

YOLO LAFCo

PROJECT POLICIES

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YOLO LAFCO

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1.0 GENERAL PROVISIONS

1.1 TITLE

The Yolo Local Agency Formation Commission (“LAFCo” or “Commission”) hereby adopts the following Project Policies governing common applications and LAFCo studies considered by the Commission. These policies supersede those previously adopted, shall apply to LAFCo and are adopted pursuant to the authority vested in the Commission by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq. (“CKH Act”). These policies shall guide the decision-making of the LAFCo Executive Officer and the Commission.

2.0 STANDARDS OF EVALUATION FOR PROPOSALS FOR A CHANGE OF ORGANIZATION OR REORGANIZATION

The following standards are adopted for the evaluation of proposals for a change of organization or reorganization of local agencies.

2.1 CHOICE OF ENTITY

The provision of municipal services in highly urbanized areas by cities rather than by counties or special districts is favored. The further development of single purpose autonomous districts is disfavored. The formation of multi-purpose special districts contiguous to existing cities is disfavored. The creation of a multiplicity of small cities is disfavored. Accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible is favored.

2.2 DUPLICATION OF AUTHORITY

The inclusion of territory within a city in one or more districts with common powers, or within two or more districts with common powers, is disfavored. The Commission shall determine whether an application violates the policy set forth in the preceding sentence. If the determination is in the affirmative, the Commission shall provide each affected city or district an opportunity to express its views to the Commission.

2.3 TERRITORY TO BE INCLUDED

The division of existing identifiable communities is disfavored, but at the same time the inclusion of heterogeneous economic and social interests within the same entity is favored. The division of existing communities identifiable on the basis of appreciable social, economic, or other factors is disfavored. The division of existing commercial districts is disfavored. The inclusion of contiguous or nearby urban areas within the same entity is favored. The inclusion of separate

existing contiguous or nearby communities identifiable on the basis of appreciable, social, economic, or other factors is favored. Consistency with current spheres of influence is favored. Conformity with appropriate city or county general and specific plans is favored. The location of boundary lines of areas proposed for annexation to cities or districts so as to promote productivity and preservation of agricultural land is favored. Proposals which result in significant or serious operational or economic problems or disruptions of existing services in remaining adjacent territory are disfavored.

2.4 ECONOMIC FEASIBILITY OF PROPOSED FORMATIONS

If the proposal is for the formation of a new agency, the proponents shall demonstrate the economic feasibility of the proposed formation, taking into account both the assessed valuation of the subject territory and any other sources of revenue, compared to the type and cost of the services proposed to be provided. Any economic feasibility study shall include and address the following considerations:

- a) Infrastructure needs or deficiencies;
- b) Growth and population projections for the affected area;
- c) Financing constraints and opportunities;
- d) Cost avoidance opportunities;
- e) Opportunities for rate restructuring;
- f) Opportunities for shared facilities;
- g) Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers;
- h) Evaluation of management efficiencies; and
- i) Local accountability and governance.

A proposal for the formation of a new agency shall also be accompanied by an analysis of the availability and economic feasibility of obtaining the proposed services from other private and public agencies.

2.5 FUTURE SERVICE

In evaluating a proposal, the Commission shall consider not only present service needs of the area under consideration, but shall also consider future services which may be required to take care of future growth or expansion. If a proposal is submitted to extend services into a previously

unserved unincorporated area or to create a new service provider with the power or authority to extend services to urban type development in a previously unserved unincorporated area, the Commission will review the proposal to ensure that it is consistent with the policies set forth in State law and LAFCo policies.

2.6 DESCRIPTION, SERVICE PLAN, AND TIMETABLE REQUIRED

Any proposal to annex shall be accompanied by a service plan that describes the extension and financing of services and timing of major milestones of any related development project.

2.7 TERMS AND CONDITIONS

Any term or condition recommended for the Commission to impose pursuant to Government Code §56885.5 et seq. must be presented by a statement in writing that includes a description of each proposed term and condition. If the term or condition is proposed by an affected public agency, the statement in writing must be signed by the chief legislative or administrative officer of the agency. If the term or condition is proposed by a proponent, it must be signed by one of the proponents. In the absence of protest, the Commission shall evaluate the proposed terms and conditions on the basis of the written statement. In the case of a protest that is not resolved at the public hearing, the Commission may direct the Executive Officer to negotiate with the opposing parties and may also authorize independent evaluation of issues involved in the dispute.

2.8 BOUNDARIES

Boundary descriptions of territory included in any proposal shall be definite and certain. If the Commission determines that the boundary is indefinite or uncertain, it shall refer the proposal back to the proponents and require the proponents to submit a reviewed boundary description at the public hearing which is certified by the County Surveyor as being definite and certain. If the Commission requires the inclusion of territory in addition to that proposed in an application, it may direct the County Surveyor to prepare a new boundary description.

Boundaries that split lines of assessment or legal parcel boundaries are disfavored. Boundaries which follow existing political boundaries and natural or manmade features such as rivers, lakes, railroad tracks, roads and freeways are favored. Boundaries which create islands, strips, or corridors are disfavored. Boundary lines of areas proposed for annexation to cities or districts, which include, where possible, land abutting both sides of a given street or right of way within the same entity are favored. When a boundary must follow a street or highway, the boundary will include the complete right of way for the entire street or highway.

2.9 PRE-ZONING

Any proposal for the annexation of territory to a city shall be accompanied by the city's general plan and pre-zoning for that territory, including the planned and probable use of the territory based upon the general plan and pre-zoning designations.

2.10 REGIONAL HOUSING

LAFCo encourages all pertinent agencies, both public and private, to collaborate on effective solutions to introduce more affordable housing into the County, including more housing for farm workers.

A proposal's effect on a city or cities and the County's ability to achieve their respective fair shares of the regional housing needs as determined by the Sacramento Area Council of Governments ("SACOG") shall be considered. In such consideration, the Commission shall review all relevant information presented to it, including but not be limited to, the following:

- a) The agency's regional housing needs allocation as determined by SACOG;
- b) Whether the affected agency has recently updated (within five years) the housing element of its general plan;
- c) Whether the affected agency has a certified housing element in its general plan;
- d) Whether the agency has an inclusionary housing ordinance that meets the minimum standard of the SACOG Affordable Housing Compact;
- e) The degree to which the agency has zoned adequate amounts and quality of land for housing;
- f) The degree to which development within the agency has met that agency's its "low income" and "very low income" housing targets as determined by SACOG;
- g) Whether an agency had recently changed the affected territory's zoning from residential to a non-residential use; and
- h) The extent to which the territory to be annexed will advance, or inhibit, the principles, goals, objectives, policies, and standards of the agency's housing element, including:
 - i) Whether the territory to be annexed to a city will reduce another jurisdiction's ability to meet its housing element;
 - ii) Whether the proposal will advance or inhibit the agency's and other agencies' jobs/housing balance; and

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- iii) In cases where the territory to be annexed will be used for non-residential purposes, whether said territory was designated for housing by another agency.

2.11 WATER AND WATER AVAILABILITY

For any proposal that entails the provision of water services, the timely availability of water supplies adequate for projected needs will be evaluated as specified in Government Code §56668(l) and 65352.5. The applicant will provide information that addresses the factors set forth in Government Code §65352.5(c).

The applicant will also provide sufficient information for the Commission to determine that adequate services, facilities, and improvements can be provided and financed by the agency responsible for the provision of water services, including but not limited to:

- a) A “will serve” letter from the agency dated within six (6) months of the date of the Commission’s consideration of the proposal; or
- b) An agreement between the developer and the agency sufficient for the agency to provide water services.

In evaluating the annexing agency’s capacity to provide water, the Commission shall take into account the agency’s ability to acquire the resources necessary to provide this service, including but not limited to securing water rights.

Annexation to an agency that has a cease and desist order, water connection moratorium, or similar service limitation preventing it or directing it not to issue additional water connections is disfavored.

The Commission may waive any of the foregoing requirements on a case-by-case basis if it determines there is a public health or safety threat that justifies the extension of water service.

2.12 ENVIRONMENTAL JUSTICE

The extent to which the proposal will promote environmental justice shall be considered. 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.

2.13 PROPERTY TAX TRANSFER NEGOTIATIONS

Property tax exchange negotiations must be completed and filed with the Executive Officer before a Certificate of Filing may be issued.

2.14 USE OF STANDARDS

In the evaluation of a proposal, the Commission shall consider these Standards for Evaluation, the Agricultural Conservation Policy, the Land Evaluation and Site Assessment model, any applicable sphere of influence, and any other criteria and requirements as may be adopted by the Commission from time-to-time, the requirements and criteria set forth in the Local Government Reorganization Act of 2000 (as it may be amended from time-to-time), including but not limited to Government Code § 56668, any relevant information concerning the proposal, the environmental review document, the Executive Officer's report, presentations of all interested parties at the public hearing, and any other relevant information as may be submitted to the Commission in connection with its consideration of the proposal.

3.0 OUT OF AGENCY SERVICE REVIEW

3.1 APPLICABILITY

Government Code § 56133 requires that districts and cities obtain LAFCo approval of any new or extended services outside the agency's existing boundaries. For the Commission to approve the request, the area to be served must be within the sphere of influence ("SOI") of the agency, and annexation of the territory is anticipated. LAFCo may also authorize extended services outside an agency's SOI to respond to an existing or impending public health or safety threat (e.g. failing well or septic system).

The following services are exempt from this code section:

- a) Contracts or agreements solely involving two or more public agencies where the public service to be provided is an alternative to, or substitute for, public services already being provided by an existing public service provider and where the level of service to be provided is consistent with the level of service contemplated by the existing service provider.
- b) Contracts for the transfer of nonpotable or nontreated water.
- c) Contracts or agreements solely involving the provision of surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries. Approval from the Commission is required before any surplus water is provided to a project that will support or induce development.
- d) Service that a city or district was providing on or before January 1, 2001.

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- e) A local publicly owned electric utility, as defined by Section 9604 of the Public Utilities Code, providing electric services that do not involve the acquisition, construction, or installation of electric distribution facilities by the local publicly owned electric utility, outside of the utility's jurisdictional boundaries.

LAFCo approval of out-of-agency agreements is a discretionary action under the California Environmental Quality Act (CEQA).

