

SHASTA LAFCO
CHANGE OF ORGANIZATION/REORGANIZATION APPLICATION

This application must be completed in full and submitted with any petition or resolution of application to LAFCO for a change of organization or reorganization made pursuant to Government Code Section 56000 et seq.

1. **Nature of Proposal:** Check one of the following. Insert city or district name. If the proposal involves more than one concurrent change (i.e., annexation to one agency, detachment from another), check the appropriate "reorganization" box.

- Annexation only** to a city or special district
Affected city or district: _____
- Detachment only** from a city or special district
Affected city or district: _____
- Reorganization by concurrent** annexation to city, detachment from district(s)
Affected city and district(s): _____
- Reorganization by concurrent** annexation to district, detachment from district
Affected districts: _____
- Formation** of special district
Type of district (i.e. CSD, CSA, FPD): _____
- Dissolution** of special district
Name of district: _____

2. **Sphere of Influence:** If the proposal is for annexation to a city or district, is the area to be annexed within the sphere of influence of the affected city or district? Yes No. If no, there must be a concurrent sphere of influence amendment action.
Water Service Extension - City of Anderson

3. **Tax Exchange Agreement:** Is the proposal subject to a tax exchange agreement? Yes No. If yes, see Shasta LAFCO's "Application Standards & Document Requirements for compliance information.

4. **Public Agencies in Proposal Area:** List all public agencies - including school districts - whose current jurisdictional boundary or sphere of influence boundary falls within the proposal area. Also note the effect on the proposal on each agency.

<u>Public Agency</u>	<u>Effect of Proposal (i.e. annex, detach, no change)</u>
Shasta County	No Change
City of Anderson	Annex for water service only
Anderson Fire Protection District	No Change
Anderson Union High	No Change
See Attached Continuation Exhibit	

5. **Affected Territory is Legally (Check One):**

- Inhabited** (more than 12 registered voters)
- Uninhabited** (fewer than 12 registered voters)
- Developed**
- Undeveloped**

6. **Characteristics of Affected Area:** Insert totals and *check data source*.

	Total #	Assessor/Auditor	Elections Dept.	Field Survey	Other Source: (Name)
Acres	2.01				Agreement with SPI, Attached
Parcels	1				Agreement with SPI, Attached
Inhabitants	0				
Registered Voters	0				
Dwelling Units	0				
Commercial Units	0				
Industrial Units	0				
Assessed Value: Land	TBD				
Assessed Value: Improvements	TBD				
Total Assessed Value	TBD				

7. **General Location of Proposal Area:** Summary statement of general location in relation to nearest major roads and intersections, nearest city or district boundary, and/or other locational landmarks.

The property frontage is on Riverside Avenue approximately 200-feet northwest from the intersection of Ox Yoke Road, and adjacent to the boundary of the City of Anderson.

8. **Present Land Use Characteristics:** Summary statement of current land use and development characteristics, as well as prevalent topographic/geographic characteristics that influence land use and development.

Currently the parcel is undeveloped and has been used/leased by the current owner, Southern Pacific Industries for agricultural purposes. The General Plan designation is Industrial.

9. **Proposed Development:** Summary statement of proposed development in the area, if any, and a statement of when development is expected to begin and/or be completed:

The parcel is proposed to be developed as a fire station and manned by CAL FIRE. Construction of the fire station is expected to start June, 2021, and should be completed by June, 2022.

10. **General Plan and Zoning Designations:** List the current Shasta County General Plan land-use and zoning designations applied to the area, and the total acres under each designation.

Do not use abbreviations. Attach maps showing the General Plan designations.

<u>General Plan Designation</u>	<u>No./Acres</u>	<u>Zoning Designation</u>	<u>No./Acres</u>
Industrial	2.01	General Industrial (M)	2.01

11. **Pre-Zoning:** For proposals to *annex territory to a city*, §56375 requires that the annexation area be “pre-zoned”. Please list zoning designations that will be applied by the city after

annexation. **Do not use abbreviations.** Attach a map depicting the zoning designations and a copy of the ordinance adopting the designations.

<u>Zoning Designation</u>	<u>No. of Acres</u>
_____	_____
_____	_____
_____	_____

12. **Chief Reasons for Proposal:** An agency resolution of application to LAFCO must include a summary recital of the chief reasons for the proposal (such as the desire by landowners and/or developers to acquire agency services). In the space below, discuss the chief reasons for the proposal. Identify alternatives and explain why the alternatives are not as feasible as the proposal.

