

LOCAL AGENCY FORMATION COMMISSION
COLUSA COUNTY
MINUTES OF MEETING ON MAY 5, 2005

PRESENT:

DAVID WOMBLE, Chair, County Member
CHRISTY SCOFIELD, County Member
MARY WINTERS, Public Member, Alternate
STAN WALKER, Vice Chair, City Member
MIKE RITTMANN, City Member
GARY EVANS, County Member, Alternate

ALSO PRESENT:

SCOTT BROWNE, Legal Counsel
JOHN BENOIT, Executive Officer

1. Call to Order/Roll Call

Chair, D. Womble called the meeting to order at 3:01 p.m. There was a quorum.

2. Approval of Minutes

On motion of Commissioner S. Walker, second by Commissioner M. Rittman, the Commission approved the April 7, 2005 minutes as presented. Passed on a role call vote.

3. Public Comment - There was no public comment.

4. Consent Agenda

On motion of Commissioner S. Walker, second by Commissioner C. Scofield, the Commission approved payment of the April 2005 claims. Passed on a role call vote.

5. Discussion of Agricultural Land Preservation and Agricultural Land Policies.

Hal Charter presented "findings" on various developments in the County: Land is Cheaper in Colusa County, for every \$1.00 brought in by development the County is spending \$1.20. Mr. Charter researched development impact fees (excluding school fees) in various communities and compared Colusa County with fees between \$4,299 and \$9,930 to \$19,000 to \$38,000 for a single family dwelling south of Colusa County.

The City of Colusa is currently doing a development fee impact study. Since there is a development moratorium in Yolo County, there will be impacts in Colusa County. There are several new subdivisions in the Arbuckle area.

Several Commissioners discussed Spheres of Influence and believe infill development is important and Mary Winters stated it is important to conserve agricultural lands while preserving property rights. San Walker stated the premise of the County's general plan is

to preserve agricultural land and it is now necessary to update its policies. Steve Hackney stated there is currently an ad hoc committee on parcelization in the “Ag” and “EA” zoning designations.

Hal Charter stated growth should be in the Sphere of Influence and is serious about imposing “smart growth” and having 40-acre minimums rather than 10-acre minimums to preserve agricultural lands. Infill development is imperative and he did not want to see Colusa County like Yuba City.

It was announced Dr. Schiffman will be having a program on May 16th and the 23rd. Dave offered to pay for Mary’s book for the class.

Dave Womble left the meeting at 4:15 pm

6. Calafco Annual Staff Workshop

Executive Officer Benoit and Counsel Scott Browne discussed the events of the Calafco workshop in Bakersfield on April 20-22, 2005 and discussed Calafco’s proposed omnibus bill.

7. Executive Officer’s Monthly Report

There was a brief discussion of the proposed Community Services District in the Arbuckle area.

8. Commissioner Reports

Gary Evans discussed the use and enjoyment of property and affordable housing and questioned what percentage of the County is in affordable housing at present?

9. Correspondence

There was no correspondence

Executive Officer Benoit explained a resolution supporting the County’s update of its general plan, and supporting infill, and no urban development outside of urban limit lines would be helpful.

12. Adjournment - Meeting was adjourned at 4:28 p.m.