3.2 INITIATION OF PROCESS

Government Code § 56133 specifies that a city or special district must apply for and obtain LAFCo approval before providing new or extended services outside its jurisdictional boundaries. Initiation of the process can also be made by application from the prospective recipient of the services with agreement of the agency. *See Community Water Coalition v. Santa Cruz County LAFCo*, 200 Cal. App. 4th 1317 (2011).

3.3 STANDARDS OF EVALUATION

LAFCo will consider the following factors to determine the local and regional impacts of proposed out of agency services:

- a) Whether annexation is a reasonable and preferable alternative to LAFCo allowing extended services outside the agency's jurisdictional boundaries;
- b) The growth inducing impacts of any proposal;
- c) Whether the proposed extension of services promotes logical and orderly development of areas within the SOI (i.e. islands, strips and corridors are disfavored);
- d) The agreed upon timetable and stated expectation for annexation to the agency providing the requested service;
- e) The proposal's consistency with the policies and plans of all affected agencies;
- f) The ability of the local agency to provide service to the proposed area without detracting from current service levels;
- g) Whether the proposal contributes to the premature conversion of agricultural land or other open space land;
- h) Whether the proposal conflicts with or undermines adopted Municipal Service Review determinations and/or recommendations; and
- i) Other factors determined to be relevant by the Commission or staff.

3.4 ANNEXATION AGREEMENT

To ensure timely annexation of properties provided with non-emergency out-of-agency services, approvals shall include a Condition of Approval requiring an agreement between the property owners benefitting from the services and Yolo LAFCo to be recorded and running with the property that precludes direct or indirect opposition or protestation of the annexation of the served property.

3.5 EXPIRATION OF APPROVAL

LAFCo's authorization for extended services shall generally be valid up to one year from the date of approval and will expire unless a contract has been executed and construction commenced. If the extended services are part of an overall development proposal, the authorization shall generally be valid per the term specified by the lead agency project approvals, unless otherwise specified in the LAFCo conditions of approval.

3.6 EMERGENCY CONNECTIONS

In circumstances presenting an imminent peril to the public health and safety (e.g. a failing well or septic system), the Executive Officer will review the request immediately and depending on the specific nature of the problem and need for immediate action either issue a temporary approval, or defer the matter to the Commission's next meeting. If the Executive Officer gives temporary approval such approval shall only be in effect until the Commission's decision. LAFCo acknowledges that the Standards of Evaluation will not apply to emergency connections in most cases.

3.7 TEMPORARY WATER HAULING DURING A LOCAL EMERGENCY

During a Yolo County issued emergency proclamation affecting potable water supply, a city or special district may provide potable water outside its jurisdictional boundaries on a temporary basis to address impacts to health and safety arising from dry wells. LAFCo approval shall not be required pursuant to Government Code section 56133 due to the temporary and emergency nature of the service. Either the city/district providing potable water or the Office of Emergency Services shall notify LAFCo within 10 days of commencing service. Notification shall include the address and APN receiving water service. The city or special district shall cease providing temporary water service outside jurisdictional boundaries within 30 days of Yolo County's termination of the emergency proclamation.

Absent a Yolo County issued emergency proclamation, Government Code section 56133 specifies that a city or special district must apply for and obtain LAFCo approval before providing new or extended services outside its jurisdictional boundaries.

3.8 DEFINITIONS

NEW OR EXTENDED SERVICES - In determining whether out of agency services are considered “new or extended”, LAFCo defines “new or extended” in terms of geographical area/territory. If a specific service (e.g. water or sewer) has been authorized outside agency boundaries to a specified territory (either by grandfathered status prior to January 1, 2001 or by subsequent LAFCo approval) a new contract for the same type of service within the same territory does not require additional LAFCo review.

4.0 AGRICULTURAL CONSERVATION

4.1 LEGISLATIVE MANDATE

California Government Code § 56377 mandates LAFCO consider the following factors. 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 non-prime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- b) Development of existing vacant or non-prime 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.

4.2 APPLICABILITY

Given the direction outlined by the California Legislature in Government Code § 56377, LAFCo adopts the following policies in respect to the conversion of agricultural land to urban uses. This policy is meant to apply both to city and special district changes of organization when urban development is the ultimate goal.

Unless otherwise provided in this Policy, the provisions of this Policy shall apply to all proposals requiring approval by the Commission, including but not limited to, any proposal for approval of a change of organization, reorganization, or out-of-agency service agreement.

This Policy applies to proposals of both public agencies and private parties. However, LAFCo recognizes that there are significant differences between public agencies and private parties. In light of those differences, in some circumstances it may not be appropriate to require mitigation for the loss of prime agricultural land as would otherwise be required by this Policy.

A fundamental difference is that public agencies are generally responsible to the electorate, while private parties are not. Public agencies are also generally required to provide constitutionally or statutorily mandated services. In addition, a public agency is generally required, by law or policy considerations, to locate its facilities within its boundaries, while a private party has no such constraints.

Public agencies are also generally subject to constitutional or statutory constraints on their ability to raise revenues. Public agencies often experience increases in demand for services that are not (and often cannot) be accompanied by equivalent increases in revenues. In light of these and other fiscal constraints that are currently imposed upon public agencies, a mitigation requirement could result in an additional cost to a public agency that it is unable to recoup by increasing its revenues, which in turn could impair the agency's ability to provide its constitutionally and statutorily mandated services.

In addition, unlike private parties, public agencies are often exempt from the land use controls and regulations of other public agencies, despite the fact that the activities of the former occur within the boundaries of the latter. Although a public agency might request input from other local agencies, it is not necessarily bound by or required to follow their local planning requirements. As a result, a public agency's development or construction activities may not be subject to the same degree of control as a private party, and it might not learn of a mitigation requirement until after it has completed significant portions of the planning processes that are required by law.

Based upon the foregoing factors, LAFCo concludes that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case.

4.3 AGRICULTURAL POLICY STATEMENT

Agriculture is a vital and essential part of the Yolo County economy and environment. Agriculture shapes the way Yolo County residents and visitors view themselves and the quality of their lives. Accordingly, boundary changes for urban development should only be proposed, evaluated, and approved in a manner which, to the fullest extent feasible, is consistent with the continuing growth and vitality of agriculture within the county.

4.4 REVIEW CRITERIA

To promote the policy statement, proposals shall be reviewed based on the following considerations:

- a) Existing developed areas should be maintained and renewed;
- b) Vacant land within developed areas should be developed before agricultural land is annexed for non-agricultural purposes;
- c) Land substantially surrounded by existing agency boundaries should be annexed before other lands;
- d) Urban development should be restricted in agricultural areas. For example, agricultural land should not be annexed for non-agricultural purposes when feasible alternatives exist;
- e) The continued productivity and viability of agricultural land surrounding existing communities should be promoted, by preventing the premature conversion of agricultural land to other uses and, to the extent feasible, minimizing conflicts between agricultural and other land uses;
- f) Development near agricultural land should not adversely affect the economic viability or constrain the lawful, responsible practices of the agricultural operations;
- g) Where feasible, non-prime land should be annexed before prime land; and
- h) A land's current zoning, pre-zoning, or land use designation is one of the factors the Commission will consider in determining whether mitigation will be required for the loss of agricultural land. A land's zoning, pre-zoning, or land use designation in the city's or County's general plan does not automatically exempt it from mitigation.

4.5 AGENCY GUIDELINES

LAFCo encourages local agencies to adopt policies that result in efficient, coterminous, and logical growth patterns within their general plan and sphere of influence areas and that encourage protection of prime agricultural land in a manner that is consistent with this Policy.

LAFCo encourages the maintenance of agricultural inter-city buffers between the cities. LAFCo encourages the cities and the County to formalize and strengthen existing agreements maintaining agricultural buffers.

LAFCo encourages local agencies to identify the loss of prime agricultural land as early in their processes as possible, and to work with applicants to initiate and execute plans to mitigate for

that loss, in a manner that is consistent with this Policy, as soon as feasible. Local agencies may also adopt their own agricultural conservation policies, consistent with this Policy, in order to better meet their own circumstances and processes.

Detachment of prime agricultural lands and other open space lands shall be encouraged if consistent with the sphere of influence for that agency

4.6 STANDARDS FOR ANNEXATIONS INVOLVING PRIME AGRICULTURAL LAND

Annexation of prime agricultural lands shall not be approved unless the following factors have been considered:

- a) There is insufficient marketable, viable, less prime land available in the subject jurisdiction for the proposed land use;
- b) The adoption and implementation of effective measures to mitigate the loss of agricultural lands, and to preserve adjoining lands for agricultural use to prevent their premature conversion to other uses. Such measures may include, but need not be limited to: the acquisition and dedication of farmland, development rights, open space and conservation easements to permanently protect adjacent and other agricultural lands within the county; participation in other development programs (such as transfer or purchase of development rights); payments to responsible, recognized government and non-profit organizations for such purposes; the establishment of open space and similar buffers to shield agricultural operations from the effects of development; and
- c) Less prime agricultural land generally should be annexed and developed before prime land is considered for boundary changes. The relative importance of different parcels of prime agricultural land shall be evaluated based upon the following (in a descending order of importance):
 - i. Soil classification, with Class I or II soil receiving the most significance, followed by the Revised Storie Index Rating.
 - ii. The land's economic viability for continued agricultural use.

4.7 ANNEXATION OF LANDS IN AGRICULTURAL PRESERVE CONTRACT

Annexation for land uses in conflict with an existing agricultural preserve contract shall be prohibited, unless the Commission finds that it meets all the following criteria:

- a) The area is within the annexing agency's sphere of influence;

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- b) The Commission makes findings required by Government Code § 56856.5.
 - c) The parcel is included in an approved city specific plan;
 - d) The soil is not categorized as prime;
 - e) Mitigation for the loss of agricultural land has been secured at least at a 1:1 ratio of agricultural easements for the land lost;
 - f) There is a pending, or approved, rescission for the property that has been reviewed by the local jurisdictions and the Department of Conservation; and
 - g) Any Williamson Act Contract on the property has been non-renewed if still awaiting rescission approval.

