

PLUMAS LAFCo

SPECIAL MEETING AGENDA

MONDAY July 12, 2021

10:00 AM

BOARD OF SUPERVISORS CHAMBERS - PLUMAS COUNTY COURTHOUSE

520 Main Street
QUINCY, CALIFORNIA

Website: www.plumaslafco.org

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, Plumas Local Agency Formation Commission will be meeting in person in the Board of Supervisors Chambers in a manner to protect the public's health and prevent the disease from spreading locally. California Governor Gavin Newsom issued Executive Order N-29-20 on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic. Pursuant to the Executive Order, and the Governor's temporary partial exemptions to the Brown Act, and to maintain the orderly conduct of the meeting, the LAFCo Commissioners may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. *Due to the Governor's temporary, partial exemption to the Brown Act, the Boardroom will be open to the public but subject to social distancing requirements.* The public may also participate as follows:

Live Stream of Meeting

Members of the public who wish to watch the meeting, are encouraged to view it Live at <http://plumascoca.suiteonemedia.com/web/Home.aspx>

ZOOM Participation

You may use your computer or smart device to watch the video conference by downloading the Zoom ICloud Conference app or on the Zoom website, or you may dial in with your phone for audio only. See below for instructions on how to join.

The LAFCO meeting is accessible for public comment via live streaming at:

<https://us02web.zoom.us/j/87551688992>

or by phone at:

Phone Number 1-669-900-9128

Meeting ID: 875 5168 8992

If you have any problems joining the meeting, please call LAFCo at (530)283-7069.

This meeting is being agendized to allow staff and the public to participate via teleconference or other electronic means pursuant to the Governor's Executive Orders N-25-20 & N-29-20 and dated March 12 & 17, 2020. These Executive Orders authorize local legislative bodies to hold a public meeting via teleconference and to make public meetings accessible telephonically to all members of the public and staff in effort to observe social distancing recommendations in effect for the entire country.

(All meeting materials are available on LAFCo's Website: www.plumaslafco.org)

Commissioners:

Bill Powers, City Member, Chair
Sharon Thrall, County Member, Vice Chair
Tom Cooley, City Member
Kevin Goss, County Member
Matthew Haesche, Public Member
Terry Swofford, Public Member Alt.
Jeff Engel, County Member Alt.
Pat Morton, City Member Alt.

Staff:

Jennifer Stephenson, Executive Officer
John Benoit, Deputy Executive Officer
Cheryl Kolb, Clerk
P. Scott Browne, Counsel

MEETING - CONVENES AT 10:00 A.M.

- 1. CALL TO ORDER: Pledge of Allegiance and Roll Call**
- 2. Approval of Agenda (additions or deletions)**
- 3. Correspondence:**
- 4. CONSENT ITEM (S)**
- 5. 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 5 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.

PUBLIC HEARINGS and ACTION ITEMS:

6. Public Hearing regarding annexation of 50.63 acres to the Hamilton Branch Community Services District

- a) *Receive Executive Officer's report*
- b) *Conduct Public Hearing*
- c) *Consider Resolution 2021-0005 approving annexation of parcels into Hamilton Branch CSD*

7. Executive Officer's Report

8. Commissioner Reports

This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCo, and legislative matters.

9. Adjourn to next regular meeting.

LAFCo's next regular meeting to take place 10:00 am on August 16, 2021

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

Accessibility

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting.

The location of this meeting is wheelchair-accessible. If other accommodations are required to assist a person with a disability to participate in the meeting, please contact the Commission Clerk 24 hours before the meeting as indicated below.

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 Plumas 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 Plumas County Planning Department office at 555 Main Street, Quincy, CA. and at the LAFCo Webpage www.plumaslafco.org

Contact LAFCo Staff LAFCo staff may be contacted at 530-283-7069 or by mail at LAFCo of Plumas County, 5050 Laguna Blvd #112-711, Elk Grove, CA 95758 or by email at jennifer@pcateam.com or by fax at 888-501-0395.

Plumas LAFCO

Executive Officer's Report

July 12, 2021

TO: Plumas Local Agency Formation Commission

FROM: Jennifer Stephenson, Executive Officer

SUBJECT: LAFCO File 2021-0001 Annexation of 50.63 acres to Hamilton Branch CSD

EXECUTIVE OFFICER'S RECOMMENDATIONS: Adopt the proposed Resolution (Resolution 2021-0005 (see Attachment #1)) approving LAFCO project 2021-0001, an annexation of 50.63-acres more or less to the Hamilton Branch Community Services District (HBCSD) subject to the recommended terms and conditions (herein after referred to as Annexation in this report).

Suggested Motions:

Adopt proposed Resolution 2021-0005 approving an annexation consisting of 50.63 acres more or less to the Hamilton Branch Community Services District for water services subject to recommended terms and conditions.

I. BACKGROUND:

A. Summary:

The Hamilton Branch Community Services District has made an application for annexation of 50.63 acres more or less to provide water services to the territory currently served by the Hamilton Branch Mutual Water Company on 113 parcels in the Hamilton Branch community. The territory proposed for annexation consists of two non-contiguous areas, both of which are entirely surrounded by Hamilton Branch CSD.

The purpose of this annexation is to consolidate water services in the community into the Hamilton Branch CSD and ultimately dissolve the Hamilton Branch Mutual Water Company. Water services have been provided in the area by Hamilton Branch CSD since 1982, and as an established well-managed public agency, is the appropriate successor agency for Hamilton Branch Mutual Water Company.

The Hamilton Branch Mutual Water Company shareholders indicated in a vote support of the proposed annexation and dissolution. Hamilton Branch Mutual Water Company is not subject to LAFCO's application requirements for changes of organization, and as such is not required to apply to LAFCO to formalize its dissolution. This application is limited to consideration of annexation of the Hamilton Branch Mutual Water Company's service area by Hamilton Branch CSD.

Staff recommends that the Plumas Local Agency Commission approve the annexation bringing the approximate 50.63 acres of territory into the Hamilton Branch Community Services District, subject to the terms and conditions stated in the proposed Resolution 2021-0005.

B. Proposal and Justification

The purpose of the proposed project is to annex a total of 50.63 acres into the Hamilton Branch Community Services District to provide continued water utilities as the successor agency to Hamilton Branch Mutual Water Company.

In February 2021, LAFCo received an application for this annexation to the Hamilton Branch Community Services District (LAFCo File 2021-0001). The purpose of this proposal is to consolidate water services in the Hamilton Branch community under a single provider to improve level of services provided and reduce operational costs resulting from enhanced economies of scale. This proposal is entirely within the Sphere of Influence of HBCSD.

C. Location and Property Address:

The subject 113 parcels are located in Hamilton Branch in Plumas County near the A13. Area A is to the northeast of A13 generally including the properties along Woodlake Drive and Park Hill Drive. Area B is southwest of A13, generally consisting of properties along Cedar Lane. Parcel numbers for the territory proposed for annexation are recorded in Exhibit "C" of the resolution.

D. Purpose

The purpose of this annexation into Hamilton Branch CSD is to ensure continued water services to the residences, following the dissolution of Hamilton Branch MWC.

II. ANALYSIS

A. Accepted for filing:

February 5, 2021

B. Publication and Posting:

Published in Mountain Messenger on June 21, 2021.

Posted on plumasnews.com on June 21, 2021.

Posted with agenda.

C. Compliance with CEQA:

Lead Agency:	Hamilton Branch Community Services District
Responsible Agency:	N.A.
Environmental Finding:	Notice of Exemption (See Attachment 2)
Date of Finding:	January 4, 2021

D. Compliance with applicable Plans:

Existing land use on the subject territory is residential. A majority of the properties are developed with residences. The County General Plan designates the territory as single-family residential.

E. Compliance with applicable Spheres of Influence:

The proposed annexation is within the Sphere of Influence for the Hamilton Branch Community Services District as updated in 2016.

F. Existing Land Use and Zoning:

-LAND USE DESIGNATION:	Single-family residential
-ZONING:	Single-family residential
-DWELLINGS:	113
-POPULATION:	298
-REGISTERED VOTERS:	113 shareholders

G. Landowner(s)/applicant(s):	Hamilton Branch Community Services District
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H. Existing Land Use and Zoning for Surrounding Territory: The current land use/zoning plan for the Annexation Area is Single-family Residential.

