S67° 34' 11.00"E	
L589	67	78.27	S78° 13' 19.00"E	
L590	68	107.47	S53° 48' 20.00"E	
L591	69	78.00	S42° 41' 10.00"E	
L592	70	42.07	S00° 54' 01.00"E	
L593	71	29.25	N41° 54' 50.00"E	
L594	72	34.23	N34° 40' 44.00"W	
L595	73	117.00	N20° 01' 30.00"W	
L596	74	50.51	N34° 14' 00.00"W	
L597	75	53.33	N15° 13' 42.00"W	
L598	76	244.07	N10° 57' 00.00"W	
L599	77	131.00	N23° 30' 00.00"E	
L600	78	73.73	N3° 02' 26.00"E	
L601	79	85.60	S00° 42' 50.00"W	
L602	80	100.07	N74° 42' 27.00"W	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
L603	81	124.77	N43° 02' 00.00"W	
L604	82	20.00	N40° 20' 30.00"E	
L605	83	1002.38	N40° 20' 30.00"E	
L606	84	30.00	S75° 40' 10.00"E	
L607	85	30.00	S75° 40' 10.00"E	
L608	86	151.06	N14° 19' 44.00"E	
C116	87	116.91	20.23	330.000
L609	88	311.10	N5° 54' 02.00"W	
C117	89	107.30	21.34	530.000
L610	90	191.02	N27° 14' 10.00"W	
C118	91	140.27	34.34	330.000
L611	92	43.00	N51° 30' 35.00"W	
L612	93	100.00	N51° 30' 35.00"W	
L613	94	1.00	N51° 30' 35.00"W	
C119	95	123.02	21.50	330.000
L614	96	111.42	N73° 00' 20.00"W	
C120	97	90.41	30.47	170.000
L615	98	675.10	N42° 37' 00.00"W	
C121	99	207.46	22.43	530.000
L616	100	170.50	N65° 02' 57.00"W	

Parcel Line and Curve Table

Line #/Curve #	COURSE #	Length	Bearing/Delta	Radius
C122	101	32.07	91.87	20.000
L617	102	90.00	N83° 10' 12.00"W	
C123	103	454.13	16.12	1500.000
C124	104	514.46	18.43	1500.000
C125	105	524.26	18.78	1500.000
C126	106	272.27	9.75	1500.000
L618	107	191.31	N00° 54' 30.00"E	
L619	108	400.30	N00° 54' 30.00"E	
C127	109	591.57	13.38	2500.000
L620	110	694.25	N76° 32' 57.00"E	
L621	111	600.05	N76° 32' 57.00"E	
L622	112	686.61	N76° 32' 57.00"E	
L623	113	795.37	N76° 32' 50.00"E	
C128	114	1087.51	51.95	1165.750
L624	115	379.76	N24° 25' 50.00"E	
L625	116	387.00	S70° 00' 47.00"E	
C129	117	294.13	29.24	400.000
L626	118	163.21	S50° 45' 27.00"E	
C130	119	167.74	16.02	600.000
L627	120	36.77	S34° 44' 21.00"E	

J-REY AREA (DETAIL MAP 4A)
ANNEXATION INTO BROWNS VALLEY IRRIGATION DISTRICT

NOTES:
- NOT BASED ON A FIELD SURVEY.
- TAX AREA: 084-167
- J-REY TOTAL ACREAGE = 787.03

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN 2024.

Tom Leland

THOMAS E. LELAND, P.E. C14320 LICENSE EXPIRES: 03-31-25
CRANMER ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER THOMAS E. LELAND No. 14,320 CIVIL STATE OF CALIFORNIA

DISCLAIMER:

1. FOR ASSESMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

ANNEXATION TO BROWNS VALLEY IRRIGATION DISTRICT NO. 1
LOCATED WITHIN THE
THE SECTIONS 24 & 25, T.17.N., R.5 E., M.D.B.&M. AND THE WEST. ½ OF SECTIONS 19 & 30, T.17.N., R.6 E., M.D.B.&M.
WITHIN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, CALIFORNIA

SCALE: 1" = 250' APRIL 2024 SHEET 7 OF 7

CRANMER ENGINEERING, INC.
1188 EAST MAIN STREET
GRASS VALLEY, CA 95945

EXHIBIT C . 1

PLAN FOR SERVICE

Territories: Sugarloaf, Crazy Horse, Ahart and Township

The Sugarloaf Territory, Crazy Horse Territory, Township Territory, and Ahart Territory all have infrastructure located nearby that can serve these annexed properties. Several of the properties are already connected to the BVID system and are, or have in the past been, served as "Out of District" customers. The other properties that have never registered as customers will have to connect to the system in accordance to BVID Rules and Regulations. Before water can be served, properties annexed will have to be registered as "active" customers and begin paying on the annexation toll described earlier in the resolution.

Territory: J-Rey

The J-Rey territory's 94 parcels are located on an upland where water is not readily available without major upsizing and extending of nearby pipeline facilities. The extension is feasible. However, at this time, there are several important unknowns: 1) the timeline for the project; 2) the costs to design, construct, and license the project; and 3) the costs that could be passed along to property owners to cover construction. Sorting out these unknowns would require District resources that are obligated to "In District" operations benefitting constituents.

As with the other territories included in the annexation, the annexation toll described earlier in the resolution will apply to these properties and require "active" customer status before water is delivered.

ATTACHMENT C.2

PLAN FOR SERVICE

All territories except the J-Rey Territory will have access to BVID irrigation infrastructure. The four territories (Ahart, Crazy Horse, Sugarloaf, and Township) are adjacent to infrastructure and may only require a one-time service connection fee. The connection fee will be charged at the standard rate at time of purchase. Some properties already have existing connections and will not require purchase of a service.

The J-Rey Territory, lacking immediate access to BVID infrastructure, will be placed on a waiting list after annexation. While BVID has the water capacity to serve these properties, the cost, timeline, and funding for the infrastructure project are still undetermined. It could be years or decades. BVID sees annexation as the first step, as a prior attempt in the 1990s failed. A group of proactive landowners has been instrumental in bringing this annexation forward and providing outreach in the neighborhood.

ATTACHMENT 2

SURVEY RESULTS OF PROPERTIES IN ANNEXATION

The proposed annexation area includes all properties needed to eliminate existing islands within the BVID district boundary. Surrounding properties are already within BVID, so they were not canvassed for inclusion. The annexation is largely driven by the J-Rey neighborhood, which comprises 94 of the 104 properties being annexed. The J-Rey community group formed to secure BVID irrigation water for the area and demonstrated neighborhood support, prompting BVID to move forward with this annexation.