4.8 CHANGE OF ORGANIZATION/REORGANIZATION RESULTING IN CONVERSION OF PRIME AGRICULTURAL LAND

LAFCo will approve a change of organization which will result in the conversion of prime agricultural land or open space use to other uses only if the Commission finds that the proposal will lead to planned, orderly, and efficient development. The following factors shall be considered:

- a) Contiguity of the subject land to developed urban areas;
- b) Receipt of all other discretionary approvals for changes of boundary, such as rezoning, environmental review, and service plans as required by the Executive Officer before action by the Commission. If not feasible before the Commission acts, the proposal can be made contingent upon receipt of such discretionary approvals within not more than one (1) year following LAFCo action;
- c) Consistency with existing planning documents of the affected local agencies, including a service plan of the annexing agency or affected agencies;
- d) Likelihood that all or a substantial portion of the subject land will develop within a reasonable period of time for the project's size and complexity;
- e) The availability of less prime land within the sphere of influence of the annexing agency that can be developed, and is planned and accessible, for the same or a substantially similar use; and
- f) The proposal's effect on the physical and economic viability of other agricultural operations. In making this determination, LAFCo will consider the following factors:

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- i. The agricultural significance of the subject and adjacent areas relative to other agricultural lands in the region;
 - ii. The existing use of the subject and adjacent areas;
 - iii. Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural land, or will be extended through or adjacent to, any other agricultural lands which lie between the project site and existing facilities;
 - iv. Whether natural or man-made barriers serve to buffer adjacent or nearby agricultural land from the effects of the proposed development;
 - v. Provisions of the General Plan's open space and land use elements, applicable growth management policies, or other statutory provisions designed to protect agriculture. Such provisions may include, but not be limited to, designating land for agriculture or other open space uses on that jurisdiction's general plan, adopted growth management plan, or applicable specific plan; adopting an agricultural element to its general plan; and acquiring conservation easements on prime agricultural land to permanently protect the agricultural uses of the property; and
 - vi. The establishment of measures to ensure that the new property owners shall recognize the rights of adjacent property owners conducting agricultural operations and practices in compliance with the agricultural zone in accordance with the Right to Farm Ordinance adopted by the Yolo County Board of Supervisors.

4.9 AGRICULTURAL MITIGATION

Except as expressly noted in sections 4.13 and 4.14 below, annexation of prime agricultural lands shall not be approved unless one of the following mitigations has been instituted, at not less than a 1:1 replacement ratio:

- a) The acquisition and dedication of farmland, development rights, and agricultural conservation easements to permanently protect agricultural lands within Yolo County per the requirements of Policy 4.10.
- b) For mitigation less than 20 acres, the payment of fees determined per Policy 4.15 that is sufficient to fully fund the acquisition and maintenance of such farmland, development rights or easements.

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- c) Payment of in-lieu fees determined per Policy 4.15 to the Yolo Subbasin Groundwater Agency toward groundwater recharge projects in Yolo County.

In all cases, the Commission reserves the right to review and adjust such mitigation on a case-by-case basis.

4.10 AGRICULTURAL EASEMENT REQUIREMENTS

If an applicant provides agricultural easements or other permanent restrictions to satisfy this requirement, the easements and restrictions must conform to the following characteristics:

- a) The land used to mitigate for a city annexation of prime agricultural land must also be prime agricultural land as defined in this Policy and the CKH Act and be located such that at least a portion is within a four-mile radius from the subject City.
- b) In addition, the land used to mitigate must also be of reasonably equivalent quality and character as the annexed prime agricultural land as measured using both of the following methodologies:
 - i. Average Storie Index – The USDA calculation methodology will be used to calculate the average Storie Index or Revised Storie Index score. The mitigating land’s average Index score shall be no more than 10% less than the annexed land’s average Index score. The decision of whether to use the Storie Index or Revised Storie Index is within LAFCo’s sole discretion.
 - ii. Land Equivalency and Site Assessment ("LESA") Model – The LESA calculation shall be in accordance with the methodology adopted by this Commission (see appendices). The mitigating land’s LESA score shall be no more than 10% below the annexed land’s LESA score.
- c) The Commission will not accept, as mitigation required by this Policy, an agricultural conservation easement or property that is "stacked" or otherwise combined with easements or property acquired for habitat conservation purposes, nor for any other purposes that are incompatible with the maintenance and preservation of economically sound and viable agricultural activities and operations.
- d) Easements that enlarge the existing agricultural clusters identified by the Yolo Land Trust as Cache Creek, Dhillon Ranch, Eoff Farms, Heidrick/Merritt, and Los Rios are encouraged. Please see Appendix 8.2.
- e) The presence of a home or other non-agricultural improvements shall not be included in the easement area.

4.11 EASEMENT HOLDER

LAFCo favors the use of a local non-profit agricultural conservation entity or the regional branch of a nationally recognized non-profit agricultural conservation entity as the easement holder. The Commission will use the following criteria when approving the non-profit agricultural conservation entity for these purposes:

- a) Whether the entity is a non-profit organization that is either based locally or is a regional branch of a national non-profit organization whose principal purpose is holding and administering agricultural conservation easements for the purposes of conserving and maintaining lands in agricultural production;
- b) Whether the entity has a long-term proven and established record for holding and administering easements for the purposes of conserving and maintaining lands in agricultural production;
- c) Whether the entity has a history of holding and administering easements in Yolo County for the foregoing purposes;
- d) Whether the entity has adopted the Land Trust Alliance’s “Standards and Practices” and is operating in compliance with those Standards; and
- e) Any other information that the Commission finds relevant under the circumstances.

A local public agency may be an easement co-holder if that agency was the lead agency during the environmental review process. LAFCo also favors that applicants transfer the easement rights or in lieu fees directly to the recognized non-profit agricultural conservation entity in accordance with that entity’s procedures. The Commission retains the discretion to determine whether the agricultural conservation entity identified by the applicant and the local lead agency has met the criteria delineated above.

4.12 AGRICULTURAL MITIGATION IMPOSED BY OTHER AGENCIES

The Commission prefers that mitigation measures consistent with this Policy be in place at the time that a proposal is filed with the Commission. The loss of prime agricultural land may be mitigated before Commission action by the annexing city, or the County of Yolo in the case of a district annexation, provided that such mitigation is consistent with this Policy. LAFCo will use the following criteria in evaluating such mitigation:

- a) Whether the loss of prime agricultural land was identified during the project’s or proposal’s review process, including but not necessarily limited to review pursuant to the California Environmental Quality Act;

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- b) Whether the approval of the environmental documents included a legally binding and enforceable requirement that the applicant mitigate the loss of prime agricultural land in a manner consistent with this Policy; and
 - c) Whether, as part of the LAFCo application, an adopted ordinance or resolution was submitted confirming that mitigation has occurred, or requiring the applicant to have the mitigation measure in place before the issuance of a grading permit, a building permit or final map approval for the site.

4.13 MITIGATION FOR PUBLIC AGENCY PROJECTS

As noted in Section 4.2, the Commission has concluded that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case. In making such a determination, the Commission will consider all relevant information that is brought to its attention, including but not limited to the following factors:

- a) Whether the public agency had any significant, practical option in locating its project, including locating the project on non-prime or less prime agricultural land;
- b) Whether the public agency is subject to or exempt from the land use regulations of another public agency;
- c) Whether the public agency identified the loss of agricultural land as an environmental impact during the project's review, including but not limited to California Environmental Quality Act review, and, if so, whether it adopted a "Statement of Overriding Considerations" for that impact;
- d) When the public agency learned of the agricultural conservation mitigation requirements of the Commission's Policy or that of another public agency (whether or not it was subject to that agency's land use control);
- e) Whether the public agency could reasonably have allocated or obtained sufficient revenues to provide for some or all of the mitigation required by this Policy if it had learned of that requirement before submitting its proposal to this Commission;
- f) Whether the public good served by the public agency's proposal clearly outweighs the purposes served by this Policy and its mitigation requirements; and
- g) Whether the proposal is necessary to meet the immediate needs of the public agency.

If the Commission determines that it is not appropriate to require mitigation for the loss of agricultural land resulting from a public agency's proposal, or to require less mitigation than otherwise prescribed by this Policy, it shall adopt findings, and a statement of overriding considerations if applicable, supporting that determination.

4.14 LESS THAN SIGNIFICANT AGRICULTURAL LAND LOSS

Mitigation shall not be required for the annexation of less than five (5) acres of land if the Commission finds that the land:

- a) Scores in the fourth tier of LESA;
- b) Is "infill" as defined in this Policy; and
- c) Has not been used for active agriculture purposes in the previous 20 years.

4.15 AGRICULTURAL CONSERVATION POLICY PAYMENT IN LIEU FEE METHODOLOGY

In lieu of the dedication of agricultural conservation easements that would otherwise be required by the Agricultural Conservation Policy, the Commission may permit the payment of fees as set forth in this Schedule to fully fund the acquisition and maintenance of farmland, development rights or agricultural conservation easements.

No less than 35% of the average per acre price for full and unencumbered fee title price in the last five (5) unimproved land purchases plus a five percent (5%) endowment of the cost of the easement, and the payment of the estimated transaction costs associated with acquiring an easement. The purchases must be within the general vicinity of the annexing entity and of a size equal to or greater than the total acreage of prime soils within the subject territory.

Payment of the In Lieu Fee is to be made directly to an agricultural conservation entity that meets the criteria set forth in Section 4.10 of this Policy. The agricultural conservation entity receiving these funds must present to the Commission a letter stating its intention to use these funds for the acquisition of farmland, development rights or agricultural conservation easements in Yolo County whose prime soils are reasonably equivalent to the proposal area's soils and that the location of the easements will be within the general vicinity of the annexing entity and in an area within the County of Yolo that would otherwise be threatened, in the reasonably foreseeable future, by development and/or other urban uses.

4.16 DEFINITIONS

Except where noted, the following definitions are not defined in the California Government Code Sections 56000 et seq.

AFFECTED LOCAL AGENCY - any local agency which contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change of organization is proposed or ordered, either singularly or as part of a reorganization or for which a study is to be reviewed by LAFCo (Government Code § 56014).

AGRICULTURAL LAND - areas within which the general plan designation is AG.

FEASIBLE - capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, legal, social, and technological factors (Government Code § 56038.5).