I. Proposed Development: There is no proposed new development on the territory proposed for annexation. The properties are generally all developed.

J. Fiscal Data: Hamilton Branch CSD does not presently receive a portion of the one percent property tax. All services are funded by utility rates. There will be a zero property tax exchange for base property tax and zero property tax exchange for the annual tax increment for the territory to be annexed to HBCSD as stated in Plumas County Resolution 2021-8594 for services provided.

K. Existing and Proposed Service Agencies:

<u>Service:</u>	<u>Existing Provider:</u>	<u>Proposed Provider:</u>
School Districts	Plumas Unified	Same
Fire Protection	Hamilton Branch FPD	Same
General Government	Plumas County	Same
Police Protection	Plumas County Sheriff	Same
Off-site Drainage and Flood Control	Plumas County	Same
Water	Hamilton Branch Mutual Water Company	Hamilton Branch Community Services District
Wastewater	None	Same
Street Lighting	Pacific Gas and Electric	Same
Roads	Plumas County	Same
Emergency Services	Hamilton Branch FPD	Same

Conclusion:

The above considerations are the basis to support the inclusion of 50.63 acres to the Hamilton Branch Community Services District. Recommended actions are presented in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as they apply to this annexation.

Based upon the foregoing, it is recommended this annexation be approved by adopting attached Resolution 2021-0005 Making Determinations and Approving the Annexation of Hamilton Branch MWC's service area to the Hamilton Branch Community Services District consisting of 50.63 acres.

III. POLICY ANALYSIS - ANNEXATION

1. GOVERNING LAW

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. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

- (a) Population, and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (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; 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.
“Services,” as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.
- (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.
- (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 set forth in Section 56377.
- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.
- (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.
- (g) A regional transportation plan adopted pursuant to Section 65080.
- (h) The proposal's consistency with city or county general and specific plans.
- (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.
- (j) The comments of any affected local agency or other public agency.
- (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

- (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5
- (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.
- (n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory
- (o) Any information relating to existing land use designations.
- (p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.
- (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.

These factors will be reviewed with regard to the HBMWC Annexation to the Hamilton Branch Community Services District:

- (a) Population, and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

This proposal will not have any impact upon population growth in the area since the annexation is to serve a developed residential area.

- (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; 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.
 "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

At present, the area receives water services from Hamilton Branch Mutual Water Company. All necessary water infrastructure is in place. It is anticipated that there will be a continued need for water services to the residences in the area in the foreseeable future.

Hamilton Branch CSD has provided water services to the area immediately adjacent to Hamilton Branch MWC since 1982 and has reported the ability to extend its administrative and operational services to the annexation area. Because water services are already in place in the area in question, there is no need to extend or install new water-related infrastructure currently.

- (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.

This annexation will likely have little effect on adjacent areas as the property is generally surrounded by Hamilton Branch CSD and similar land uses. Additionally, the only change in local governmental structure will be the proposed annexation into Hamilton Branch CSD. The County would continue to be the land use authority for the property.

- (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 set forth in Section 56377.

The adopted Commission policies are examined below. Government Code Section 56377 states the following:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

- (a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- (b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the Sphere of Influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing Sphere of Influence of the local agency.

The annexation area is designated as Single-family Residential in the Plumas County General Plan and zoned as the same. There are no agricultural or open space uses in the area. The proposed annexation area is within the Sphere of Influence of HBCSD.

- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Government Code Section 56016 states the following:

56016. "Agricultural lands" means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.

There are no uses in the proposed annexation that meet the definition of agricultural lands in Section 56016.

- (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 boundaries are definite and certain. The area is comprised of 113 parcels in two non-contiguous areas that form islands within HBCSD as they presently exist. The annexation will eliminate the two islands within HBCSD's boundaries.

- (g) A regional transportation plan adopted pursuant to Section 65080.

The project is generally consistent with the Regional Transportation Plan adopted in 2010.

- (h) The proposal's consistency with city or county general and specific plans.

The proposed annexation area is designated as Single-family Residential in the 2035 Plumas County General Plan. The area is developed and there are no proposals for a change in land use. Consequently, the area is generally consistent with applicable plans.

- (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

This proposal does not conflict with the Sphere of Influence of any other district providing similar services. This area is within the HBCSD Sphere of Influence.

- (j) The comments of any affected local agency or other public agency.

Letters of notification and solicitation of comments were mailed to the affected and other public agencies on February 8, 2021. LAFCD did not receive any comments.

- (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The Hamilton Branch Community Services District has indicated its ability to extend the water services to the annexation area. The most recent MSR (2012) for HBCSD notes that water services offered are adequate and the infrastructure is well operated and maintained. HBCSD's financing levels were identified as being adequate to deliver services with certain challenges associated with rising costs combined with unpaid bills. As the annexed residents will be paying rates to cover utility costs to the property it is anticipated that revenue will continue to be sufficient.

- (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

It is anticipated that water will continue to be available from HBCSD's and HBMWC's existing water sources, which have been identified as adequate for the existing demand.

- (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.

This application is not applicable to this consideration.

- (n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory

A vote of HBMWC's shareholders indicates that annexation is supported by the landowners. A public hearing notice was published in the Mountain Messenger and on the plumasnews.com website on June 21, 2021. No comments have been received.

- (o) Any information relating to existing land use designations.

Existing land use on the subject territory is residential. The County General Plan designates the territory as Single-family Residential.

- (p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no issues associated with environmental justice with this proposal.

2. PLUMAS LAFCO POLICY

The following analysis is provided as a guide for the Commission to consider. This proposal complies with applicable legal and policy requirements, as summarized below:

LAFCO Policy 2.A. Communication Between Local Agencies

Plumas LAFCO has determined that an important part of its role is to encourage and promote communication and collaborative planning and studies between public agencies (such as the county, cities and special districts), members of the public, and service-providing members of the private sector such as water and electric companies.

LAFCO has communicated with HBCSD and the County on this annexation on multiple occasions.

LAFCO Policy 2.B. Urban Development

Plumas LAFCO will encourage proposals that promote urban development to include annexation to a city or district where it is reasonable to do so, and to discourage proposals for urban development without annexation. Plumas LAFCO will also encourage cities and districts to annex lands that have been developed to urban levels, particularly areas that receive city or district services.

As stated in this policy, it is preferred that whenever possible urban development annex to available service providers. In this case, the proposed annexation area is within the Sphere of Influence of HBCSD; therefore, annexation of the areas aligns with this policy.

LAFCO Policy 2.C. Discouraging Urban Sprawl

Plumas LAFCO will discourage urban sprawl, and the Commission will make findings and deny proposals that can reasonably be expected to result in sprawl. Sprawl is characterized by irregular, dispersed, and/or disorganized urban or suburban growth patterns occurring at relatively low density and in a manner that precludes or hinders efficient delivery of municipal services, especially roads, public sewer and public water.

The area proposed for annexation is already developed, and, as such, the annexation will not promote urban sprawl.

LAFCO Policy 2.D. Environmental Consequences (CEQA)

LAFCO shall operate in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 and the Guidelines for implementation of the California Environmental Quality Act. Like other public agencies, LAFCO is required to comply with the California Environmental Quality Act and consider the environmental consequences of its actions. Each proposal must receive the appropriate environmental review for consideration by the Commission in making its decisions.

The Hamilton Branch Community Services District, acting as the Lead Agency for this project in accordance with the provisions of the California Environmental Quality Act, has reviewed the reorganization proposal and has found that it qualifies for exemption under Class 20: Changes in Organization of Local Agencies, where the changes do not change the annexation area in which previously existing powers are exercised and that it will not result in adverse changes to the environment nor to the level or scope of services provided

LAFCO Policy 2.E. Balancing Jobs and Housing

Plumas LAFCO will encourage applications, which improve the regional balance between jobs and housing. Plumas LAFCO will consider the impact of a proposal on the regional supply of residential housing for all income levels. The agency that is the subject of the proposal must demonstrate to the Commission that any adverse impacts of the proposal on the regional affordable housing supply will be mitigated.

This policy is not applicable to this application.

LAFCO Policy 2.F. Compact Urban Form and Infill Development Encouraged

When reviewing proposals that result in urban development, Plumas LAFCO will consider whether the proposed development is timely, compact in form and contiguous to existing urbanized areas. Plumas LAFCO will favor development of vacant or under-utilized parcels already within a city or other urbanized area before annexation of new territory.