BVID mailed an informative letter, questionnaire, and FAQ flyer to all 104 properties in April 2023, followed by a second mailing to non-respondents in May 2023. A copy of the mailed information has been made part of this attachment 8. Not all property owners responded, and some ownership has changed since the mailings. BVID made efforts to reach new owners when changes were made. A tally of results follows:

Result Totals

Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
104	68	1	35

Result By Territory

J-Rey Territory Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
94	64	1	29

Several of the owners that hold more than one property did not respond.

Ahart Territory Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
3	3	0	0

Sugarloaf Territory Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
1	1	0	0

Crazy Horse Territory Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
1	0	0	1

Opted put of previous annexation and later called interested in annexing, but did not return questionnaire

Township Territory Results of Annexation Questionnaire Mailings (2023)			
Total	Yes	No	No Response
5	0	0	5

These properties are parts of parcels already in the district that have BVID water.

Following are in order: Letter, Questionnaire, FAQ and Table of Questionnaire Returns by APN.

ATTACHMENT - 3

STATEMENT OF JUSTIFICATION

BVID's proposed annexation consists of 104 parcels and 1,636.6 total acres broken up into 5 territories: J-Rey, Ahart, Crazy Horse, Sugarloaf and Township Territories. The territories are made up of a varied number of parcels and total acreage outlined in the table immediately following.

Territory	Parcels in Territory	Acres
J-Rey	94	797.14
Ahart	3	644.75
Crazy Horse	1	6.05
Sugarloaf	1	5.54
Township	5	183.12

All the territories are surrounded by properties within the BVID boundaries and created out of District islands. Except for the J-Rey territory, water infrastructure is already adjacent to the properties selected for annexation and several of these properties are past of current out-of-District customers.

Territories: Sugarloaf, Crazy Horse, Ahart and Township

Two properties already have service outlets for BVID water, the other properties are adjacent to existing pipelines and/or ditches and could be connected upon request.

Territory: J-Rey

The J-Rey territory's 94 parcels are located on an upland where water is not readily available without major upsizing and extending of nearby pipeline facilities. The extension is feasible. However, at this time, there are several important unknowns: 1) the timeline for the project; 2) the costs to design, construct, and license the project; and 3) the costs that could be passed along to property owners to cover construction. Sorting out these unknowns would require District resources that are obligated to "In District" operations benefiting constituents.

ATTACHMENT 4
CEQA - CATEGORICAL EXEMPTION COMPLETE

FILED
YUBA COUNTY CLERK/RECORDER

OCT 18 2023

DONNA HILLEGASS, Clerk
BY Bridgette Evans
DEPUTY CLERK

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95815

OR

☒ County Clerk, County of Yuba
915 8th Street
Marysville, CA 95901

FROM: Browns Valley Irrigation District
P.O. Box 6
Browns Valley, CA 95918

SUBJECT: Filing Notice of Exemption

PROJECT TITLE / CASE NO: Browns Valley Irrigation District Annexation

PROJECT LOCATION - SPECIFIC AND COMMUNITY:
The communities of Browns Valley and Loma Rica in the Yuba County foothills. APN's:

003-110-033;	044-390-015;	044-400-019;	044-410-001;	044-410-018;	044-420-004;
003-110-034;	044-390-016;	044-400-020;	044-410-002;	044-410-019;	044-420-012;
003-110-041;	044-400-001;	044-400-021;	044-410-003;	044-410-020;	044-420-013;
044-070-048;	044-400-002;	044-400-023;	044-410-004;	044-410-021;	044-420-014;
044-190-012;	044-400-003;	044-400-024;	044-410-005;	044-410-022;	044-430-001;
044-290-005;	044-400-004;	044-400-025;	044-410-006;	044-410-023;	044-430-002;
044-290-019;	044-400-005;	044-400-026;	044-410-007;	044-410-024;	044-430-003;
044-310-015;	044-400-006;	044-400-027;	044-410-008;	044-410-025;	044-430-004;
044-320-026;	044-400-007;	044-400-028;	044-410-009;	044-410-026;	044-430-005;
044-320-030;	044-400-008;	044-400-029;	044-410-010;	044-410-027;	044-430-006;
044-320-031;	044-400-009;	044-400-030;	044-410-011;	044-410-028;	044-430-007;
044-320-032;	044-400-012;	044-400-031;	044-410-012;	044-410-029;	044-430-008;
044-370-012;	044-400-013;	044-400-032;	044-410-013;	044-410-030;	044-430-025;
044-370-013;	044-400-014;	044-400-033;	044-410-014;	044-410-031;	044-430-026;
044-370-014;	044-400-015;	044-400-034;	044-410-015;	044-420-001;	044-430-027;
044-370-015;	044-400-016;	044-400-035;	044-410-016;	044-420-002;	044-430-028;
044-370-016;	044-400-017;	044-400-036;	044-410-017;	044-420-003;	044-430-029;
044-380-016;	044-400-018;				

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Upon completion of the annexation, the 104 properties in question will be eligible to receive raw irrigation water service for private use at "in district" rates from the Browns Valley Irrigation District (BVID or District), if available.

The annexation will ensure "out of district" customers are included before any pending policy changes may eliminate "out of district" water sales altogether.

2023FG-00032

POSTED
10/18/2023 TO 11/20/2023

Attachment 5

438-2025

RECEIVED

SEP 09 2025

County of Yuba
County Administrator

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

RESOLUTION OF THE BOARD OF)
SUPERVISORS PERTAINING TO TAX)
REVENUE EXCHANGE BETWEEN)
THE COUNTY OF YUBA AND THE)
BROWNS VALLEY IRRIGATION DISTRICT)
LAFCO 2025-0002 PROPERTY ANNEXATION)

RESOLUTION NO. 2025-065

WHEREAS, under the provisions of Proposition 13 adopted in 1978, the distribution of property taxes within each county became the responsibility of the County Board of Supervisors; and

WHEREAS, Proposition 13 failed to make any provision for the redistribution of these taxes, as a result of reorganization of cities and districts within the County; and

WHEREAS, Revenue and Taxation Code Section 99(b) designates the Yuba County Board of Supervisors as the agency responsible for deciding what sort of property tax revenue exchanges should occur in the case of special district annexations and detachments with the County; and

WHEREAS, Section 99 of the Revenue and Taxation Code requires, before the LAFCO Executive Officer issues a certificate of filing for a proposed jurisdictional change, that an exchange of property tax revenue be negotiated between the affected agencies; and

WHEREAS, a proposal has been filed with the LAFCO Executive Officer to annex 104 parcels into the Browns Valley Irrigation District – LAFCO Project 2025-0002 BVID Property Annexation (subject properties identified in Attachment 1); and

WHEREAS, negotiations have been held between the County of Yuba and the Browns Valley Irrigation District and there is no exchange of property taxes applicable with the annexation identified herein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Yuba, based on the foregoing findings, hereby declares:

1. Upon finalization of the LAFCO Project 2025-0002 BVID Property Annexation, property tax revenues generated from within the subject area shall be governed by this resolution and shall be allocated as follows:

Base Property Tax:
The base property tax revenue currently allocated to the County General Fund and all local taxing agencies shall not be changed as a result of an annexation.