INFILL - property surrounded, or substantially surrounded, by urban uses or incorporated or special district boundaries.

PRIME AGRICULTURAL LAND - (Government Code § 56064) an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and which meets any of the following qualifications:

- a) Land that qualifies, if irrigated, for rating as Class I or Class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is currently irrigated, provided that irrigation is feasible.
- b) Land that qualifies for rating 80 - 100 Storie Index rating.
- c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
- d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred (\$400) per acre for three of the previous five calendar years.

URBAN DEVELOPMENT - a change of organization that contemplates or is likely to lead to the conversion of land from agricultural use to a primarily nonagricultural related use, generally resulting in the need for services such as sewer, water, fire protection, schools, drainage systems, and police protection.

5.0 DEFINITION OF INHABITED TERRITORY PER SB 244

5.1 DEFINITIONS

INHABITED TERRITORY – “Inhabited territory” for the purposes of implementing SB 244 (Wolk) shall be defined as the following list of inhabited unincorporated communities:

Binning Farms	Guinda	Rumsey
Capay	Knights Landing	West Kentucky
Clarksburg	Madison	West Plainfield
Dunnigan	Monument Hills	Willow Oak
El Macero	North Davis Meadows	Willowbank
El Rio Villa	Patwin Road	Yolo
Esparto	Royal Oak	Zamora

INHABITED UNINCORPORATED COMMUNITIES - “Inhabited Unincorporated Communities” is defined as those areas on the County of Yolo 2030 General Plan Land Use Map (see Figures LU-1B through LU-1H) that contain land use designations that are categorized as Residential by Table LU-6. The communities of Rumsey and West Kentucky are also included in this definition (even though the current land use designations are Agriculture (AG) and Commercial Local (CL) respectively) because their existing uses are residential.

6.0 GUIDELINES FOR MUNICIPAL SERVICES REVIEWS (MSRs) AND SPHERES OF INFLUENCE (SOIs)

This document sets forth methodology and criteria to be used to assist LAFCo, its staff and interested parties in the process and determination of spheres of influence and MSR by LAFCo.

6.1 TYPES OF SPHERES OF INFLUENCE (SOIs)

Cities and special districts require slightly different approaches to SOI documents. Cities are municipal service providers that are generally created to provide urban services to dense populations at relatively high standard levels. Some special districts, such as community services districts and county service areas, can also be created to provide specific municipal services, but generally on a smaller scale.

Most special districts in Yolo County provide a few specialized services to rural populations and land. For example, water district services tend to be agriculturally related, as is the Resource Conservation District. Fire districts tend to be volunteer and rural in nature. Most Cemetery districts in Yolo County are primarily rural, but the Davis Cemetery District and Winters Cemetery District include the cities of Davis and Winters, respectively.

The agricultural and rural nature of unincorporated Yolo County is reflected in the sphere studies for the smaller special districts. The County's slow growth and strong agricultural conservation policies also tend to limit the growth of the special districts.

6.2 CRITERIA - MUNICIPAL SERVICES REVIEW (MSR)

LAFCo may combine the MSRs for cities and/or special districts by the services provided or geography for the purposes of analysis. A checklist template has been developed by LAFCo staff to streamline the review or determine if an MSR and/or SOI update is needed. Although MSRs are technically required only when updating agency SOIs, per Government Code §56430, Yolo LAFCo will typically conduct MSRs on local special districts even if an SOI Update is not needed because, unlike cities, Yolo County's special districts tend to be rural in nature and staffed by limited professional staff or entirely volunteer-run, meaning there is less oversight to ensure operational adequacy and fiscal sustainability.

For each MSR, LAFCo shall prepare a written statement of the required determinations under Government Code §56430. Section 56430 also provides for MSRs to address additional matters related to effective or efficient service delivery, as required by commission policy. Consistent with this legislative direction, it is the intent of Yolo LAFCo to comprehensively review broadband access in MSRs of local agencies that either serve communities and/or provide emergency services where broadband connection is critical (i.e. cities, community services districts, county service areas, fire protection districts and reclamation districts). The MSR will provide information and recommendations on the following, among other relevant considerations:

- a) Availability of high-performance broadband (i.e. greater than 25Mbps downloads and 3 Mbps upload) at home, schools, libraries and businesses;
- b) Accessibility to affordable broadband (e.g. providers offering low-income programs); and
- c) Accessibility to training and support to enable digital inclusion.

6.3 DETERMINING THE SPHERE OF INFLUENCE (SOI)

In determining the SOI of each local agency, LAFCo will consider and prepare a written statement of its determinations required under Government Code §56425.

LAFCo will consider the following criteria when studying and determining the SOI for the cities and special districts within the County of Yolo:

- a) Retention and strengthening of community identities, as well as increasing efficiency and conserving resources, by providing essential services within a framework of controlled growth;

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- b) Identification of the county's prime agricultural land and protection of this land through all available devices, such as including controlling the provision of services, requiring infill development first, and preferring non-prime land for growth. Other open-space resources such as stream banks, flood plains, and present and future recreation areas should also be protected for public benefit;
 - c) Creation of realistic and controlled, yet flexible, planning areas into which anticipated services can be expanded as growth requires and as the communities' resources provide;
 - d) Provision of infrastructure systems such as streets, sewers, water, open space for parks and recreation as a product of growth, rather than growth inducing;
 - e) Encouragement of city annexation or incorporation as a means of supplying the full range of urban services as required; and
 - f) Evaluation of the availability and need for basic services in each community and forecast these to meet anticipated population growth, and recommend creation, expansion, consolidation and/or reorganization of districts when need for such change is indicated.

6.4 SPHERE OF INFLUENCE (SOI) METHODOLOGY

When adopting, amending, or updating an SOI, LAFCo shall do all of the following:

- a) Require the relevant cities or districts to file written statements with LAFCo specifying the functions or classes of services provided by the agencies.
- b) Establish the nature, location, and extent of any functions or classes of services provided by the existing agencies.

Both the service areas and the final boundaries call for different types and degrees of data.

6.5 SPHERE OF INFLUENCE (SOI) ANALYSIS FOR CITIES AND MUNICIPAL-LIKE SPECIAL DISTRICTS

The information needed to establish the boundaries for SOIs for cities and municipal-like districts is as follows:

- a) Land Demand for Growth - The data necessary to establish the amount of land (beyond existing boundaries) needed to accommodate the growth projected. While this will furnish the net bulk requirement, additional studies, such as histories of subdivisions, developments, and annexations, and the location and importance of existing open space and agricultural lands, will be needed to indicate the probable location and direction of

growth. Subtraction of existing undeveloped land capable of development which is already within the city will furnish a net requirement for "new" land. Spot maps and density factors, when available, will assist in interpreting growth data.

- b) Water and Sewer Availability - The ability of each community to provide water and sewer to its service area will be a controlling factor for sphere of influence boundaries. Any agency proposing new development must show the availability of water supplies adequate for projected needs into the future. Sphere of Influence revisions and amendments will need to review water availability before including new territory in a city or municipal special district.

Services will not be required to be immediately available for any of the area. An examination of plans for future capital expenditures by the responsible agency will furnish evidence for decisions on whether the service can reasonably be expected to be extended to the area.

- c) Willingness and Ability to Extend Community Services - The willingness and capability of the community to provide services as growth proceeds are two of the factors determining the urban area's future. The ability to provide extension of services should include sufficient revenue for the services required following the proposed boundary change. Data involving police and fire protection, educational facilities, drainage, libraries, health services, solid waste management and other urban-type services which might be needed by the different communities should be analyzed. The study should determine present and projected fire protection, the efficiency and ability for expansion; the flood control effectiveness and its extension to the service and boundary areas; provision for parks and recreation to the expansion area; elementary and high schools and community colleges, existing and planned; solid waste disposal; and any other needed services of a specialized nature to meet individual community needs.
- d) Regional Housing Needs - The sphere study should also consider the agency's policies and approaches to meet its fair share of regional housing needs, if applicable. The agency under review should provide information supporting and explaining how it intends to accommodate and provide necessary governmental services for persons and families of all incomes in the most efficient and effective manner. This information is especially important if the agency proposes or is anticipated to have additional growth through the expansion of its present boundaries.
- e) Growth Incentives and Obstructions - Positive or negative factors regarding growth must be catalogued. Agency policies, expectations, and commitments, involving such factors as

existing or planned freeway, road, or public transportation systems, shopping centers, educational facilities, industrial locations, and state and regional park acquisition and development plans that normally affect the amount and direction of growth should be included in the study.

- f) Natural obstacles to growth, including flood plains, unsuitable soils, waterways, etc. restrict expansion into certain areas - "Man-made" obstructions such as roads and highways, Williamson Act preserves, present and planned open-space areas for recreation and parks or buffer zones, need to be analyzed and mapped. If surface supply or ground water safe yield appear not adequate, the service cannot reasonably be expected to be extended. Further, it may be local policy not to extend such services or otherwise to control or deter growth. This and other possible "development lien" or growth control policies must be examined as limiting factors.
- g) Information from Planning Departments - Land use designations and maps, special district maps, and school locations must be collected and organized and related to the study areas. The history of annexations to cities and special districts demonstrate when and where growth has already occurred and should be referred to as available.
- h) Agricultural Land and Open Space - All spheres will be written with full review and consideration of the adopted Agricultural Conservation Policy and the LESA Model as appropriate.
- i) Availability of Services - An assessment must be made of the willingness and feasibility of present and future agencies to extend services by agency, for example water capacity and availability, sewers and wastewater treatment facilities, as well as fire, police, drainage, recreation, landscaping maintenance, public utilities, and any other identified requirements within the projected boundary.
- j) Compatibility of Present Legal Boundaries - Existing legal boundaries in and around each community are to be mapped and analyzed as an aid to drawing lines. Special district boundaries, assessor parcels, city boundaries, and any other appropriate legal boundaries should be reviewed. Any planned extension of these areas, including planned capital expansions, should be noted.
- k) Boundaries - The current agency limits should be included in the sphere; however, if circumstance exist that make development of, or provision of services to certain areas unlikely, analysis of removing that area from the agency should be prepared.