The annexation area is already developed; therefore, this policy does not apply to this application.

LAFCO Policy 2.G. Public Accessibility and Accountability

LAFCO recognizes that the public's ability to participate in the local governance process is improved when the government structure is simple, accessible, and when decision-makers are accountable to those affected. The Commission will consider this principle when it evaluates proposals for change of organization or reorganization.

HBCSD holds regular public meetings. The Directors are elected and are accountable to the voters. The State Water Resources Control Board regulates the utility services provided by the District.

LAFCO Policy 2.H. Adequate Services

Plumas LAFCO will consider the ability of an agency to deliver adequate, reliable and sustainable services and water resources, and will not approve a proposal that has significant potential to diminish the level of service in the agency's current jurisdiction. The agency must provide satisfactory documentation of capacity to provide service within a reasonable amount of time.

HBCSD demonstrated the ability to provide an adequate level of services in the most recent MSR. Because infrastructure already exists and provides services to the area in question, HBCSD's ability to serve the area is entirely based on its ability to provide sufficient governance, administrative, and operations management services. The existing infrastructure in use by HBMWC, which is to be transferred to HBCSD, reportedly has sufficient water source and distribution capacity to meet the needs of the community.

LAFCO Policy 2.I. Efficient Services

Community needs are normally met most efficiently and effectively by proposals that:

1. Utilize Existing Public Agencies rather than create new ones.
2. Consolidate the Activities and Services of public agencies in order to obtain economies from the provision of consolidated services.
3. Restructure Agency Boundaries and service areas to provide more logical, effective, and efficient local government services.

The purpose of this proposal is to consolidate water services in the Hamilton Branch community under a single provider to improve level of services provided and reduce operational costs resulting from enhanced economies of scale, thus meeting the intent of this policy to ensure efficient services through consolidation.

LAFCO Policy 2.J. Community Impacts

Plumas LAFCO will consider the impacts of a proposal and any alternative proposals on adjacent areas, on mutual social and economic interests, and on the local government structure. The Commission may deny a proposal if adverse impacts are not mitigated to an acceptable level.

The community impacts will be beneficial from the proposed annexation because the Area will have a more efficient and logical service structure.

LAFCO Policy 2.K. Conformance With General and Specific Plans

Plumas LAFCO will approve changes of organization or reorganization only if the proposal is consistent with the General Plan and relevant Specific Plans of the applicable planning jurisdiction.

The proposed annexation area is designated as Single-family Residential in the 2035 Plumas County General Plan. The area is developed and there are no proposals for a change in land use. Consequently, the area is generally consistent with applicable plans.

LAFCO Policy 2.L. Boundaries

Plumas LAFCO will not accept as complete any application for a proposal unless it includes boundaries that are definite, certain, and fully described.

The boundaries of the proposed annexation are definite and no lines of assessment are split.

LAFCO Policy 2.M. Revenue Neutrality

Revenue Neutrality Is Applicable to All Proposals. Plumas LAFCO will approve a proposal for a change of organization or reorganization only if the Commission finds that the proposal will result in a similar exchange of both revenues and service responsibilities among each affected agency. A proposal is deemed to have met this standard if the amount of revenue that will be transferred from an agency or agencies currently providing service in the subject territory to the proposed service-providing agency is substantially equal to the expense the current service provider bears in providing the services to be transferred.

The proposed annexation will not take revenue from any other special district or the County. There will be a zero property tax exchange for base property tax and zero property tax exchange for the annual tax increment for the territory to be annexed to HBCSD as stated in Plumas County Resolution 2021-8594 for services provided.

LAFCO Policy 2.N. Agricultural and Open Space Land Conservation

A primary goal of Plumas LAFCO is the preservation of open space and prime agricultural lands. Plumas LAFCO will exercise its powers to preserve prime agricultural ("ag") land as defined in Section 56064 of the Government Code, and open space land as defined in Section 65560 of the Government Code pursuant to standards.

As noted in Plumas LAFCO's Policies, one of LAFCO's core purposes is preservation of open space and prime agricultural land. (Policy 2.14.) The policy goes on to state that The Commission will exercise its powers to conserve prime agricultural ("ag") land as defined in Section 56064 of the Government Code."

This annexation project is not located on land meeting the LAFCO definition of prime agricultural land as stated in Government Code Section 56064.

LAFCO Policy 2.O. Need for Services

A need for the services that will be made available must be established. Plumas LAFCO will determine that a need for service exists if any of the following situations is present:

1. Public Health and Safety Threat - If the lack of the service creates a demonstrated threat to the public health and safety.
2. Community Needs - If a proposal includes the extension or provision of community services that are not considered growth inducing, such as fire protection, recreation, road maintenance, etc., and the residents of the area have indicated a desire for the service.
3. Five-year Urbanization - If a proposal will result in the extension of services that may reasonably be expected to result in urbanization of the subject territory, the area growth patterns must indicate that the subject area is likely to be developed for urban use within five years, if permitted, and local planning regulations provide.

At present, the area receives water services from Hamilton Branch Mutual Water Company. All necessary water infrastructure is in place. It is anticipated that there will be a continued need for water services to the residences in the area in the foreseeable future.

LAFCO Policy 2.P Tribal Lands

If a proposal involves an amendment or establishment of a Sphere of Influence or change of organization, which could ultimately lead to the provision of services to tribal lands, the proper tribal authority shall be informed of LAFCO's intention to seek a partial waiver of sovereign immunity prior to its approval of a change of organization.

This policy is not applicable to this application.

LAFCO Policy 2.Q Updated Municipal Service Review Required

At the time LAFCO receives an application for a Sphere of Influence amendment, information contained in the applicable Municipal Service Review (MSR) shall be reviewed and updated, as necessary. Revised determinations within an applicable MSR will be required when significant changes in the MSR baseline result in inconsistencies with existing MSR determinations.

The property is within the Sphere of Influence of HBCSD; therefore, no amendment is necessary.

LAFCO Policy 2.R. Exceptions

Plumas LAFCO may make exceptions to any of the standards in this Chapter if it determines that such exceptions can be justified (based on outlined grounds).

No exceptions to LAFCO Policy are recommended.

3. LAFCO POLICIES REGARDING ANNEXATIONS

Plumas LAFCO has adopted the following policies regarding annexations:

LAFCO POLICY 4.A.1 Consistency with LAFCO Policies

The annexation or detachment must be consistent with the General Policies set forth in Section II of this Chapter above.

As mentioned, the proposed annexation to HBCSD is consistent with Plumas LAFCO policies.

LAFCO POLICY 4.A.2 Consistency with Spheres and Service Review

- a) The annexation or detachment must be consistent with the internal Spheres of Influence boundaries.
- b) The annexation must also be consistent with the applicable Municipal Service Review.
- c) Proposed annexations of lands that lie outside of the near-term sphere horizon are presumed to be inconsistent with the Sphere Plan.

The annexation to the HBCSD is consistent with the Sphere of Influence and Service Review.

LAFCO POLICY 4.A.3 Plan for Services Required

Every proposal must include a Plan for Services that addresses the items identified in Government Code Section 56653. This Plan for Service must be consistent with the Municipal Service Review of the agency.

A plan for services was included as part of the application.

LAFCO POLICY 4.A.4 Contiguity

If required by statute, or if necessary to ensure efficient service provision, territory proposed to be annexed must generally be contiguous to the annexing city or district.

The proposed annexation is contiguous to HBCSD.

LAFCO POLICY 4.A.5 Piecemeal Annexation Prohibited

Plumas LAFCO will favorably consider proposals that are a part of an orderly, phased annexation program by an agency for territory within its Sphere of Influence.

The two areas proposed for annexation are entirely surrounded by HBCSD. Therefore, this annexation will not result in piecemeal annexations of other parcels in the area.

LAFCO POLICY 4.A.6 Annexations to Eliminate Islands

Proposals to annex islands and that otherwise correct illogical distortion of boundaries will be approved unless they would violate another provision of these standards.

The two areas proposed for annexation are considered islands and would correct illogical boundaries, if included in HBCSD.

LAFCO POLICY 4.A.7 Annexations that Create Islands

An annexation will not be approved if it will result in the creation of islands of incorporated or unincorporated territory or otherwise cause or further the distortion of existing boundaries.

The proposed annexation does not create islands.