Future Incremental Property Tax:
The future incremental property tax allocated to the County General Fund and all local taxing entities shall not be changed as a result of this annexation.

2. This determination is made without prejudice to any future jurisdictional changes and does not establish a precedent for making future determinations pursuant to Section 99 of the revenue and taxation code.

3. The Clerk is directed to file a certified copy of this resolution to the Yuba Local Agency Formation Commission, the County Administrative Office, the Auditor of the County of Yuba, and the Browns Valley Irrigation District.

4. Upon completion of the LAFCO proceedings, the Yuba County Auditor-Controller is hereby directed to distribute the property tax revenues for non-taxing agencies within an annexation area in accordance with this resolution.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the 9 day of September, 2025 by the following vote:

AYES: Supervisors House, Fuhrer, Bradford, Messick

NOES: None

ABSENT: Supervisor Vasquez

ABSTAIN: None

Gary Bradford Chair

ATTEST: MARY PASILLAS
CLERK OF THE BOARD OF SUPERVISORS

Natalie Allen, Board Clerk

JANET E. BENDER
YUBA COUNTY COUNSEL
APPROVED AS TO FORM:

ATTACHMENT 1

SUBJECT PROPERTIES

APN	Situs	Corrected Mailing Name	Mailing Address Strt	Mailing City	State	Mailing zip
003110033000		Lowell Ahart (Estate OF Louis Cecil Ahart)	9771 Ahart Rd	Oroville	CA	95966
003110034000	3014 FRUITLAND RD	Lowell Ahart (Estate OF Louis Cecil Ahart)	9771 Ahart Rd	Oroville	CA	95966
003110041000		Morgan Read/ Prairie Creek Ranch, LLC	2025 4th Street	Berkley	CA	84710
044070048000	13025 CRAZY HORSE TR	Amanda Bittaker	13025 Crazy Horse Trail	Marysville	CA	95901-9489
044190012000	12750 SUGARLOAF CT	Jason Adams	12750 Sugarloaf Court	Loma Rica	CA	95901-8401
044290005000	11823 DOLAN HARDING RD	Wesley Appleton & Audrey Younce	253 Colusa Ave.	Yuba City	CA	95901
044290019000		Barbara Springsteen	11532 Township Road	Browns Valley	CA	95918-9624
044310015000	7251 LILLY WAY	Nektarios Klostrakis	4643 Hixon Circle	Carmichael	CA	95608-8021
044320026000		Richard Springsteen	11538 Peoria Road	Browns Valley	CA	95918-9605
044320030000		David Pietz & Susan Pietz	7133 Lily Way	Browns Valley	CA	95918-9610
044320031000		Ian Pietz & Kathryn Pietz	P O Box 563	Bangor	CA	95914-0563
044320032000		David Pietz & Susan Pietz	7133 Lily Way	Browns Valley	CA	95918-9610
044370012000		William Arent & Pia Arent	6731 Penny Way	Browns Valley	CA	95918-9731
044370013000		William Arent & Pia Arent	6731 Penny Way	Browns Valley	CA	95918-9731
044370014000		William Arent & Pia Arent	6731 Penny Way	Browns Valley	CA	95918-9731

ATTACHMENT 1
SUBJECT PROPERTIES

044370015000		William Arent & Pia Arent	6731 Penny Way	Browns Valley	CA	95918-9731
044370016000	6731 PENNY WAY	William Arent & Pia Arent	6731 Penny Way	Browns Valley	CA	95918-9731
044380016000	6820 THERESE TR	Patricia Bergdahl	6820 Therese Trail	Browns Valley	CA	95918-9734
044390015000	6890 THERESE TR	Micah Wessels & Anna Wessels	6942 Therese Trail	Browns Valley	CA	95918-9721
044390016000	6942 THERESE TR	Micah Wessels & Anna Wessels	6942 Therese Trail	Browns Valley	CA	95918-9721
044400001000	12236 NICOLE WAY	Cindy Williams & Gregory Olson	12236 Nicole Way	Browns Valley	CA	95918-9740
044400002000	12200 NICOLE WAY	Jay Powell	12200 Nicole Way	Browns Valley	CA	95918-9740
044400003000	12180 NICOLE WAY	Shine Vang & Mia Vang	2336 Hammonton Smartsville Road	Marysville	CA	95901-8035
044400004000	12160 NICOLE WAY	Baldemar Gastelum & Carmen Quintana	7540 Elizabeth Road	Vacaville	CA	95688-9417
044400005000	12163 NICOLE WAY	Lyle Markowich & Rebecca Halousek	P O Box 276	Nevada City	CA	95959-0276
044400006000	12175 NICOLE WAY	John Eddings & Juanita Eddings	12175 Nicole Way	Browns Valley	CA	95918-9742
044400007000	12205 NICOLE WAY	Edward Gramsky and Martha Vanwinkle	12205 Nicole Way	Browns Valley	CA	95918
044400008000	12233 NICOLE WAY	Alan Curbow	P O Box 614	Browns Valley	CA	95918-0614
044400009000	6990 MARYSVILLE RD	Joshua Bennett & Sara Bennett	6990 Marysville Road	Browns Valley	CA	95918-9746
044400012000	12195 SIMONE CT	Janice King	1515 Hickory Lane	Olivehurst	CA	95961-7436
044400013000	12165 SIMONE CT	Dustin Kuehne & Joyce Young	12165 Simone Ct	Browns Valley	CA	95918
044400014000	12170 SIMONE CT	Christopher Burton	22842 Dogwood Drive	Lewes	DE	19958-5220
044400015000	12190 SIMONE CT	Feng Qian and Sujie Yang	607 Spring Creek CT	Yuba City	CA	95991