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- l) Census Districts - Census information is important for all these analyses. Agency boundaries can often be used in conjunction with the census lines in order to provide a firm statistical base for each community.
 - m) Socioeconomic Interdependency - When information is available from field trips, county planning department, other county agencies and local leaders, the extent of economic, social and political influence of the community upon its surrounding area should be evaluated.

6.6 SPHERE OF INFLUENCE (SOI) ANALYSIS FOR RURAL SPECIAL DISTRICTS

The previously discussed factors for incorporated areas will be applied, as appropriate, to unincorporated areas, together with the following additional factors:

- a) Recognizable natural or manmade topographic boundaries that tend to bind an area into a geographic unit;
- b) Examination of services and political boundaries that lend identity, including but not limited to postal zones, school, library, sewer, water, census, fire, parks and recreation, and waste disposal;
- c) Examination of the identified services furnished by the special district compared to those furnished by the County; and
- d) Projected ability to provide existing services, possible need for additional services in the near future and ability to receive more efficient services through mutual aide, consolidation, reorganization or other structural organization changes.
- e) The SOI analysis will consider population projections of the agency under consideration. This will provide some flexibility to the local agency for planning growth.

6.7 LOCATING THE BOUNDARIES

The following guidelines will be used both in the delineation of the boundaries and in their interpretation:

- a) Where the SOI boundary follows a street, road, highway or railroad it will be interpreted to follow the complete right-of-way for that thoroughfare the entire road or street.
- b) When SOI boundaries are not located on streets, roads, highways, or railroads, they are intended to follow man-made boundaries (in particular, assessor parcel lines), or natural

boundaries (rivers, irrigation and navigation channels, natural drainage basins and flood channels, flood control levees, etc.).

- c) When these aids are not present, the method of determining the boundary will be explained on the map or subsequently determined by LAFCo as the need arises.

6.8 CONSIDERATION OF OTHER YOLO LAFCO POLICIES

LAFCo has adopted Standards of Evaluation for boundary changes, an Agricultural Conservation Policy and a Land Evaluation and Site Assessment model by which proposals are examined. These policies and relevant considerations will be incorporated into the preparation of both the MSRs and SOI studies.

6.9 AGENCY CONSULTATION

Recommendations involving policy changes, legal boundary adjustments, changes in governmental form, and proposals for implementation of the recommendations, will be developed in cooperation with the cities, county, special districts and other affected agencies.

SOIs will be provided, in draft, to the affected agencies and other interested parties before presentation to the Commission. Final recommendations will be made after consultation with area residents, landowners, and agency leaders.

6.10 PUBLIC COMMENT

For each document, citizen participation will be established sufficiently early to assure local comment. This input shall be received from members of the communities, landowners affected by recommendations, and any other residents of the area as well as any staff or volunteer of the agency under review. Discussions with the leaders of all entities will be used to identify initial problem areas, and obtain the agencies' growth plans and service capabilities.

The purpose and implications of the study and the information contribution of local leaders will be emphasized in these discussions. Through these interviews, the sphere of influence boundaries will endeavor to be consistent not only with LAFCo policy, but in the best interest of the subject agency and its inhabitants.

6.11 LAFCO ACTION ON SPHERES OF INFLUENCE (SOIs)

Final decisions on the SOI boundaries will be determined by LAFCo at a duly noticed public hearing. The Commission will make the final determination of the actual SOI lines, based on staff analysis, public input, and other relevant factors.

Whether or not an agreement is reached regarding the boundaries, development standards, and planning and zoning requirements within a proposed SOI, LAFCo retains the discretion to adopt

an SOI as it determines to be appropriate under the circumstances, and shall consider an SOI for the city consistent with the policies adopted by the Commission pursuant to Government Code § 56425.

6.12 REVIEW TIMEFRAME

Government Code § 56425(g) requires that each SOI be reviewed every five years. This review period does not preclude LAFCo, agencies or other interested parties from requesting an earlier update for any SOI if needed prior to the five-year timeframe. Occasionally, some reviews may be scheduled longer than every five years, depending on countywide agency priorities. The Commission adopts a work plan every year which includes a schedule for MSR/SOI completion.

6.13 INDEPENDENT THIRD-PARTY ANALYSIS

One of LAFCo's purposes is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities. During the preparation of an MSR and/or SOI, LAFCo may consider obtaining any needed analysis or studies by soliciting or hiring consulting services.

7.0 SHARED SERVICES

7.1 SHARED SERVICES VALUES

Shared Service Coordination - Elected officials in Yolo County have asked Yolo LAFCo to lead the coordination of shared services between Yolo County and the four cities. Yolo LAFCo will continue to develop shared service improvements with the county's and cities' collective support¹. A "culture of collaboration" is key to fostering the trust required for shared services to be successful. It is worthwhile for LAFCo to invest its resources in fostering collaboration among its partner agencies. Shared Services is a voluntary effort. LAFCo recognizes that each agency will determine its appropriate level of commitment and implementation. Staff will consult and collaborate with the executive managers of other agencies on shared service issues while ultimate authority and direction regarding LAFCo activities will come from the Commission.

¹ The Yolo Local Government Transparency and Accountability Program was adopted by the City of Davis on October 17, 2017, the City of West Sacramento on November 1, 2017, the City of Winters on November 7, 2017, Yolo County on November 7, 2017 and the City of Woodland on November 21, 2017

LAFCo will assist other agencies in “teeing-up” shared service opportunities; however, detailed implementation must be handed off to individual agencies. LAFCo can best assist agencies by keeping its eye on the big picture and analyzing new opportunities without getting over-involved in detailed implementation.

Joint Power Agency Oversight - LAFCo’s review of joint powers agencies that provide public services is needed in order to maintain quality performance and public trust. LAFCo will utilize its existing tools and processes to evaluate new opportunities for shared services and improved government efficiencies such as the MSR. LAFCo will proactively exercise its statutory mission and authority to initiate agency consolidations and/or dissolutions where appropriate and understands that such change will bring adaptive challenges that must be delicately handled.

Partnership - Effective government service delivery will involve partnerships with agencies at numerous levels: The Sacramento Area Council of Governments (SACOG), school districts, UC Davis, the Yocha Dehe Wintun Nation, special districts, non-profits and potentially agencies in other counties. Even where LAFCo has no or limited jurisdictional role to play, LAFCo’s focus on the efficient delivery of services and capacity to coordinate various agencies can be an asset to agencies within Yolo County and the broader region.

7.2 SHARED SERVICES GOALS AND OBJECTIVES

LAFCo promotes the most effective forms of government for the common good. LAFCo is proactive with its MSR process to review an agency’s financial ability to provide services and opportunities for shared services and facilities, including possible consolidation of government agencies.

LAFCo will use the MSR process to identify government inefficiencies and initiate agency consolidations and/or dissolutions where necessary to “right size” public agencies. Following completion of the MSR process, staff proactively follows up with agencies requiring status updates as necessary regarding their implementation of/compliance with LAFCo recommendations.

LAFCo promotes shared services that will save agencies money and allow them to either maintain services levels during difficult financial times or even improve service delivery. LAFCo staff facilitates any next steps as recommended by local agencies and determined by the Commission to implement shared service opportunities.

Yolo LAFCo fosters and promotes agency collaboration at all levels. Yolo LAFCo organizes and promotes regular Yolo Leaders/YED forums with agenda topics/speakers that are of interest and value to elected leaders in all geographic areas of the county and at all agency levels.

LAFCo promotes shared services at any and all levels, speaking at and coordinating with CALAFCo, SACOG, and others to coordinate and complement each other's shared service efforts. LAFCo also acts as a facilitator/convener as requested for appropriate Yolo intra-agency issues or acts as a convener for multi-agency joint projects in a coordinating role as appropriate.

7.3 BROADBAND FOR ALL

Yolo LAFCo finds and declares broadband is essential to modern life and universal broadband access is a public health imperative. Broadband is essential to economic and workforce development, public safety, education and an engaged public. The COVID-19 pandemic has only reinforced our reliance on broadband and the importance of closing the digital divide. Improving broadband access will enable individuals in the county to work, study, communicate, apply for government services, operate home-based businesses, receive emergency information and access health care.

LAFCo will encourage local agencies to work with providers to ensure broadband access for its constituents by including information related to broadband availability, affordability and accessibility in applicable MSRs per Policy 6.2 and the annual Yolo Local Agency Website Transparency Scorecard per Policy 7.6.

7.4 JOINT POWERS AUTHORITY/AGENCY (JPA) FINANCIAL BEST PRACTICES

City and County managers will determine assignments to each JPA/Shared Programs for liaison or oversight purposes. Shared programs include programs that are funded via city and county cost sharing, such as Yolo County Animal Services, Office of Emergency Services, West Valley Fire Training Consortium. Budget integration between JPAs/Shared programs and the agencies that help fund them will be improved by implementation of the following process performed annually:

- a) City and County managers will prepare a consolidated memo detailing the upcoming budget preparation process for the JPAs and other shared programs that require joint city and County funding. The memo should convey the budget stance for the upcoming fiscal year, plus a longer range outlook. The intent is to create JPA alignment with the agencies' budget stance and mirror agency cycles of budget reductions or growth.
- b) City and County managers may schedule budget workshops with the JPAs and shared programs each year around the March timeframe or as appropriate.
- c) JPAs and other shared programs are requested to provide draft budgets for funding agencies' executive manager review by May and final adopted budgets no later than June 15th of each year for integration into each funding agency's budget.

Formation of any new JPAs or shared programs should only be considered when the following criteria are met. The proposed JPA/shared program:

- a) Will demonstrate cost reduction;
- b) Is more efficient or effective;
- c) Will reduce or eliminate overlapping services; and
- d) Will result in the sharing of resources.

JPA agreements should include common policies supporting JPA funds to be held in the County Treasury (as appropriate), open government, and transparency.

7.5 JOINT POWERS AUTHORITY/AGENCY (JPA) SERVICE REVIEWS

In fall 2017, the cities in Yolo County and the County of Yolo each adopted resolutions requesting LAFCo conduct Municipal Service Reviews every five years of selected types of JPAs whose service area is mostly within the county and that: (1) provide municipal services; (2) employ staff; and/or (3) have boards comprised of agency staff. These JPAs currently consist of:

1. Valley Clean Energy Alliance
2. West Sacramento Area Flood Control Agency
3. Woodland-Davis Clean Water Agency
4. Yolo County Public Agency Risk Management Insurance Authority
5. Yolo Emergency Communications Agency
6. Yolo Habitat Conservancy
7. Yolo Subbasin Groundwater Agency

New JPAs may be added to this list by approval of the Commission.