LAFCO POLICY 4.A.8 Service Requirements

An annexation or attachment shall not be approved merely to facilitate the delivery of one or a few services to the detriment of either existing or future delivery of a larger number of services or services more basic to public health and welfare.

Transfer of services within the proposed annexation area to HBCSD does not appear to be detrimental or potentially detrimental to other customers or services.

LAFCO POLICY 4.A.9 Adverse Impact of Annexation on other Agencies or Service Recipients

Plumas LAFCO will deny annexation proposals that would result in significant adverse effects upon other service recipients or other agencies serving the affected area unless the approval is conditioned to avoid such impacts.

The proposed annexation to HBCSD will have no adverse impact on other agencies or existing service recipients, given that the District and the related facilities appear to have sufficient capacity to continue the same level of services.

LAFCO POLICY 4.A.10 Need for Services

An annexation will normally not be approved unless an agency can demonstrate there is a demand and need for services in the short-term and that the annexation will not be premature meeting the criteria in Section II N.

Residents in the subject area are presently receiving water services and there is a need for the continued service by a successor agency. Given HBCSD's location and history of satisfactory service provision, it is well-positioned to take on HBMWC's services.

LAFCO POLICY 4.B. Determination of the Most Efficient Service Provider

Plumas LAFCO will approve an annexation and (or) detachment only if the Commission determines that the annexing agency possesses the capability to provide better services for the affected population.

HBCSD will be the most efficient service provider for water services, as it is located immediately adjacent to the proposed annexation area. There are no other feasible service providers in the vicinity. Both agencies have demonstrated in their MSRs the ability to provide adequate services.

LAFCO POLICY 4.B.1 Optimum Combination of Service and Cost

For purposes of this standard, the best provider is the agency that provides the best combination of service cost and service level.

HBCSD is the most efficient provider of water services in this area. There are no other feasible service providers in the vicinity.

LAFCO POLICY 4.B.2 City Annexations and Detachments

In the case of a city annexation and detachment from a special district, LAFCO may consider the broader service issues in making the determination whether to approve the detachment and shift of services from the special district to the city.

This policy is not applicable to this application.

LAFCO POLICY 4.B.3 “Affected Population” Defined

For purposes of this standard, “affected population,” means any of the following:

- i) The population, which inhabits or will inhabit the area to be annexed.
- ii) The population already being served by the annexing agency.
- iii) The population of existing or potential alternative service providers.

It is anticipated that the population currently served by HBMWC will benefit from efficiencies gained through this annexation. The population already being served by HBCSD will not be adversely affected in any way from this annexation. There are no other alternative service providers.

LAFCO POLICY 4.B.4 Factors to Be Considered

LAFCO shall take into account all of the following factors:

- a) Physical accessibility of the territory to the agency’s service provision resources.
- b) The agency’s possession of or ability to acquire resources necessary to provide the needed service.
- c) The agency’s historic service provision effectiveness and efficiency.
- d) The appropriateness of the agency’s organizational structure to meet service needs.
- e) The legislative policy established in the Cortese-Knox-Hertzberg Act to favor consolidation of services in a single multi-service provider over allowing the proliferation of single-purpose service agencies.
- f) The possibility of a negative effect on alternative service providers and those who use their services.
- g) Other information supplied by the agencies and (or) developed by LAFCO.
- h) The factors listed in Government Code Section 56668.

- a) The territory is physically accessible to the HBCSD.
- b) HBCSD has the resources to provide the services including financial resources.
- c) HBCSD has historically been a good service provider to its residents.
- d) HBCSD is the appropriate service provider and the Board of the district will be accountable to the voters.

- e) The legislative policy of the Cortese-Knox-Hertzberg Act favors a single multi-service provider. The project does not call for the formation of a new service provider or promote proliferation of special districts.
- f) There will be no adverse effect on other service providers and there is no other service provider for this specific service.
- g) There has been no further information provided by the agencies or developed by LAFCO.
- h) Factors listed in Gov. Code 56668 were previously discussed in this report.

LAFCO POLICY 4.B.5 LAFCO Responsibility for Determination
LAFCO shall determine the most efficient overall service provider or combination of providers, not the affected agencies.

Although there are many service providers in Plumas County, LAFCO has determined that the most efficient way to provide for these services is to use special districts. The proposed annexation to HBCSD is a logical and efficient way to provide for water services.

4. COMMENTS RECEIVED FROM THE PUBLIC AND AGENCIES

No comments received.

5. ALTERNATIVE ACTIONS BY THE COMMISSION

The Commission has the following alternatives for action:

Alternative #1

The Commission may wish to consider the annexation of the 50.63 acres as well as adjacent parcels. The District is not requesting annexation of additional parcels.

Alternative #2 Continue the Hearing.

The Commission may determine that it does not have sufficient information to make a decision at this time and continue the matter to a date and time certain.

Alternative #3 Approve the project as submitted.

The Commission may approve the annexation as submitted for 50.63 acres.

6. STAFF RECOMMENDATION

Staff recommends the Commission approve the HBMWC Annexation, as submitted, to the Hamilton Branch Community Services District by adopting Resolution 2021-0005.

Respectfully Submitted,

Jennifer Stephenson,
Executive Officer

Attachments:

- 1. Proposed Resolution 2021-0005*
- 2. Notice of Determination*

Resolution # 2021-0005

**LOCAL AGENCY FORMATION OF THE COUNTY OF PLUMAS,
STATE OF CALIFORNIA**

*A Resolution Making Determinations and Approving the Annexation of 50.63 acres more or less to the Hamilton Branch Community Services District –LAFCO File 2021-0001—
HBMWC Annexation*

WHEREAS, the Hamilton Branch Community Services District has filed an application to annex 50.63 acres more or less into its boundaries, known as LAFCO File 2021-0001, HBMWC Annexation. This property consists of 113 parcels described and depicted in Exhibits “A”, “B”, and “C” attached hereto and incorporated herein and filed with the Executive Officer of the Plumas Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 *et seq* of the Government Code); and

WHEREAS, the proceedings for this reorganization are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 56000 *et seq.* of the Government Code; and,

WHEREAS, the applicant is located in Plumas County; and

WHEREAS, the Commission has heard and adopted a Municipal Service Review of services provided by the Hamilton Branch Community Services District and adopted Resolution 2012-0006 on October 15, 2012 in accordance with Government Code Section 56430; and

WHEREAS, in Resolution 2016-0001 on February 8, 2016 the Commission made the required determinations regarding the four factors relevant to determining spheres of influence identified in Government Code Section 56425; and,

WHEREAS, Hamilton Branch Community Services District’s Sphere of Influence, as amended in Resolution 2016-0001 is consistent with the proposed annexation as required by Government Code Section 56375.5; and

WHEREAS, the District has developed a Plan for Service that sets forth the terms of the annexation and transfer of service from Hamilton Branch Mutual Water Company to Hamilton Branch Community Services District, including transfer of assets, property, personnel and equipment; and,

WHEREAS, the Hamilton Branch Community Services District prepared and certified as the Lead Agency a Notice of Exemption for this change of organization for the affected territory pursuant to the requirements of the California Environmental Quality Act (Section 21000 *et seq.* of the Public Resources Code); and

WHEREAS, the Hamilton Branch Community Services District, acting as the Lead Agency for this project in accordance with the provisions of the California Environmental Quality Act, has reviewed the reorganization proposal and has found that it qualifies for exemption under Class 20: Changes in Organization of Local Agencies,

where the changes do not change the annexation area in which previously existing powers are exercised and that it will not result in adverse changes to the environment nor to the level or scope of services provided; and,

WHEREAS, the Plumas County Board of Supervisors adopted Resolution 2021-8594 on June 8, 2021 pertaining to the Tax Revenue Exchange for this annexation; 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, including mailed notice to affected and subject agencies and published notice in newspapers of general circulation in order to that ensure agencies, affected citizens and landowners were aware of the proposal; 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, the Commission has heard all interested parties desiring to be heard at the public hearing and considered the application and report by the Executive Officer and all other relevant evidence and information presented at said hearing;

WHEREAS, this Commission has considered the application, the report of the Executive Officer, the environmental documentation and determination, applicable General and Specific Plans, LAFCO's policies and each of the factors required by Government Code Section 56668 to be considered in the review of a proposal; and

WHEREAS, it is desired that the proposed annexation of territory served by Hamilton Branch Mutual Water Company to the Hamilton Branch Community Services District be subject to terms and conditions as follows:

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

1. The foregoing recitals are true and correct.
2. The subject proposal is assigned the following short form designation: HBMWC Annexation to HBCSD (LAFCO File 2021-0001).
3. The territory comprises approximately 50.63 acres more or less and is found to be inhabited.
4. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have been given an opportunity to testify regarding this reorganization herein referred to an annexation into Hamilton Branch CSD.
5. In reviewing this application, the Commission finds that services to be provided by the Hamilton Branch Community Services District are necessary and that there will not be a duplication of other powers provided by the Hamilton Branch Community Services District with any other special district.

6. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
7. The LAFCO Executive Officer's Staff Report including attachments and recommendation for approval of the proposal is hereby incorporated by reference and hereby adopted.
8. The boundary description and map, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs.
9. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibits "A" Boundary Description and "B" Map attached hereto and by this reference incorporated herein subject to the terms and conditions included. The boundary description and map if amended by action of the Commission will be revised and checked by the Plumas County Surveyor at the expense of the applicant, prior to filing of the Certificate of Completion.
10. The boundaries of the affected territory are found to be definite and certain.
11. As stated in the LAFCO Staff Report of July 12, 2021, the amount of base property tax and tax increment transferred shall be in accordance with Plumas County Resolution 2021-8594 attached hereto as Exhibit "D".
12. The application for the annexation to the Hamilton Branch CSD (LAFCO 2021-0001) is hereby approved to provide water services within the territory.
13. Although the Hamilton Branch MWC is not subject to LAFCO jurisdiction, the application constitutes a consolidation of service providers resulting in the dissolution of the Hamilton Branch MWC and the transfer of services to the Hamilton Branch CSD. As such, the transfer of all assets, infrastructure, and equipment to Hamilton Branch CSD as the successor agency must be carried out as outlined in the Plan for Services following the adoption of this resolution, and the Hamilton Branch MWC dissolved.
14. LAFCO is the conducting authority for this reorganization. In accordance with the provisions of Section 57000 of the Government Code and with Plumas LAFCO Policies, the Commission hereby directs the Executive Officer to schedule a protest hearing for this matter after the expiration of the reconsideration period specified by Section 56895; to conduct the hearing for this reorganization; and, upon completion of the hearing, to take action as appropriate in accordance with LAFCO Policies and the requirements of Chapter 3, Part 4 of Division 3 of the California Government Code.
15. All Hamilton Branch CSD previously authorized fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion.

16. Verification of payment of any charges and engineering and infrastructure costs, owed (unless waived) to the County, LAFCO and (or) the district respectively shall be submitted to LAFCO prior to the issuance of the Certificate of Completion.
17. All LAFCO, Plumas 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.
18. Four large copies and two 8 1/2 x 11 reductions of all maps along with two copies of the final LAFCO approved boundary description along with an electronic copy of both the map and description shall be submitted to LAFCO prior to recordation of the Certificate of Completion. All descriptions and maps shall be wet stamped by a California Licensed Land Surveyor
19. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Plumas 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. The Plumas 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. The Executive Officer of this Commission is instructed to mail a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.
21. The Notice of Exemption prepared for this annexation is hereby affirmed by Plumas LAFCO.
22. The Commission directs the Executive Officer to file a Notice of Determination within 5-days of Commission approval of this annexation. Applicant shall be responsible for payment of any documentary handling fees or Fish and Game fees required by the Plumas County Clerk or the State Department of Fish and Game.
23. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.
24. The effective date shall be October 1, 2021 or the date of recordation of the Certificate of Completion, whichever is earlier.
25. 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.

PASSED AND ADOPTED at a regular meeting of the Plumas Local Agency Formation Commission, State of California, on the 12th day of July, 2021 by the following votes:

AYES:
NOES:
ABSTAINS:
ABSENT:

Bill Powers, Chair
Plumas Local Agency Formation
Commission

PLUMAS LOCAL AGENCY
FORMATION COMMISSION
ATTEST:

Jennifer Stephenson
Executive Officer

Annexation to Hamilton Branch Community Services District
Geographic Description
Area A

All that certain real property, situate in portion of Section 21, Township 28 North, Range 8 East, Mount Diablo Base and Meridian, in the County of Plumas, State of California, described as follows:

Beginning at the Northeast corner of Lot 39 of the Hamilton Branch Addition No. 7, R.M. BK. 4, PG. 85 (APN 104-351-004) 3556 Woodlake Drive Westwood CA 96137;

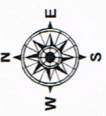
Thense, (1) South 34°14' 32" West 149.66 feet;
Thense, (2) North 55° 8' 27" West 246.04 feet;
Thense, (3) North 54° 44' 34" West 443.64 feet;
Thense, (4) North 36° 38' 9" East 281.66 feet;
Thense, (5) North 21° 54' 8" East 466.14 feet;
Thense, (6) North 87° 42' 43" East 971.77 feet;
Thense, (7) South 58° 32' 19" East 369.05 feet;
Thense, (8) North 89° 35' 19" East 167.66 feet;
Thense, (9) South 26° 59' 42" East 210.74 feet;
Thense, (10) South 26° 5' 18" East 60.61 feet;
Thense, (11) South 11° 40' 4" East 53.62 feet;
Thense, (12) South 15° 45' 37" West 199.93 feet;
Thense, (13) South 12° 47' 16" West 198.40 feet;
Thense, (14) South 8° 12' 8" West 61.28 feet;
Thense, (15) South 4° 35' 43" West 280.27 feet;
Thense, (16) South 31° 43' 32" West 149.69 feet;
Thense, (17) North 61° 28' 19" West 148.71 feet;
Thense, (18) South 25° 9' 7" West 85.39 feet;
Thense, (19) North 67° 56' 40" West 52.29 feet;
Thense, (20) North 56° 5' 39" West 178.11 feet;
Thense, (21) North 30° 28' 50" East 176.78 feet;
Thense, (22) North 3° 20' 41" East 169.66 feet;
Thense, (23) North 56° 49' 23" West 273.45 feet;
Thense, (24) North 83° 50' 8" West 272.91 feet;
Thense, (25) South 85° 20' 1" West 168.18 feet;
Thense, (26) South 39° 31' 52" West 103.54 feet;
Thense, (27) North 55° 49' 9" West 12.94 feet;
Thense, (28) South 32° 54' 55" West 104.08 feet;
Thense, (29) South 54° 20' 38" East 33.64 feet;
Thense, (30) South 34° 14' 33" West 61.77 feet to the Point of beginning and containing 34.7 acres of land more or less.

Annexation to Hamilton Branch Community Services District
Geographic Description
Area B

All that certain real property, situate in portion of Section 21, Township 28 North, Range 8 East, Mount Diablo Base and Meridian, in the County of Plumas, State of California, described as follows:

Beginning at the Northwest corner of Lot 74 of the Hamilton Branch addition No. 8, R.M. BK. 5, PG. 8 (APN 104-282-008) 3264 Cedar Lane Westwood CA 96137;