ATTACHMENT 1
SUBJECT PROPERTIES

044400016000	12220 SIMONE CT	Leonard Jones & Patricia Jones	12220 Simone Court	Browns Valley	CA	95918-9767
044400017000	12250 SIMONE CT	Erin Norris	12250 Simone Court	Browns Valley	CA	95918-9767
044400018000	12275 JAMES CT	Steven Phillips & Julie Phillips	12275 James Court	Browns Valley	CA	95918-9737
044400019000		Ronald Phillips & Gloria Phillips	7367 Brandbury Way	Sacramento	CA	95808-3803
044400020000	12350 DOLAN HARDING RD	Aaron Rose & Carolyn Rose	PO Box 687	Browns Valley	CA	95918
044400021000	7264 PENNY WAY	Aileen Savage & John Mace	3572 Sandybrook Lane	Napa	CA	94558-5217
044400023000	7210 PENNY WAY	Garrett Powell & Kristen Powell	7210 Penny Way	Browns Valley	CA	95918-9773
044400024000	7168 PENNY WAY	James Gomez & Susanne Gomez	7168 Penny Way	Browns Valley	CA	95918-9773
044400025000	12271 JAMES CT	Ronald Shewmaker & Ldonna Shewmaker	12271 James Court	Browns Valley	CA	95918-9737
044400026000	12269 JAMES CT	Chase Steele & Mikayla Anderson	12269 James Court	Browns Valley	CA	95918-9737
044400027000	12265 JAMES CT	Michael Shanahan & Christen Shanahan	12260 James Court	Browns Valley	CA	95918-9737
044400028000	7257 MICHELLE WAY	Michael Critchfield & Robin Critchfield	7257 Michelle Way	Browns Valley	CA	95918-9736
044400029000	7094 PENNY WAY	William Blomdal & Lois Blomdal	7094 Penny Way	Browns Valley	CA	95918-9731
044400030000	7309 MICHELLE WAY	Nicole Hayden & Jacob Vander Meulen	7309 Michelle Way	Browns Valley	CA	95918-9781
044400031000	7318 MICHELLE WAY	Jingqiu Zhou & Chan Xiu	9049 Grouse Meadow Dr	Elk Grove	CA	95624-2675
044400032000		Karim Mazu & Karin Gallo	1411 West Bay Ave	Newport Beach	CA	92661
044400033000		Jeffery Janakes & Denise Janakes	3121 Alanhill Lane	San Mateo	CA	94403-3109

ATTACHMENT 1

SUBJECT PROPERTIES

044400034000	7320 MICHELLE WAY	William Larson	7320 Michelle Way	Browns Valley	CA	95918
044400035000	12245 SIMONE CT	Brenda Shoaf & Ross Shoaf	12245 Simone Court	Browns Valley	CA	95918-9767
044400036000	12215 SIMONE CT	Brenda Shoaf & Ross Shoaf	12245 Simone Court	Browns Valley	CA	95918-9767
044410001000	6763 PENNY WAY	Leroy Mason & Dorothy Mason	6763 Penny Way	Browns Valley	CA	95918-9731
044410002000	6775 PENNY WAY	Brian Gann & Stephanie Gann	6775 Penny Way	Browns Valley	CA	95918-9731
044410003000	6789 PENNY WAY	Brian Gann & Stephanie Gann	6775 Penny Way	Browns Valley	CA	95918-9731
044410004000	12145 PEGGY LN	Bradley Setser & Shari Setser	P O Box 464	Browns Valley	CA	95918-0464
044410005000	6805 PENNY WAY	Barbara Brown	6805 Penny Way	Browns Valley	CA	95918-9731
044410006000	6877 PENNY WAY	Michael Mangini & Shelley Mangini	Po Box 115	Browns Valley	CA	95918-0115
044410007000	6879 PENNY WAY	Dean Mccook & Jennifer Mccook	P O Box 630*	Browns Valley	CA	95918
044410008000	6881 PENNY WAY	Hollie Reibin & Matthew Reibin	6881 Penny Way	Browns Valley	CA	95918-9731
044410009000		Cameron Underwood	1309 Hooper Road	Yuba City	CA	95991
044410010000		Michael Bowers	1180 Galaxy Drive	Yuba City	CA	95991-6710
044410011000	6933 PENNY WAY	Terry Gallagher	6933 Penny Way	Browns Valley	CA	95918-9731
044410012000	7007 PENNY WAY	Gregory Downs	7007 Penny Way	Browns Valley	CA	95918-9731
044410013000	12260 JAMES CT	Michael Shanahan & Christen Shanahan	12260 James Court	Browns Valley	CA	95918-9737
044410014000	7258 MICHELLE WAY	Katherine Willis	7258 Michelle Way	Browns Valley	CA	95918-9736
044410015000	6996 PENNY WAY	Dean Uccelli	6996 Penny Way	Browns Valley	CA	95918-9800
044410016000		Deahn Kincaid	2301 Fox Hills Drive	Los Angeles	CA	90064-2603

ATTACHMENT 1
SUBJECT PROPERTIES

044410017000	6900 PENNY WAY	Patrick Putney	6900 Penny Way	Browns Valley	CA	95918-9800
044410018000	6898 PENNY WAY	David Bole & Skye Bole	6898 Penny Way	Browns Valley	CA	95918-9731
044410019000	6888 PENNY WAY	Laura Shulthise	6888 Penny Way	Browns Valley	CA	95918-9799
044410020000	6878 PENNY WAY	David Tully	6878 Penny Way	Browns Valley	CA	95918-9731
044410021000	6804 PENNY WAY	Kaila Benton-Vitz	6900 Penny Way	Browns Valley	CA	95918-9800
044410022000		Kaila Benton-Vitz	6900 Penny Way	Browns Valley	CA	95918-9800
044410023000	6798 PENNY WAY	Matthew Bland & Kiera Bland	9932 Meadow Oak Circle	Elk Grove	CA	95624-2703
044410024000	6798 PENNY WAY	Matthew Bland & Kiera Bland	9932 Meadow Oak Circle	Elk Grove	CA	95624-2703
044410025000		Michelle Clegg	2001 Encinal Road	Live Oak	CA	95953-9563
044410026000		Gary Caselli & Carolyn Caselli	P O Box 721	Browns Valley	CA	95918-0721
044410027000	6847 THERESE TR	Michelle Clegg	2001 Encinal Road	Live Oak	CA	95953-9563
044410028000	6769 THERESE TR	William Dolstra & Rebecca Dolstra	2394 Woodlake Circle	Lodi	CA	95242-9124
044410029000	6790 PENNY WAY	David Pierce & Crystal Urick	6790 Penny Way	Browns Valley	CA	95918-9798
044410030000	6764 PENNY WAY	David Pierce & Crystal Urick	6790 Penny Way	Browns Valley	CA	95918-9798
044410031000	6722 PENNY WAY	Byron Milam & Arlene Milam	6722 Penny Way	Browns Valley	CA	95918
044420001000		Patrick Putney	6900 Penny Way	Browns Valley	CA	95918
044420002000	11902 CHANTILLY WAY	Karri Marquez & Bryan Dominguez & Tisa Dominguez	11902 Chantilly Way	Browns Valley	CA	95918
044-420-015 ~~044420003000~~	11956 CHANTILLY WAY	Darryl Wilson & Sally Wilson	PO Box 126	Browns Valley	CA	95918