7.6 LOCAL AGENCY WEBSITE TRANSPARENCY VALUES

LAFCo, the cities and the County share a vision to promote open government and transparency for government agencies countywide (cities, County, special districts, and joint powers authorities), thereby fostering public trust and accountability as follows:

- a) **TRUST AND INTEGRITY** which the agencies will demonstrate by following through on their commitments, duties, and responsibilities.
- b) **OPEN, HONEST, AND CLEAR COMMUNICATION** within each organization, between agencies and with the Public.
- c) **FISCAL ACCOUNTABILITY** as demonstrated by making budgets, financial practices, compensation, and audits available to the public.

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- d) PROMOTING AWARENESS of local government by promoting a website presence that describes the agency’s reason for existing, a description of services it provides, and the area it provides services to.
 - e) ENCOURAGING UNDERSTANDING of where tax dollars go and how to easily contact board members and agency management.
 - f) CIVIC RESPONSIBILITY through access to board meeting schedules, agendas and minutes so the public can more easily attend board meetings and become involved.
 - g) TRANSPARENCY to respond to the growing movement to make governmental information available and searchable online.
 - h) REPRESENTATION to inform the public regarding board members (names, contact information and terms of office) and their election/appointment process.

7.7 SCORECARD CRITERIA AND BROADBAND ACCESS

LAFCo will prepare a website transparency scorecard on an annual basis for the local cities, County, JPAs and special districts. The transparency scorecard will be based on the following minimum baseline criteria.

1. Overview
 - a. Description of services/functions: What actions does the agency undertake and what services does the agency provide?
 - b. Boundary of service area: What specific area does the agency serve? (May not be applicable to all JPAs. If not, who (generally) or what agencies does the JPA serve?)
2. Budget
 - a. Budget for current fiscal year and three years prior to the current year.
 - b. Financial reserves policy: What is the agency's policy for designated reserves and reserve funds? (The policy should be in either the agency policy manual or found in the budget or audit reports).
3. Meetings
 - a. Board meeting schedule: When and where specifically does the agency meet?
 - b. Archive of Board meeting agendas & minutes for at least the last 6 months: Both approved minutes and past agendas
4. Elected & Appointed Officials
 - a. Board members (names, contact info, terms of office (terms do not apply to JPAs), compensation, and biography): Who specifically represents the public on the Board? How can the public contact them? When were they elected (or appointed)? How much do they earn in this role (as required by Assembly Bill 2040 effective January 1, 2015)?
 - b. Election procedure and deadlines: If the public wishes to apply to be on the Board, how and when can they do so? (Does not apply to JPAs)

-
- c. Reimbursement and compensation policy: Which (if any) expenses incurred by the Board are reimbursed? Do the Board members receive compensation?
- 5. Administrative Officials
 - a. General manager and key staff (names, contact info, compensation, and benefits): Who specifically runs the agency on a day-to-day basis? How can the public contact them? How much do they earn in this role (as required by Assembly Bill 2040 effective January 1, 2015)? What specific benefits are they eligible for (healthcare, retirement plan, educational benefits, etc.)?
 - 6. Audits
 - a. Current financial audit
 - b. Financial audits for the three years prior to the current year².
 - 7. Contracts
 - a. Current request for proposal and bidding opportunities
 - b. Instructions on how to submit a bid or proposal
 - 8. Public Records
 - a. What is the best way for the public to request public records?
 - 9. Revenue Sources
 - a. Summary of fees received: fees for services, if any.
 - b. Summary of revenue sources: bonds, taxes, loans and/or grants. The public should be able to understand how the agency is funded, generally speaking.
 - 10. Agency Specific Criteria
 - a. Municipalities: Downloadable permit applications and zoning ordinances
 - b. Special Districts: Authorizing statute/enabling act (Principal Act or Special Act), board member ethics training certificates, link to the LAFCo website and any state agency providing oversight
 - c. Joint Powers Authorities: A copy of the joint powers agreement as filed and adopted (with any updates)

Because the Internet is such an important source of government information, the scorecard will also include information regarding broadband availability, affordability and accessibility within the agency's territory.

² Audits are due to the State Controller's Office following close of fiscal year as follows: for cities/county by the following March 31; special districts by the following June 30 unless a 2, 3 or 5-year interval has been approved by the County Auditor; and JPAs by the following June 30.

8.0 APPENDIX

8.1 LAND EVALUATION AND SITE ASSESSMENT MODEL

See Attached.

8.2 AGRICULTURAL CONSERVATION POLICY FIGURES

See Attached.

YOLO LOCAL AGENCY FORMATION COMMISSION LAND EVALUATION AND SITE ASSESSMENT (LESA)

I. Introduction

The following Yolo County Land Evaluation and Site Assessment (LESA) Model has been designed as a potential planning tool to assist in making decisions concerning the relative significance of agricultural land resources. The model itself is rooted in concepts originally devised at the federal level, but has been customized to address the unique agricultural resource issues of Yolo County.

Background on LESA on the National Level

In 1981, the federal Resources Conservation Service (NRCS), known at the time as the Soil Conservation Service, released a new system that was designed to provide objective ratings of the agricultural suitability of land compared to demands created by nonagricultural uses of land. The rating system became known as Land Evaluation and Site Assessment, or LESA. Soon after it was designed, LESA was adopted as a procedural tool at the federal level for identifying and addressing the potential adverse effects of federal programs (e.g., funding of highway construction) on farmland protection. The Farmland Protection Policy Act of 1981 (Public Law 97-98) spells out requirements to ensure that federal programs, to the extent practical, are compatible with state, local and private programs and policies to protect farmland, and calls for the use of LESA to aid in this analysis. Typically, staff of the NRCS is involved in performing LESA scoring analyses of individual projects that involve other agencies of the federal government.

Local adaptation of LESA Models

Since its inception, the LESA approach has received substantial attention from state and local governments as well. Nationwide, over two hundred jurisdictions have developed local LESA methodologies. One of the attractive features of the LESA approach is that it is well suited to being modified to reflect regional and local conditions. Typical local uses of LESA have included assisting in decision-making concerning the siting of projects, alterations in land zoning, and sphere of influence determinations. LESA is also increasingly being utilized for farmland protection programs, such as the identification of priority areas to concentrate conservation easement efforts.

Common Features of all LESA Models

All LESA models are based upon the identification of factors that can be linked to the relative significance of agricultural land resources. Factors are classified as two types: (1) Land Evaluation factors, focusing on the inherent qualities of soil (and sometimes water) resources, utilizing information that is commonly found within modern soil surveys; and (2) Site Assessment factors, which typically deal with social, political, and geographic issues that are also considered important

measures of agricultural significance, such as parcel size and proximity to urban areas.

Within a given LESA model, each factor is provided with a definition of how it is to be measured, and a point scale assigned. Increasingly, LESA models rate each factor on a 100-point scale, with 0 points being assigned to factors with very low values, and highest value ratings attaining up to 100 points. Once all factors have been rated (scored) each factor becomes weighted to determine its relative importance to all of the other factors being used. As a simple example, there may be two Land Evaluation factors and two Site Assessment factors in a given model, three of which are each weighted at 30% of the total value, and the final factor weighted at 10% of the total value. The actual number of factors being rated is very flexible, and will depend upon local conditions. The important detail is that the sum of the percentages (weights) of each score must add up to 100%. In this way a single numeric score (e.g., 75 points out of 100 possible points) will be attained when all of the weighted factors are summed.

Development of the Draft Yolo County LESA model

The Draft Yolo County LESA model was developed utilizing the procedures outlined above. Land Evaluation factors include information on the USDA Land Capability Classification and Storie Index Ratings for soils mapped within the Yolo County Soil Survey, as well as a measure of irrigation availability derived from the Department of Conservation's Important Farmland Map for Yolo County. The Site Assessment factors include measurements of parcel size, proximity to built-up areas and the potential for urban conflict, and the zoning designations of all parcels directly adjacent to the parcel in question.

The following text provides specific instructions for the actual measurement and weighting of each of these factors that were developed following field-testing of the Model on selected parcels throughout Yolo County.

II. Required Resources and Information

The Yolo County Land Evaluation and Site Assessment (LESA) model requires a series of straightforward measurements and calculations to score a given project. Listed below are the materials that will generally be needed to make these determinations.

A. Land Evaluation calculations require:

- An accurate map of the project, such as a parcel map. Parcel map books are available for review at the Yolo County Planning Department.
- A Yolo County Important Farmland Map produced biennially by the California Department of Conservation (DOC). These maps are available upon request from DOC, and are also available for review at the Yolo County LAFCO and Farm Bureau offices.
- The Soil Survey of Yolo County, California (USDA Soil Conservation Service, 1971), available for review at the Natural Resources Conservation Service, UC Davis Shields Library, etc.

- A planimeter for making acreage determinations of irregularly shaped units.
- A Land Evaluation Worksheet (included in the Appendix).

B. Site Assessment Calculations Require:

- A photocopy of the appropriate page from the Yolo County Addressing System.
- Access to current zoning maps. These are available in the Yolo County Planning Department.
- A planimeter, compass and engineer's scale.
- A Site Assessment Worksheet (included in the appendix).

Additionally, the Yolo County Planning Department has developed a County Geographic Information System (GIS) that includes considerable land resource information. The GIS has the capability to calculate many of the specific acreage figures that are needed to operate the Yolo County LESA Model, thereby simplifying the procedure for obtaining a LESA score for a given project.