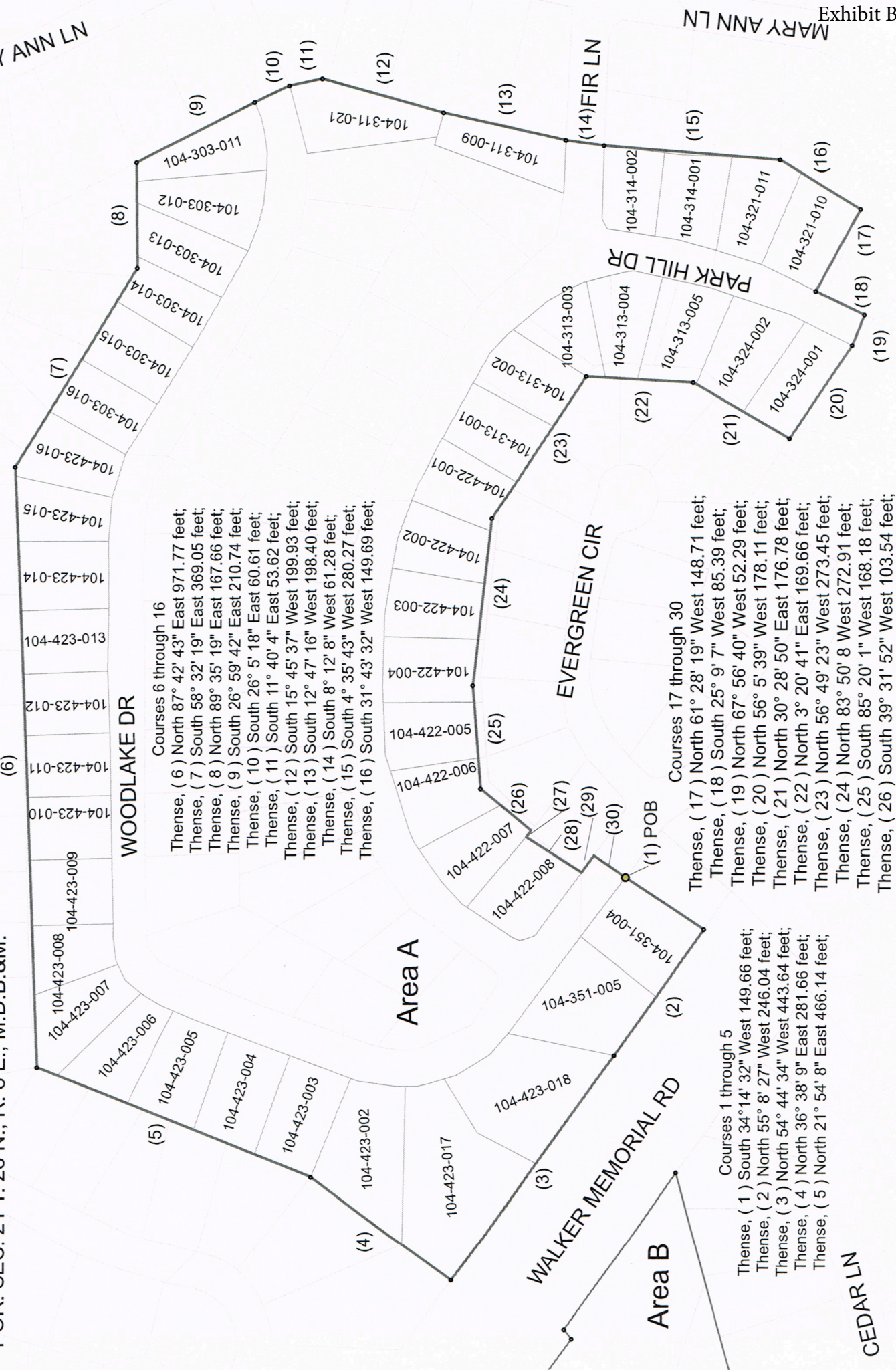
Thence, (1) Southouth 54° 44' 40" East 454.97 feet;
Thence, (2) Southouth 38° 50' 59" West 45.00 feet;
Thence, (3) Southouth 54° 38' 56" East 600.00 feet;
Thence, (4) Northorth 52° 34' 5" East 20.00 feet;
Thence, (5) South 55° 26' 20" East 305.00 feet;
Thence, (6) South 74° 56' 15" West 444.20 feet;
Thence, (7) South 85° 47' 58" West 150.00 feet;
Thence, (8) South 11° 17' 29" West 210.00 feet;
Thence, (9) North 79° 59' 43" West 35.50 feet;
Thence, (10) South 10° 51' 20" West 215.52 feet;
Thence, (11) North 89° 36' 58" West 202.09 feet;
Thence, (12) North 36° 8' 9" East 44.50 feet;
Thence, (13) North 57° 20' 16" West 250.4.00 feet;
Thence, (14) North 1° 22' 43" West 1167.25 feet to the Point of Beginning and containing 15.93 acres of land more or less.



HILL CREST DR

Annexation to Hamilton Branch Community Services District

POR. SEC. 21 T. 28 N., R. 8 E., M.D.B.&M.



Reference Scale: 1:2,500

Parcel Data Plumas County

0 50 100 200 300 400 500 600 Feet

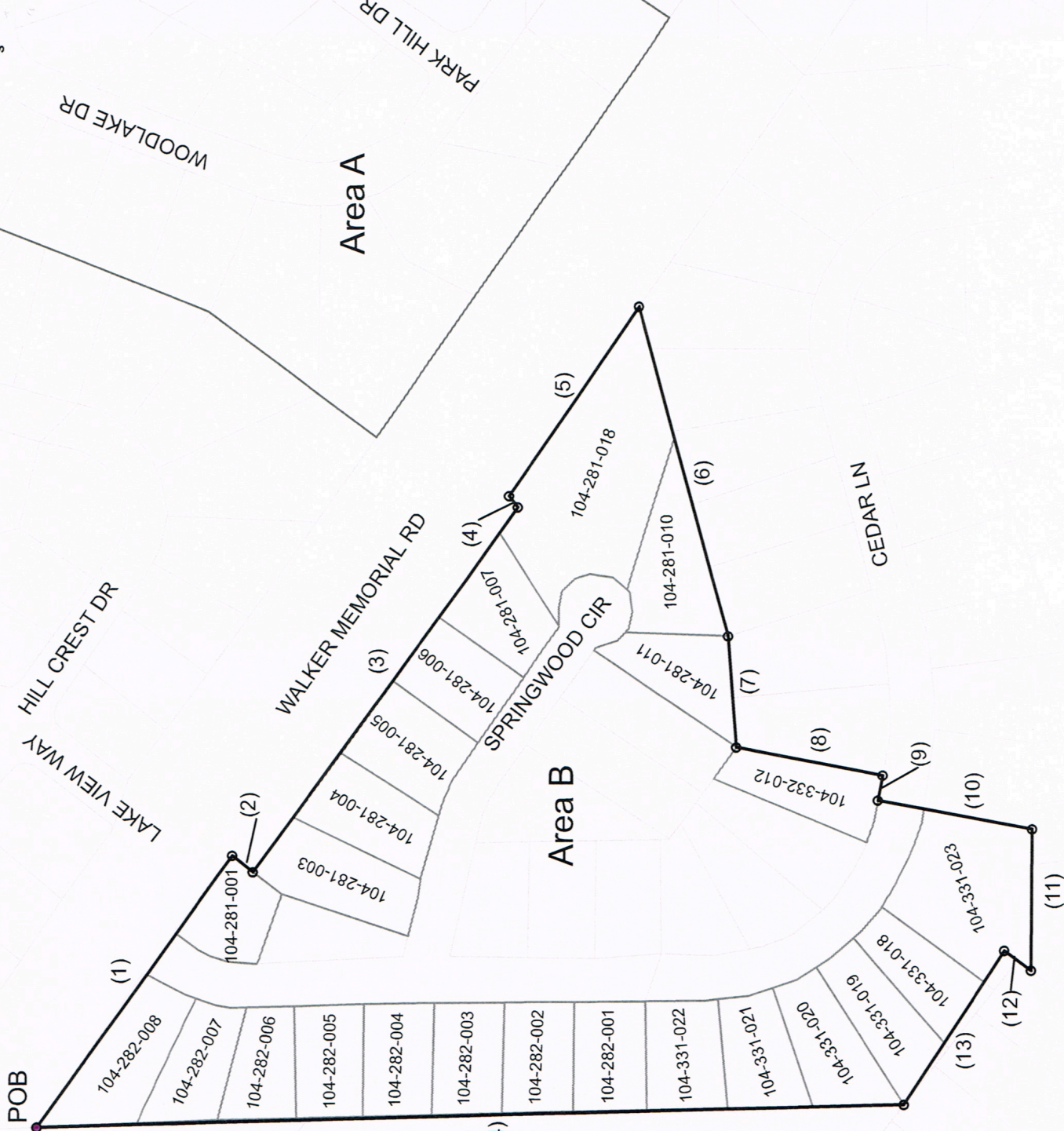
Exhibit B

Annexation to Hamilton Branch Community Serves District

POR. SEC. 21 T. 28 N., R. 8 E., M.D.B.&M

Courses

hence, (1) Southouth 54° 44' 40" East 454.97 feet;
Thence, (2) Southouth 38° 50' 59" West 45.00 feet;
Thence, (3) Southouth 54° 38' 56" East 600.00 feet;
Thence, (4) Northorth 52° 34' 5" East 20.00 feet;
Thence, (5) South 55° 26' 20" East 305.00 feet;
Thence, (6) South 74° 56' 15" West 444.20 feet;
Thence, (7) South 85° 47' 58" West 150.00 feet;
Thence, (8) South 11° 17' 29" West 210.00 feet;
Thence, (9) North 79° 59' 43" West 35.50 feet;
Thence, (10) South 10° 51' 20" West 215.52 feet;
Thence, (11) North 89° 36' 58" West 202.09 feet;
Thence, (12) North 36° 8' 9" East 44.50 feet;
Thence, (13) North 57° 20' 16" West 250.4.00 feet;
Thence, (14) North 1° 22' 43" West 1167.25 feet
to the Point of Beginning