ATTACHMENT 1
SUBJECT PROPERTIES

044420004000		Darryl Wilson & Sally Wilson	PO Box 127	Browns Valley	CA	95918
044420012000	7284 MICHELLE WAY	Laura Meidinger	7284 Michelle Way	Browns Valley	CA	95918
044420013000	7303 MICHELLE WAY	Michael Critchfield & Robin Critchfield	7257 Michelle Way	Browns Valley	CA	95918-9736
044420014000	7279 MICHELLE WAY	Michael Critchfield & Robin Critchfield	7257 Michelle Way	Browns Valley	CA	95918
044430001000		Michael Hubbard & Drenda Hubbard	10705 Peoria Road	Browns Valley	CA	95918-9619
044430002000	6921 THERESE TR	Eddie Purvis	424 Parkhill Street	Colusa	CA	95932
044430003000	6941 THERESE TR	Travis Coward & Laura Coward	6941 Therese Trail	Browns Valley	CA	95918-9721
044430004000	6943 THERESE TR	Emily Ruth	6943 Therese Trail	Browns Valley	CA	95918-9721
044430005000	6989 THERESE TR	John Johnson	6989 Therese Trail	Browns Valley	CA	95918-9721
044430006000	7045 THERESE TR	Richard Duplantier & Nancy Duplantier	7045 Therese Tr	Browns Valley	CA	95918
044430007000	7081 THERESE TR	Ronald Ross & Lisa Sykes	7081 Therese Trail	Browns Valley	CA	95918-9735
044430008000	7099 THERESE TR	Cole Culler & Jessie Watkins	7099 Therese Trail	Browns Valley	CA	95918-9735
044430025000		James Williams & Connie Williams	7186 Therese Trail	Browns Valley	CA	95918-9637
044430026000		James Williams & Connie Williams	7186 Therese Trail	Browns Valley	CA	95918-9637
044430027000		Raymond Kerfoot	P O Box 105	Sebastopol	CA	95473-0105
044430028000		Jesus Gonzalez & Viviana Toledo	P.O. Box 6703	San Pablo	CA	94806
044430029000	7030 THERESE TR	Nelson Lucas & Beverly Lucas	7030 Therese Trail	Browns Valley	CA	95918-9735

The following is a true and correct copy of the document on file in this office.
ATTEST: MARY PASILLAS
Clerk of the Board of Supervisors of the County of Yuba, State of California

Resolution 2025-07 of the
Yuba Local Agency Formation Commission

A Resolution Making Determinations and Approving the annexation of 1640 acres more or less of lands in Yuba County to the Browns Valley Irrigation District consisting of 104 parcels within five areas.

WHEREAS, a Resolution of Application by the Browns Vallely Irrigation District has been filed with the Executive Officer of the Yuba Local Agency Formation Commission for Annexation of 104 parcels consisting of 1640-acres more or less, and said application complied with all the requirements of law and the Commission; and.

WHEREAS, The application and resolutions were filed with the Executive Officer of the Yuba Local Agency Formation Commission pursuant to the requirements of the Cortese-Know-Hertzberg Local Government Reorganization Act (Section 56000 et seq of the Government Code); and

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon said application; and

WHEREAS, the Executive Officer has reviewed the application and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, at a hearing on November 5, 2025, the Commission considered the proposal and the report of the Executive Officer; the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668; and all other relevant evidence and information presented at said hearing, including the comments of all interested parties desiring to be heard; and

WHEREAS, Browns Valley Irrigation District, as Lead Agency, has determined the proposed annexation qualifies for a Class 19 Categorical Exemption under Sections 15319(a) of CEQA, with no potential for significant environmental impact.

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Yuba Local Agency Formation Commission as follows:

1. The foregoing recitals are true and correct.
2. The annexation territory comprises approximately 1640 acres more or less, consisting of 104 parcels and is found to be inhabited.
3. The purpose of this annexation is to provide irrigation water service to 104 parcels, allow existing customers to realize a reduction in irrigation water rates, and will enable the property owners to participate in District elections.
4. The annexation is assigned the following distinctive short-term designation: LAFC-2025-0002/Browns Valley Irrigation District Annexation
5. The Commission has reviewed the proposal and as a responsible agency agrees with the District's determination that the proposed annexation qualifies for a Class 19 Categorical Exemption under Sections 15319(a) of CEQA, with no potential for significant environmental impact.

6. The proposal is consistent with the Sphere of Influence for the Browns Valley Irrigation District.

7. The LAFCO Executive Officer's Staff Report, including attachments and recommendation for approval of the proposal are hereby incorporated by reference and hereby adopted.

8. The Commission has considered the factors determined by the Commission to be relevant to the proposal, including, but not limited to, Sphere of Influence and General Plan consistency, and other factors specified in Government Code Section 56668 as described in the staff report dated November 5, 2025.

9. The Commission adopts the determinations regarding consistency with LAFCO policies contained in the staff report for this project and incorporates them by reference herein.

10. The boundaries for this Browns Valley Irrigation District annexation as set forth in the proposal, are hereby approved as described and shown in **Exhibits A and B** attached hereto and by this reference incorporated herein.

11. This annexation is subject to the "Zero Tax Sharing Agreement" and was adopted by the Yuba County Board of Supervisors, by Resolution No. 2025-065 on September 9, 2025, attached hereto as **Exhibit C**.

12. The effective date of annexation shall be upon the recordation of the Certificate of Completion and shall signal the completion of all proceedings by LAFCO.

13. Any and all previously authorized assessments, fees, taxes, charges currently in effect in the Browns Valley Irrigation District shall be extended within the annexation territory upon the recordation of the Certificate of Completion.

14. The project proponent(s) shall provide to LAFCO proof of payment of any required annexation fees, as applicable payable to the Browns Valley Irrigation District prior to recordation of the Certificate of Completion or as otherwise allowed under BVID' policies.

15. This annexation shall be subject to all terms and conditions as set forth in Browns Valley Irrigation District Resolution 06-26-25-01, adopted on June 26, 2025 and attached as **Exhibit D** to this resolution.