The City of Anderson has received a request from Shasta County, to extend water services to provide an adequate water supply for a Fire Station.

13. **Terms and Conditions:** *For an application by a public agency,* the resolution of application may request terms and conditions on LAFCO's approval. In the section below, list and provide an expanded discussion of the terms and conditions requested in the resolution. If there are no terms and conditions, insert "None Requested".

Reference, "CITY OF ANDERSON AGREEMENT TO EXTEND UTILITY SERVICE OUTSIDE CITY LIMITS" attached as Exhibit "X".

14. **Boundary Modifications:** LAFCO is authorized to modify the boundary of a proposal to include or exclude territory. In the section below, explain how the proposed boundary was determined, the alternatives considered, and what the impacts would be if LAFCO were to modify the boundary. Attach any maps that would support the proposed boundary or would visually depict the impacts of any boundary modification. *(This section is critical to LAFCO's analysis; please provide a complete response.)*

15. **Plan for Providing Services (§56653):** Whenever a local agency or school district submits a resolution of application for a change of organization or reorganization, the local agency *shall* submit a plan for providing services within the affected territory. The applicant agency must also *complete the following table and attach a comprehensive narrative that includes the following information:*

- An enumeration and description of the services to be extended to the affected territory.
- The level and range of those services.
- An indication of when those services can feasibly be extended to the affected territory.
- An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.

- Information with respect to how those services will be financed.

(A) Service	(B) Current Provider <i>(e.g. County, Special District, Private, None)</i>	(C) Method to Finance Current Service <i>(See Key)</i>	(D) To be Provided by this Proposal? <i>(Yes or No)</i>	(E) If Yes to (D), Method to Finance? <i>(See Key)</i>	(F) If Yes to (D), Estimated Date Service Available
Law Enforcement	County	O	No		
Fire Protection	County/Anderson	O	No		
Streets/Traffic	County	O	No		
Water	None	SC	Yes	O	August 2021
Sewer	None	O	No		
Power	None	O	No		
Solid Waste	None	O	No		
Storm Drains	None	O	No		

Key: O=Owner; SC=Service Charges; AD=Assessment District; DA=Developer Agreement

16. **Water Service:** Pursuant to §56668(k), LAFCO must now consider, "Timely availability of water supplies adequate for projected needs . . ." Availability of water supply includes the fluid water itself (entitlements) and infrastructure (treatment capacity, storage capacity, regional transmission, and local distribution systems). Adequacy of water also means the ability of the agency to provide water to both existing and proposed development. In the space below, discuss water availability and adequacy in the context of the proposal set forth in this application.
 See Attached Continuation Exhibit
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17. **Sphere of Influence Amendment as a Separate or Concurrent Action:**

- A. **Compliance with §56425(b):** For an application by a city for amendment of a city sphere of influence, city and county representatives are required to meet on matters pertaining to the proposed sphere change. (See §56425(b) for specifics.) *This meeting is to be held at least 30 days prior to submitting an application to LAFCO.* To verify compliance with the statute, complete the following:

Date(s) of City/County Meeting(s): No change to the existing Sphere of Influence

City Attendees (Name/Position): _____

County Attendees (Name/Position): _____


City/County Agreement: City and County Did Did not enter into an agreement with respect to the proposed sphere of influence boundaries, and

4.								
5.								
6.								
7.								
8.								

* DU = Dwelling Units; S= Support; O=Opposed; NR=No Response

19. **100% Consent Applications; Request Waiver of Public Hearing:** Pursuant to §56663, proceedings before LAFCO may be conducted without a public hearing, and Conducting Authority proceedings may be waived, provided (a) *the applying agency's resolution of application requests a waiver*, and (b) provided the resolution is accompanied by *proof that all of the owners of land within the affected territory have given their written consent* to the proposed change of organization or reorganization. The following is also to be completed and signed if the agency's resolution requests this waiver:

It is hereby certified that the signatures shown on the attached petitions and/or letters represent 100% of the owners of the territory included in the proposal presented in this application. **It is further certified** that these landowners consent to the proposal presented in this application.