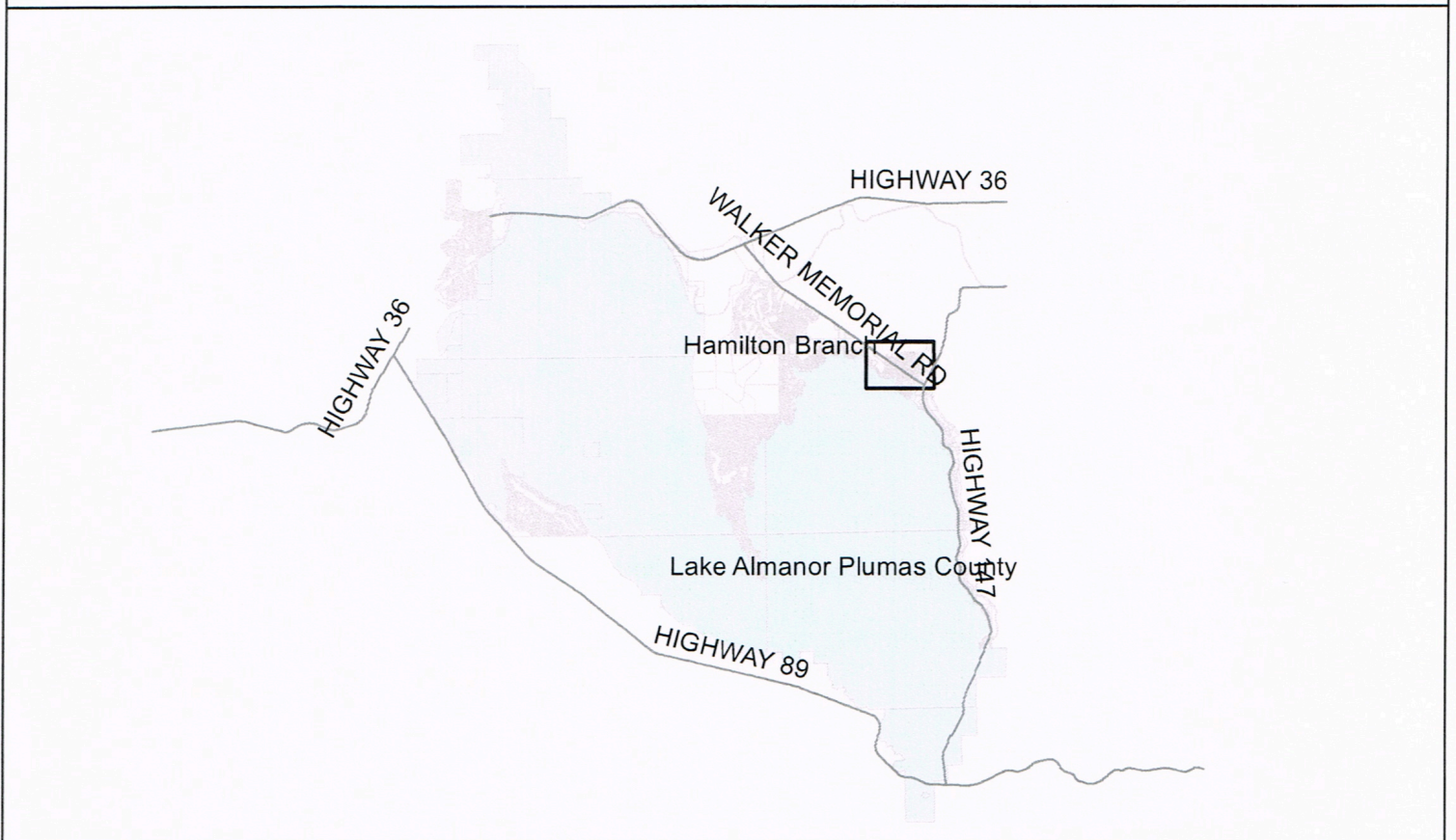
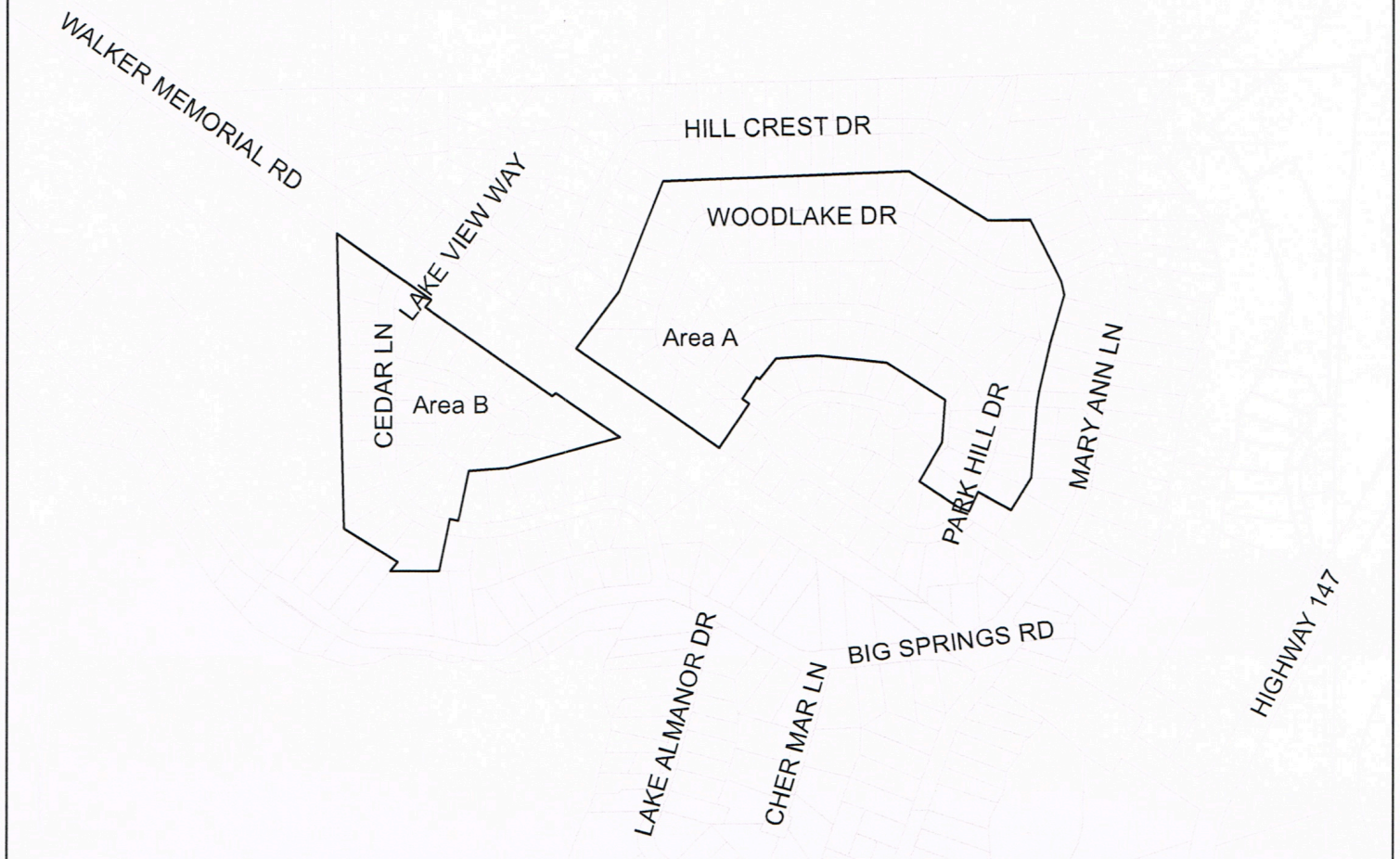