16. Yuba LAFCO is the conducting authority for this annexation. As necessary, the Commission hereby directs the Executive Officer to schedule a protest hearing for this matter for after the expiration of the reconsideration period specified by Section 56895; to conduct the hearing, and to take action pursuant to Government Code Section 57000. Said protest hearing shall have a minimum 21-day public notice.

17. Two sets of copies of all exhibit maps and descriptions, two 8 1/2 reductions of all maps and electronic copies shall be submitted to LAFCO prior to the recordation of the Certificate of Completion.

18. The boundary descriptions, fees and maps shall meet the requirements in 54902 and 54902.5 of the Government Code and as stated in the State Board of Equalization Change of Jurisdictional Boundary Requirements for Statements, Boundary Descriptions, Maps and Schedule of Processing Fees as well as the requirements of the Yuba County Surveyor. If rejected by the State Board of Equalization or Yuba County Surveyor, Maps and Descriptions will be revised at the expense of the applicant prior to LAFCo recording the Certificate of Completion.

19. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Yuba Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the

Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this annexation proposal. The Yuba Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.

20. All LAFCO, Yuba County and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of estimated required fees or deposits to the agency prior to filing the Certificate of Completion.

21. The maps and geographic descriptions for the five areas to be annexed into BVID shall include the following title "LAFC-2025-0002-Browns Valley Irrigation District Annexation"

22. The Executive Officer is hereby directed to transmit a certified copy of this resolution to each affected agency, as provided in G.C. Section 56882.

23. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.

24. Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated.

The foregoing resolution was duly passed by the Yuba Local Agency Formation Commission at a regular meeting held on November 5, 2025 by the following roll call vote:

Ayes:

Noes:

Abstains:

Absent:

Signed and approved by me after its passage this 5th day of September, 2025.

_____
Brad Hudson, Chair
Yuba LAFCO

Attest:

_____
Paige Hensley, Executive Officer

Approved as to Form:

_____
David Ruderman
LAFCO Counsel

BEFORE THE YUBA LOCAL AGENCY FORMATION COMMISSION

COUNTY OF YUBA, STATE OF CALIFORNIA

IN RE:		
RESOLUTION AFFIRMING RESULTS OF	**)**	
YUBA LAFCO's CONDUCTING	**)**	
AUTHORITY PROCEEDINGS FOR	**)**	**RESOLUTION NO. 2025-08**
THE CITY OF MARYSVILLE FIRE	**)**	
SERVICES ANNEXATION INTO THE	**)**	
LINDA FIRE PROTECTION DISTRICT		
(LAFC-2025-0003)		

WHEREAS, an application for a reorganization of the Linda Fire Protection District and the City of Marysville Fire Services to include an annexation of 2335.93 acres more or less was filed with the Executive Officer of the Yuba Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 *et seq*. of the California Government Code); and

WHEREAS, the Linda Fire Protection District applied to LAFCo to provide fire and emergency services within the reorganization area of the incorporated boundary of the City of Marysville. The City of Marysville will no longer provide said services within the City of Marysville boundary area; and

WHEREAS, the Commission had set the hearing date of September 24th, 2025, for consideration of the reorganization application and that hearing was noticed at the time and as otherwise prescribed by Government Code Section 56150, *et seq*.; and

WHEREAS, the Executive Officer had reviewed the application and determined its completeness within thirty (30) days of submission and prepared and filed her report with this Commission at least five (5) days prior to the regularly scheduled meeting during which this application was to be considered; and

WHEREAS, the Commission had considered those factors determined by it to be relevant to the proposed reorganization, including, but not limited to, the application, the report of the Executive Officer, the environmental document or determination, applicable General Plans, the Sphere of Influence of the District and the City of Marysville, and each of the factors required by Government Code Section 56668 to be considered in the review of a proposal; and

WHEREAS, on September 24th, 2025, the Commission approved the reorganization application; and

WHEREAS, The Commission directed the LAFCo Executive Officer to schedule a conducting authority hearing in accordance with LAFCo's policies and Government Code Section 56895; and

WHEREAS, the Commission has noticed that hearing at the times and as otherwise prescribed by Government Code Section 56150, *et seq*.; and

WHEREAS, all interested parties, opponents and proponents of the proposal were given an opportunity to be heard at a protest hearing held on October 30th, 2025; and

WHEREAS, no written protests regarding the reorganization application have been received by the Commission and such results are incorporated in support the findings herein; and

WHEREAS, the Commission has determined that there is a benefit to residents of the City of Marysville, the Linda Fire Protection District, and Yuba County to allow this project to proceed; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Yuba Local Agency Formation Commission as follows:

1. The foregoing recitals are true and correct.

2. In reviewing this application, the Commission received no statements of opposition by property owners and (or) registered voters in said territory to this reorganization. however noticing requirements for this reorganization exceeded more than 1000 land owners and registered voters, therefore, the Commission determined not to waive the conducting authority proceeding to provide all landowners and registered voters in the reorganization territory opportunity to submit written protests to LAFCo.

3. The Commission finds there was insufficient protests received in that less than 25 percent of the registered votes residing in the reorganization territory, or 25 percent of the number of owners of land who also own 25 percent or more of the assessed value of land within the reorganization territory was received prior to the conclusion of the protest hearing; this reorganization will become effective upon recordation of the certificate of completion.

4. Whereas this reorganization has a total Assessor's land value of $1,552,919,367 and there was zero percent in total protest value received prior to the closure of the Protest Hearing. The result was a zero protest percent of the voting power of landowner voters entitled to vote as a result of owning property within the territory, therefore falling short of the required 25 percent to require an election.

5. The Executive Officer's Report and Recommendation for approval of this proposal and Resolution No. 2025-06 shall remain in full force and effect and is included by reference and hereby adopted.

6. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings and satisfaction of all requirements set forth in Resolution 2025-06.

7. Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated unless a request for extension is submitted to LAFCo 35 days prior to the expiration date. The Commission shall approve said request.

8. The Executive Officer of this Commission is instructed to transmit a certified copy of this resolution to those persons so indicated on the application, affected agencies, and as required by Government Code Section 56882.

PASSED AND ADOPTED at a regular meeting of the Local Agency Formation Commission of the County of Yuba, State of California, on the 5th day of November 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Signed and approved by me after its passage this 5th day of 2025.

_____

Brad Hudson, Chair – Yuba Local Agency Formation Commission

Attest:

_____

Paige Hensley, Executive Officer
Yuba Local Agency Formation Commission

_____

David Ruderman, Counsel
Yuba Local Agency Formation Commission

Agenda Item 7A

LAFCO 101
GAMESHOW

Presented by
CALAFCO

INTRODUCTION

LAFCO 101 is tailored specifically for you!