III. Yolo County LESA Factor Scoring

A. Scoring of Land Evaluation Factors

The Yolo County LESA includes three Land Evaluation factors that are separately rated:

1. Land Capability Classification Rating
2. Storie Index Rating
3. Irrigated Farmland Rating

Identifying A Project's Soils

In order to utilize the Land Capability Classification and Storie Index factors in the Yolo County LESA Model, it is first necessary to identify the soils that exist on a given project and determine their relative proportions. A Land Evaluation Worksheet (included in Appendix 3) is utilized to tabulate these figures, based upon the following instructions:

1. Locate the project on the appropriate map sheet in the Soil Survey.
2. Photocopy the map sheet or trace the project boundaries and the soil series map unit polygons and symbols (see Appendix 1) from the Soil Survey of Yolo County. Clearly delineate the project boundaries. [This process is fairly easy since the parcels are usually farmed in such a way that they have a distinct outline in the aerial photo that matches the parcel outline. If it is too difficult to distinguish the project boundaries on the map, they will have to be measured, paying close attention to the map scale].
3. Use the planimeter directly on the photocopied or traced map to determine the percentage of the area represented by each soil type (each soil type will have a different map unit symbol). {Trace each map unit with the planimeter three times and then average the area measured. It is important that the

appropriate scale conversion be set on the planimeter, and that measurements be made in the unit of acres}.

4. Identify all of the soil types contained within the project and enter the corresponding map unit symbol for each of these in Column A of the Land Evaluation Worksheet.
5. Calculate the area of each soil type with the planimeter and enter the acreage figure in Column B of the Worksheet.
6. Sum Column B to get the total area of the project and enter this amount in the box at the bottom. Crosscheck the sum by calculating the total area with the planimeter. (Note: This figure should also be close to the size designated on the parcel map.)
7. Divide the area of each soil type by the total area to get the percentage of each soil type that comprises the project. Enter the percentages in Column C. they should add up to 100%.

The Land Capability Classification Rating

1. In the Guide to mapping units, following page 102 in the Soil Survey of Yolo County, identify the Land Capability Classification (LCC) designation (e.g., IV-e) for each soil type that has been identified in the project, and enter it in column D of the Land Evaluation Worksheet.
2. Table 1 provides a conversion of the Land Capability Classification to a numeric score, based upon 100 points. Determine the Land Evaluation point value for each LCC from Table 1 for each soil type. Enter these point values in Column E of the Land Evaluation Worksheet.

Table 1. Conversion of Land Capability Classification units

LCC	I	Ile	Ils,w	IIle	IIls,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

3. Multiply the percentage of each soil type (Column C) by the LCC points (column E) and enter the results in Column F.
4. Sum the points in Column F to obtain a single LCC score for the project

The Storie Index Rating

1. As is done with the Land Capability Classification Rating, find the Storie Index Rating (SIR) for each soil type in the Guide to mapping units, following page 102 in the Soil Survey of Yolo County. Enter these numeric ratings in Column G of the Land Evaluation Worksheet.
2. Multiply the percentage of each soil type (Column C) by the SIR (Column G) and enter the value in Column H.
3. Sum the points in Column H to get a single SIR score for the project.

The Irrigated Farmland Rating

Under the Important Farmland protocols that have been created, lands that are identified as being either Prime Farmland or Farmland of Statewide Importance, must by definition have been irrigated during the previous four years (Important Farmland maps are updated every two years). In this way, the Yolo County Important Farmland Map can be utilized as an easy and straightforward way of identifying irrigated croplands.

1. Utilizing the Yolo County Important Farmland Map to locate and delineate the project.
2. Estimate if $\geq 50\%$ or $\leq 50\%$ of the project perimeter is bordered by irrigated farmland, denoted by the symbols P and S for Prime Farmland and Farmland of Statewide Importance, respectively. (Only Prime Farmland and Farmland of Statewide Importance are considered to be irrigated in this model).
3. Estimate the percentage of the project itself that is irrigated (the percentage of the project that is defined as Prime Farmland or Farmland of Statewide Importance), utilizing a planimeter or other method.
4. Utilizing Table 2, determine the Irrigated Farmland Rating for the project, and enter this figure on the Land Evaluation Worksheet.

Table 2. Irrigated Cropland Rating

Percentage of project that is irrigated	Score if 50% surrounded by irrigated farmland	Score if $\leq 50\%$ surrounded by irrigated farmland
75-100	100	100
50-74	80	60
1-49	80	40
0	80	0

B. Scoring of Site Assessment Factors

The Yolo County LESA Model includes three Site Assessment Factors that are separately scored:

1. Project Size Rating
2. Separation from Urban Conflict Rating
3. County Zoning Rating

A Site Assessment Worksheet is included in the Appendix to facilitate the scoring of these factors.

The Project Size Rating

1. Utilizing the same information collected for the different soil types identified for a given project (tabulated in Column C of the Land Evaluation Worksheet), determine the total acreage in each of three subsets: Class I and II soils; Class III soils; and Class IV or lower soils as defined by USDA LCC. Enter the acreage figures for each subset in the appropriate space on the Site Assessment Worksheet.
2. Use Table 3 to assign a point score for each of the three subsets of soils that may be found to exist in a given project. Determine which subset yields the highest score. This figure is used as the Project Size Rating, and is entered in the Site Assessment Worksheet. (For example, a given project may consist of 100 total acres, 50 of which are LCC Class I and II soils, and the remaining 50 being LCC Class III soils. In this case, the Class I and II soils would yield a score of 80 points, while the Class III soils would yield a score of 60 points. The higher score is created by the Class I and II soils, and this score [80 points] is the one that is then used to define the Project Size Rating for this project).

Table 3. Project Size Scores

Class I and II		Class III		Class IV or Lower	
<u>Acreage</u>	<u>Points</u>	<u>Acreage</u>	<u>Points</u>	<u>Acreage</u>	<u>Points</u>
≥80	100	≥160	100	≥320	100
60-80	90	120-160	90	240-320	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
≤10	0	20-39	30	≤40	0
		10-19	10		
		≤10	0		

The Urban Separation Rating

The percentage of the area (acreage) of a project that is beyond 500 feet of groups of 5 or more residential units is used as a measure of a project's separation from urban areas and potential urban conflict.

1. Locate the appropriate quadrant(s) (i.e., N19) for the project on the Yolo County Addressing System Field Binder Master Key (see Appendix 1).
2. Obtain a photocopy of the necessary page(s) from the Yolo County Planning Department (quadrant N19 is page N19). Sometimes an inset is needed as well.

3. Draw the boundaries of the project on the map. Locate all the cluster of 5 or more residential units within 500 feet of the edges of the project. Use a compass or engineer's scale to delineate the entire project that is within 500 feet of the edges of the units.
4. Using a planimeter, calculate the ratio of the project's area that is outside of the 500-foot delineation compared to the total project area. Multiply by 100 to obtain the Urban Conflict Rating, and enter this figure in the Site Assessment Worksheet. (For example, a project with 90% of its area outside the 500-foot delineation would receive an urban conflict score of 90.) Simply stated, a high score under the Urban Separation Rating is the result of a low proportion of a site being in close proximity to residential areas.

The County Zoning Rating

1. Use the parcel map(s) to help locate the project on the county zoning maps maintained by the Yolo County Planning Department. Determine whether or not the project is zoned AP. Identify the zoning of all of the parcels that are immediately adjacent to the project. Note exactly where the zoning changes occur along the project perimeter.
2. Measure the perimeter of the project and determine the proportion of the perimeter that is immediately adjacent to AP zoned parcels.
3. Calculate the ratio of the portion of the perimeter adjacent to AP zoning to the entire perimeter.
4. Derive the County Zoning Rating from Table 4.

Table 4. County Zoning Rating Scores

Project Zoning	Perimeter Zoning	Zoning Score
Zoned AP	≥75% of perimeter zoned AP	100
Zoned AP	50-74% of perimeter zoned AP	75
Zoned AP	≤49% of perimeter zoned AP	50
not zoned AP	≥75% of perimeter zoned AP	100
not zoned AP	50-74% of perimeter zoned AP	50
not Zoned AP	≤49% of perimeter zoned AP	0

IV. Weighting of Land Evaluation and Site Assessment Factors

Each of the Land Evaluation and Site Assessment factors is rated on a separate 100-point scale. Once this rating has been completed, the factors are weighted to define their relative significance in creating a single LESA score for a given project.

Individual Factor Weights

Each of the Yolo County LESA factors has been weighted according to the following:

Land Evaluation Factors

Land Capability Classification	20%
Storie Index	20%
Water	10%
Land Evaluation Subtotal	50%

Site Assessment Factors

Project Size	20%
Urban Separation	15%
County Zoning	15%
Site Assessment Subtotal	50%

Total LESA Factor Weighting	100%
-----------------------------	------

In the Yolo County LESA, weighting is equally divided between the Land Evaluation factors and the Site Assessment factors (each represents 50% of the total score). For a given project, each factor's previously derived score is multiplied by the assigned weighting. The summation of each of these six weighted scores yields a single LESA score for the project, based upon 100-point scale.

V. Thresholds

The Yolo county LESA Model provides scoring thresholds that can divide agricultural land resources into four basic categories. These thresholds have been based on extensive field testing of the Model in Yolo County. The grouping are the following:

≥75 Points:	Tier 1 Agricultural Resource - the very highest agricultural importance
60-74 Points	Tier 2 Agricultural Resource - high agricultural importance
40-59 Points	Tier 3 Agricultural Resource - moderate agricultural importance
≤40 Points	Tier 4 Agricultural Resource - low agricultural importance

These thresholds are best suited for analysis of broad land use designations, such as those made under sphere of influence studies. For more specific parcel by parcel studies, such as for consideration of annexations, LESA thresholds that are based upon the individual LE and SA scores may be in order. In this way, given project would need to attain minimum score under both the LE and SA scores, in addition to the cumulative score. This reduces the likelihood of the skewing of scores (e.g. project with receiving score of 60, but with LE and SA subscores of 10 and 50).