Reference Scale: 1:2,500

BIG SPRINGS RD



Annexation to Hamilton Branch Community Services District



File 2021-0001: Annexation of Hamilton Branch Mutual Water Company by Hamilton Branch
Community Services District

Affected Parcel Numbers

104-422-008-000
104-422-007-000
104-422-006-000
104-422-005-000
104-422-004-000
104-422-003-000
104-422-002-000
104-422-001-000
104-313-001-000
104-313-002-000
104-313-003-000
104-313-004-000
104-313-005-000
104-324-002-000
104-324-001-000
104-321-010-000
104-321-011-000
104-314-001-000
104-314-002-000
104-311-009-000
104-311-010-000
104-311-011-000
104-311-012-000
104-311-013-000
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104-311-015-000
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104-282-006-000
104-282-007-000
104-282-008-000

**BOARD OF SUPERVISORS, COUNTY OF PLUMAS, STATE OF
CALIFORNIA**

RESOLUTION NO. 21-8594

**RESOLUTION PERTAINING TO TAX REVENUE EXCHANGE BETWEEN
THE COUNTY OF PLUMAS AND THE HAMILTON BRANCH COMMUNITY
SERVICE DISTRICT IN PLUMAS COUNTY FOR THE ANNEXATION OF
THE HAMILTON BRANCH MUTUAL WATER COMPANY IN PLUMAS
COUNTY AND DISSOLUTION OF THE ENTIRE HAMILTON BRANCH
MUTUAL WATER COMPANY IN PLUMAS COUNTY**

WHEREAS, a proposal has been filed with the Plumas LAFCo Executive Officer to annex all of the territory within the Hamilton Branch Mutual Water Company in Plumas County to the Hamilton Branch Community Services District in Plumas County and to concurrently dissolve the entire Hamilton Branch Mutual Water Company – LAFCo Project 2021-Annex-0001; and

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 districts within the County; and

WHEREAS, Revenue and Taxation Code Section 99(b) designates the Plumas County Board of Supervisors as the agency responsible for deciding cases of jurisdictional change which will alter the service area or responsibility of a local agency, Revenue and Taxation Code Section 99(b) requires that the amount of property tax revenue to be exchanged, if any, and the amount of annual tax increment to be exchanged among the affected local agencies shall be determined by negotiation; 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, notification and consultation of the affected district has occurred and negotiations have been held between the County of Plumas and the Hamilton Branch Community Services District; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Plumas as follows:

1. That the recitals set forth above are true, correct and valid.

2. That the jurisdiction change will not decrease the responsibility for services by either the County of Plumas or any affected local agencies.
3. That the Board of Supervisors of the County of Plumas agrees to accept the following negotiated exchange of property tax revenues and annual tax increment.
 - a. Property tax revenue in the amount of zero dollars (\$0) shall be transferred from the Plumas County General Fund to the Hamilton Branch Community Services District
 - b. Annual tax increment in the amount of zero dollars (\$0) shall be transferred from the Plumas County General Fund to the Hamilton Branch Community Services District
4. Upon finalization of the LAFCo Project 2021-Annex-0001, property tax revenues generated from within the subject area shall be governed by this resolution and shall be allocated for the following Tax Rate Areas (TRA):

104-422-001	104-321-011	104-421-007	104-421-021	104-423-004	104-291-004	104-332-014
104-422-002	104-314-001	104-421-008	104-421-022	104-423-005	104-281-005	104-332-015
104-422-003	104-314-002	104-421-009	104-311-016	104-423-006	104-281-006	104-331-018
104-422-004	104-311-009	104-421-010	104-311-017	104-423-007	104-281-007	104-331-019
104-422-005	104-311-010	104-421-011	104-311-018	104-423-008	104-281-008	104-331-020
104-422-006	104-311-011	104-351-005	104-311-019	104-423-009	104-281-009	104-331-021
104-422-007	104-311-012	104-351-004	104-311-020	104-423-010	104-281-010	104-331-022
104-422-008	104-311-013	104-421-012	104-311-021	104-423-011	104-281-011	104-331-023
104-313-001	104-311-014	104-421-013	104-303-011	104-423-012	104-281-012	104-282-001
104-313-002	104-311-015	104-421-014	104-303-012	104-423-013	104-281-013	104-282-002
104-313-003	104-421-001	104-421-015	104-303-013	104-423-014	104-281-014	104-282-003
104-313-004	104-421-002	104-421-016	104-303-014	104-423-015	104-281-015	104-282-004
104-313-005	104-421-003	104-421-017	104-303-015	104-423-016	104-281-016	104-282-005
104-324-002	104-421-004	104-421-018	104-303-016	104-423-018	104-281-017	104-282-006
104-324-001	104-421-005	104-421-019	104-423-002	104-281-002	104-332-012	104-282-007
104-321-010	104-421-006	104-421-020	104-423-003	104-281-003	104-332-013	104-282-008

Notwithstanding the paragraph above, the future incremental property tax allocated to the County General Fund and all local taxing entities shall not be changed because of this reorganization.

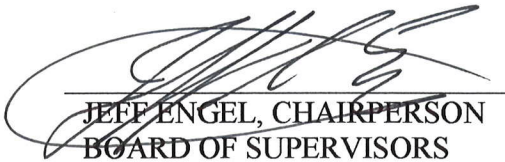
5. This determination is made without prejudice to any future jurisdictional changes and does not establish a precedent for making future determinations pursuant to Section 99 of the revenue and taxation code.
6. The Clerk is directed to file a certified copy of this resolution to the Plumas Local Agency Formation Commission, the Plumas County Administrative Office, the Auditor of the County of Plumas, the Hamilton Branch Community Services District, and the Hamilton Branch Mutual Water Company.

4. Upon completion of the LAFCo proceedings, the Plumas County Auditor-Controller is hereby directed to distribute the property tax revenues within the reorganization territory in accordance with this resolution.

BE IT FURTHER RESOLVED the County Administrator, is hereby authorized to sign any documents pertaining to implementation of this resolution and to act as the Board of Supervisors representative in above related property tax exchange matter.

The foregoing property tax revenue exchange resolution was passed and adopted at a Regular meeting of the Board of Supervisors of the County of Plumas held on the 8th day of June, 2021, by the following vote:


AYES: Supervisors: Goss, Thrall, Ceresola, Engel
NOES: None
ABSENT: Supervisor Hagwood
ABSTAIN: None


JEFF ENGEL, CHAIRPERSON
BOARD OF SUPERVISORS

ATTEST:


Clerk to the Board of Supervisors

APPROVED AS TO FORM:


Deputy County Counsel

NOTICE OF DETERMINATION

TO: County Clerk
County of Plumas
Quincy, CA

FROM: Plumas LAFCO
5050 Laguna Blvd #112-711
Elk Grove, CA 95758

PROJECT TITLE: **LAFCO 2021-0001** HBMWC Annexation to the HBCSD

PROJECT LOCATION: Hamilton Branch along A13 next to Lake Almanor in Plumas County

DESCRIPTION OF PROJECT:

Hamilton Branch Community Services District (CSD) will annex the territory presently served by the Hamilton Branch Mutual Water Company (MWC) and continue services as the mutual water company's successor agency. The territory to be annexed consists of 50.63 acres. The area is already developed with existing infrastructure to provide water services, and as such Hamilton Branch CSD will not be expanding or extending services beyond those that are already provided by the MWC.

LEAD AGENCY:

Hamilton Branch Community Services District

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Plumas Local Agency Formation Commission

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:

Mike Saitone, Hamilton Branch Community Services District

EXEMPT STATUS:

Class 19 Categorical Exemption, "Annexation of existing facilities and lots for exempt facilities" CEQA Guidelines Section 15320 and 15061b (3) General Rule Exemption.

REASONS WHY THIS PROJECT IS EXEMPT:

This action is Exempt from the California Environmental Quality Act pursuant to Section 15320 of the CEQA Guidelines (Class 19) as the changes would not result in any change in permitted use and 15061 b(3) whereby this change of organization is covered by the general rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Since this change of organization is only placing already developed territory into an existing district for domestic water services that are already provided by another agency, there is no possibility that this activity may have a significant effect on the environment, since the services are already provided within the territory subject to the change of organization.

CONTACT PERSON:

Jennifer Stephenson
LAFCO Executive Officer

TELEPHONE NUMBER:

(530) 283-7069

By: _____

Date: July 12, 2021