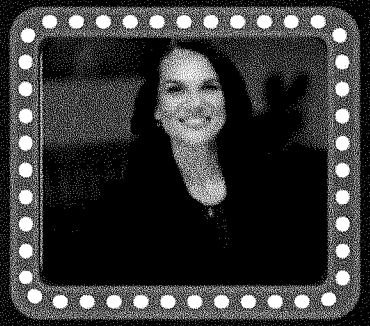
GAMESHOW IS ADDED BONUS

Q&A will be at the end of the presentation

10 Minute Break will include snacks

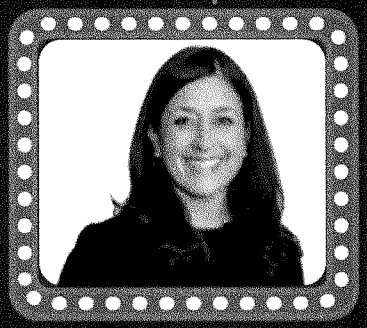
GUEST CELEBRITIES

Michelle McIntyre



Over 20 years LAFCO experience & our Interim CALAFCO Executive Director

Paula De Sousa



BBK Partner and primary author of several CALAFCO "White Papers"

Shane Stark

Over 50 years in legal experience & a decade with Santa Barbara LAFCO

SHOW CONCEPT

So, you think you know LAFCO? Time to test your skills!

A) 4 Rounds (2 contestants each)

B) Lightning Round (winners battle it out)

C) Final contestant enters the LAFCO Pyramid!

We Need Volunteers!!!

Prizes will be awarded!

ROUND 1

LOLS AND MORE CATEGORY

ORIGIN STORY CATEGORY

LEGISLATIVE PURPOSE

*Discourage Urban Sprawl

*Preserve Agriculture & Open Space

*Encourage Efficient Public Services

*Consideration of Regional Housing Needs & Adequacy of Water Supplies

BACKGROUND

LAFCO History

1963 — **Knox-Nisbet Act**
LAFCOs created to regulate boundaries

1965 — **District Reorg. Act**
Unify district procedures

1971 — **Spheres of Influence**
LAFCOs can do long range planning, too

1972 — **Board Composition**
Allow special district representation

1977 — **Municipal Organization Act**
Clean up city procedures

1983 — **Sphere Deadline**
Deadline to adopt spheres

1985 — **CK Reorg. Act**
Re-codified

1993 — **AB 1335 (Gotch)**
Improved procedures; extraterritorial reviews

2000 — **Independence Day**
Standalone agency; authority to initiate some actions

State Laws

BACKGROUND

*Cortese-Knox-Hertzberg Act

*Brown Act / Public Records Act

*California Environmental Quality Act (CEQA)

*Revenue & Taxation Code

*Political Reform Act / Other Conflict of Interest Laws

*Levine Act

*Principal Acts

Composition

BACKGROUND

***Basic Composition (Diverse):**

> 2 County Board of Supervisors

> 2 City Council Members

> 1 Public Member

> Alternate for each category

***32 LAFCOs also include 2 Special District Members (plus alternate)**

***Some LAFCOs have "special seats"**

***Counties with no cities**

BACKGROUND

Local Agencies Regulated by LAFCO

Under LAFCO's jurisdiction:

*Cities, most independent and dependent special districts (including county service areas)

Not under LAFCO's jurisdiction:

*JPAs (must submit agreements to LAFCO)

*Community facilities or Mello-Roos districts

*School or college districts

*County boundaries

*Bridge and highway districts

*Air pollution / quality districts

*Improvement districts

*Zones of Benefits

BACKGROUND

Regulatory Functions

*Administer changes to cities and districts, as well as the creation of new agencies

*Evaluate boundary changes based on various factors established by the Legislature

*Terms and Conditions: LAFCO can moderate adverse impacts through its authority to require various terms and conditions (GCS 56885.5 & 56886)

*Monitor / Control extension of public services

LAFCO is prohibited from directly regulating land use, which is the sole prerogative of the County and Cities

Specific Types of Regulatory Actions

BACKGROUND

*City Incorporations and Disincorporations

*District Formations and Dissolutions

*Annexations & Detachments

*Consolidations of Districts & Cities

*Service extensions outside District or City boundaries

*New service by Districts

Planning Functions

BACKGROUND

*Prepare Municipal Service Reviews

*Adopt and update Spheres of Influence for cities and districts

*Work cooperatively on growth, preservation and service delivery issues (with all stakeholder)

ROUND 2

ULTIMATE POWER CATEGORY

LAFCO SLANG CATEGORY

BEHIND THE SCENES (TIPS & TRICKS)

ADMIN CORNER

OPERATIONS VARY	TIP 1: ADOPT POLICIES TIP 2: LAFCO STAFF = EXPERTS AT EVERYTHING
BUDGETS ARE YOUR FRIENDS	TIP 3: SHARE ALLOCATION BREAKDOWN TIP 4: DETAILED BUDGET YET SIMPLE REPORTS
LAFCO IS NOT A HOUSEHOLD NAME	TIP 5: MAIN A ROBUST WEBSITE TIP 6: BUILD A WORKING RELATIONSHIP COUNTYWIDE
MAINTAIN INDEPENDENT JUDGEMENT	TIP 7: REVIEW COMMISSIONER'S ROLE REGULARLY TIP 8: CHECK IN WITH STAFF REGULARLY
BORROW FROM OTHERS	TIP 8: SHARE RESOURCES, IDEAS, STAFFING, ETC.

LAFCO Process (Change of Organization)

ADMIN CORNER

SEVEN "EASY" STEPS

1 Pre-Application
Discuss request with applicant to see if the boundary change is even possible. *Have they spoken with the affected agency(ies)?*

2 Initiation
Request can be initiated by:
*Residents with signed petitions; or
*Agency with adopted resolution

3 Application Review
Application must fulfill statutory requirements and local policies.
Does it have initiating doc, CEQA doc, map and legal, fee deposit, etc.?

4 Public Hearing
Sign Certificate of Filing; Conduct 21-day notice prior to hearing date.
Do you have 100% resident consent?

5 Commission Action
At the hearing, the Commission can:
**Approve* the proposal;
**Deny* the proposal; or
**Modify* the proposal

6 Post-Action
Two proceedings are required:
*Request for Reconsideration (30 days); and
*Protest Period (21-60 days)

7 Final Steps
Record Certificate of Completion; Inform affected agency(ies); and Submit form to the State Board of Equalization to update their records (tax rolls)

LAFCO is...