VI. Appendix

Appendix 1 - Samples of Needed Base Information for LESA Rating

1. Zoning Map Designations
2. Soil Survey Map
3. Addressing Page

Appendix 2 - Examples of completed LESA Rating Worksheets

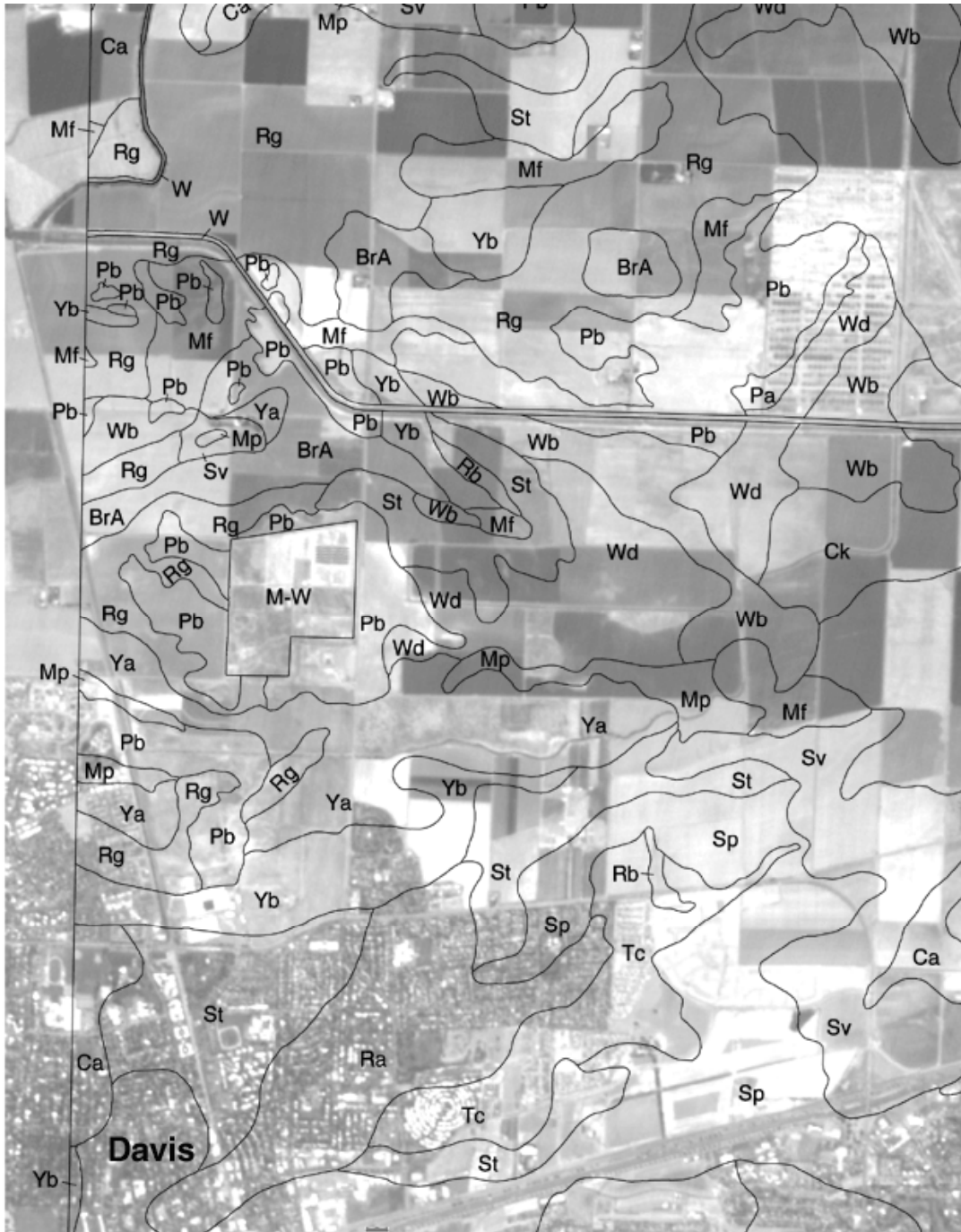
Examples of completed LESA Rating Worksheets

1. Land Evaluation Worksheet
2. Site Assessment Worksheet
3. Combined LESA Score Sheet

Appendix 3 - Blank LESA Worksheets

1. Land Evaluation Worksheet
2. Site Assessment Worksheet
3. Combined LESA Score Sheet

Soil Survey of Yolo County, CA - Davis



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LESA MODEL LAND EVALUATION WORKSHEET

(See Yolo County LESA narrative for detailed scoring instructions)

Project Name _____

1. Land Capability Classification, and 2. Storie Index Scoring

A	B	C	D	E	F	G	H
Soil Type (map unit)	Area	% (B/total area)	LCC	LCC points	LCC Score (C*E)	SIR	SIR Score (C*G)
Total Area				LCC Score		SIR Score	

LCC Point Assignment Table

LCC	I	Ile	Ils,w	IIle	IIls,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

3. Irrigated Farmland Scoring

Total area of project _____ (a)

Area of project that is irrigated _____ (b)

(b) / (a) x 100 = _____ % of project that is irrigated

Length of project perimeter _____ (c)

Length of perimeter adjacent to irrigated farmland _____ (d)

(d) / (c) x 100 = _____ % surrounded by irrigated farmland

See table below for appropriate Irrigated Farmland Score.

Irrigated Farmland Score _____

Percentage of project that is irrigated	Score if 50% surrounded by irrigated farmland	Score if <50% surrounded by irrigated farmland
75-100	100	100
50-74	80	60
1-49	80	40
0	80	0

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LESA MODEL SITE ASSESSMENT WORKSHEET

(See Yolo County LESA narrative for detailed scoring instructions)

Project Name _____

1. Project Size

	Acres	Points
Class I and II Acres	_____	_____
Class III Acres	_____	_____
Class IV or Lower Acres	_____	_____
		Project Size Score _____

Project Size Scoring

Class I and II		Class III		Class IV or Lower	
<u>Acreage</u>	<u>Points</u>	<u>Acreage</u>	<u>Points</u>	<u>Acreage</u>	<u>Points</u>
≥80	100	≥160	100	≥320	100
60-80	90	120-160	90	240-320	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
≤10	0	20-39	30	≤40	0
		10-19	10		
		≤10	0		

2. Urban separation

(Area of project not in urban conflict) / (total area if project) X 100 = Separation from Urban Conflict Score)

(_____) / (_____) X 100 = Urban separation Score

Urban Separation Score _____

SITE ASSESSMENT WORKSHEET (continued)

Project Name _____

3. County Zoning

Is project, or portion of project zoned AP? Yes No

Total length of project perimeter _____ (a)

Length of perimeter directly adjacent to AP zoning _____ (b)

(b) / (a) X 100 = _____ % of perimeter zoned AP

See table below for appropriate zoning score.

County Zoning Score _____

County Zoning Scoring

Project Zoning	Perimeter Zoning	Zoning Score
Zoned AP	$\geq 75\%$ of perimeter zoned AP	100
Zoned AP	50-74% of perimeter zoned AP	75
Zoned AP	$\leq 49\%$ of perimeter zoned AP	50
not zoned AP	$\geq 75\%$ of perimeter zoned AP	100
not zoned AP	50-74% of perimeter zoned AP	50
not Zoned AP	$\leq 49\%$ of perimeter zoned AP	0

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**LESA MODEL
COMBINED LAND EVALUATION AND SITE ASSESSMENT
PROJECT SCORE SHEET**

	<u>Score</u>	X	<u>Weight</u>	=	<u>Weighted</u> <u>Score</u>
Land Evaluation					
Land Capability Classification	_____	X	(0.20)	=	_____
Storie Index Rating	_____	X	(0.20)	=	_____
Irrigated Farmland	_____	X	(0.10)	=	_____
Site Assessment					
Project Size	_____	X	(0.20)	=	_____
Separation from Urban Conflict	_____	X	(0.15)	=	_____
County Zoning	_____	X	(0.15)	=	_____
Sum the above weighted scores to obtain the Total LESA Score.					
					Total LESA Score _____

Agricultural Conservation Policy Figures

Figure 1. Agricultural Easement Clusters (2025)

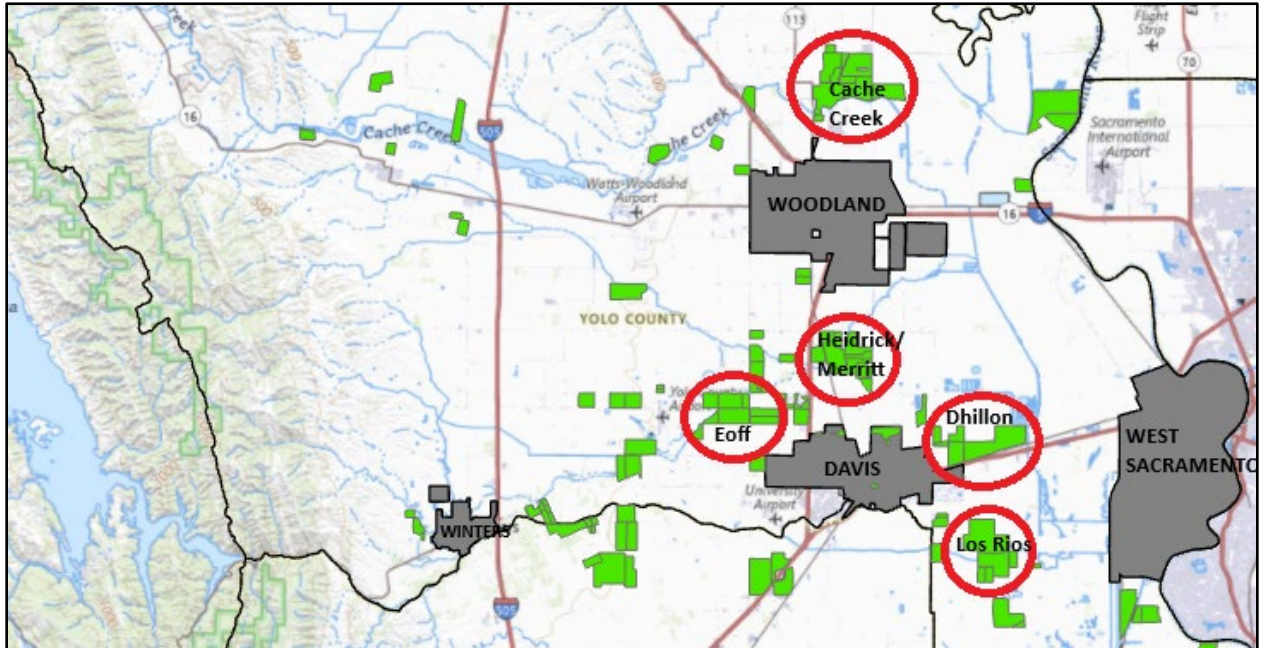


Figure 2. Four-Mile Mitigation Areas (2025)