- Just a "Watchdog" for the State
- "Deatheater" of Local Agencies
- Useless Agency for "us"

Legal Role

***Legislature's "watchdog" over local governments**

***Powers are broad but not limitless**

***Cannot directly regulate land use**

***Subject to state laws and local policies**

Key Legal Concerns

Must:

*Act in accordance with state law and local policy

*Comply with CEQA and lead/responsible agency

*Adopt findings and/or determinations to support decisions (McBail)

May:

*Adopt terms and conditions

Limited Legal Challenge

***LAFCO decisions are quasi-legislative**

***Not appealable except to the courts**

***Short time to file suit**

***Scope of legal challenge is limited**

***Decisions are upheld as long as no "fraud or prejudicial abuse of discretion"**

Environmental Review

***Many actions are "projects" under CEQA**

***Though quite often the actions are exempt from CEQA review**

> Class 19 (annexation of existing facilities)

> Class 20 (changes of organization)

***LAFCO is more often a responsible agency vs. a lead agency**

LAFCO Myths

Despite folklore and legends, LAFCO:

*Cannot instantly solve boundary and service issues

*Proceedings are not haphazard

> *they really do require deliberate review and analysis as well as agency and public collaboration and/or support*

*Is not a county department

*Does not exists to dissolve agencies

*Does act proactively

*Really loathes last minutes consultations

Food for Thought

***Local agencies are extra over-taxed in light of the ever changing landscape in this almost post-pandemic world**

***Make sure your notices reflect the meeting requirements for the particular meeting**

***If you are holding your meetings virtually, don't overload the agendas if you can help it**

***Consult your attorney early and often**

(oops, just trying to get another plug in)

Avoiding Litigation

Take the following steps to try to prevent litigation:

***Avoid procedural error**

> Noticing errors are common

> Follow CKH requirements

***Ensure there is substantial evidence on the record to support every required finding/determination**

> Tie the findings/determinations to the evidence

***Hold fair proceedings/hearings**

> Avoid bias and conflicts of interest

**Consult your counsel early and often*

Litigation (continued)

***Most challenges are brought as a writ of mandate or validation action**

> Based on the record of LAFCO's proceedings

***Standard of Review is quite deferential for CKH and CEQA challenges vs. civil rights claims, or Brown Act/PRA challenges**

> Court's inquiry relates only to whether there was "fraud or a prejudicial abuse of discretion"

> "Prejudicial abuse of discretion" is about finding the determination or decision is not supported by substantial evidence in light of the whole record

> Commission's decision must neither be arbitrary or capricious

Litigation

***Any decision can be litigated (right or wrong)**

> Preparing thorough reports, and strong findings/determinations is essential

***What types of claims are most common**

> CEQA

> Public Records

> Civil Rights Claims

> CKH

> Brown Act

> Political Reform act and other conflict of interest laws

LEGAL ROLE

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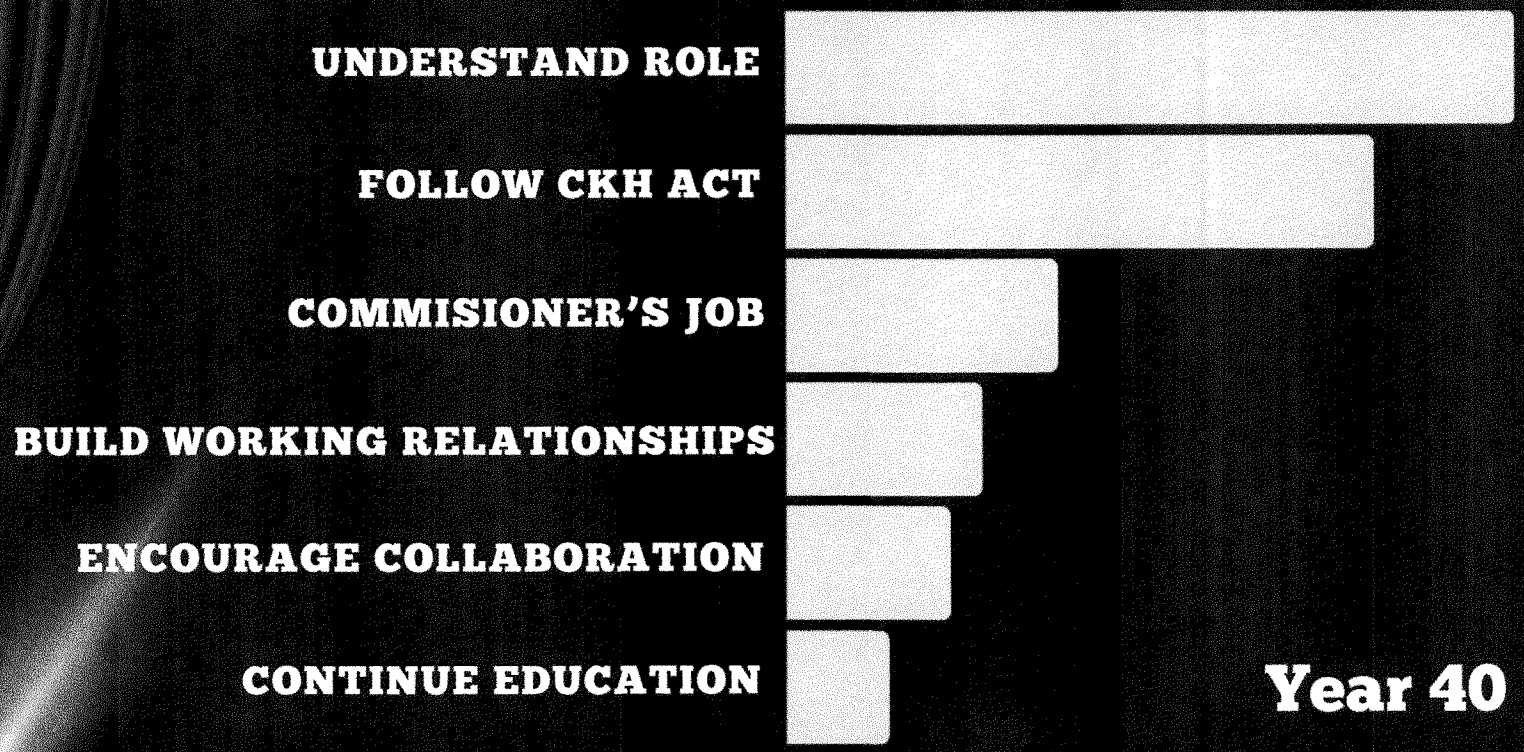
STARK TALK

COMMISSIONER MATHEMATICS



Year 40