Signature: 
 Print Name/Title: Jeff Kiser / City Manager

City of Anderson
 Agency: _____


20. **Executive Officer's Report/Notice of Hearing:** Print or type the name and addresses of three officers or persons *in addition to the chief petitioners and/or clerk of each affected agency* who are to receive copies of the Executive Officer's Report and the notice of the public hearing:

1. Susie Baugh, Mayor, 1887 Howard Street, Anderson, CA 96007
2. Baron Browning, Vice Mayor, 1887 Howard Street, Anderson, CA 96007
3. Mike Gallagher, Council Member, 1887 Howard Street, Anderson, CA 96007
4. Jeff Kiser, City Manager, 1887 Howard Street, Anderson, CA 96007

21. Certification, Indemnification, Signature:

1. In signing this document, **it is hereby certified**, that the statements made in this application and the attachments to this application are to the best of my knowledge complete and accurate.

2. The undersigned, as Applicant (agency and/or property owner), **agrees to indemnify, save harmless, and reimburse** LAFCO for all reasonable expenses and attorney fees in connection with the defense of LAFCO and for any damages, penalties, fines or other costs imposed upon or incurred by LAFCO should LAFCO be named as a party in any litigation or administrative proceeding in connection with the application, whether the application is maintained or withdrawn. Applicant further agrees that LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the matter it deems in its best interest, and that LAFCO's taking such actions shall not limit Applicant's obligations to indemnify and reimburse defense costs or relieve Applicant of such obligations.

Signature: 
Print Name/Title: Jeff Kiser / City Manager
Agency: City of Anderson

Phone: 530.378.6650
e-mail: jkiser@ci.anderson.ca.us
Date: 03/02/2021

Resolution No. 20-42

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF ANDERSON REQUESTING THE SHASTA LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR A SERVICE EXTENSION

WHEREAS, the City of Anderson (herein referred to as "City") is authorized to provide municipal services pursuant to Title 13 – "Water and Sewer" of the Anderson Municipal Code; and

WHEREAS, the City of Anderson has received a request from Shasta County Department of Public Works, the intended Property Owner of a planned new parcel, to extend water services to provide adequate water for fire protection and domestic use for the property located on a portion of Shasta County Assessor Parcel Number 050-530-020, in Anderson, CA; as reflected on the attached Exhibit A; and

WHEREAS, the Property Owner intends to construct and operate a County fire station that will be staffed by CalFire; and

WHEREAS, the City has studied options for providing municipal services and concluded that a limited services extension outside City boundaries and inside the General Plan Sphere of Influence is feasible and appropriate at this time; and

WHEREAS, the services would be limited to water service only; and

WHEREAS, per Section 56133 of the Cortese Knox Herzberg Local Government Reorganization Act of 2000, a City may propose a services extension outside City boundaries and inside the Sphere of Influence to the LAFCO Commission; and

WHEREAS, per Section 56133 (b) of the Cortese Knox Herzberg Local Government Reorganization Act of 2000), LAFCO may authorize a city or district to provide new or extended services outside its jurisdictional boundary but within its Sphere of Influence in anticipation of a later change of organization; and

WHEREAS, the City Council has considered the specific facts associated with the request for service extension, and subject to the required execution of an agreement for services and future annexation, finds that such extension would serve in protecting the health, safety and general welfare of the residents of the City of Anderson.

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. The City Council hereby requests that the Shasta LAFCO initiate proceedings to consider a services extension outside City of Anderson jurisdictional boundaries and inside the Sphere of Influence to provide fire-flow and domestic water service to the property as requested by the Property Owner.

2. The City Council is serving as Lead Agency for this proposal pursuant to the California Environmental Quality Act (CEQA). LAFCO is a Responsible Agency. The City Council finds that the proposal is Categorically Exempt from CEQA pursuant to CEQA Guidelines §15303 Class 3 (d) "New Construction Or Conversion Of Small Structures", which exempts construction and location of limited numbers of new, small facilities or structures including water main, sewage, electrical, gas, and other utility extensions.
3. The City staff is authorized and directed to prepare a plan for services in consultation with the property owner, to demonstrate that the proposed services can be extended without diminished services within the City boundary.
4. The City staff is authorized and directed to take all actions consistent with this resolution to assist in processing the services extension request with Shasta LAFCO.
5. The City Manager is authorized and directed to take all actions consistent with this resolution to negotiate and approve an agreement for the services extension with the County of Shasta.
6. That such extension of services is limited in scope, and any revision to the nature and purpose of the Property Owners request or use of the property or of City services shall require the separate approval of the City Council.

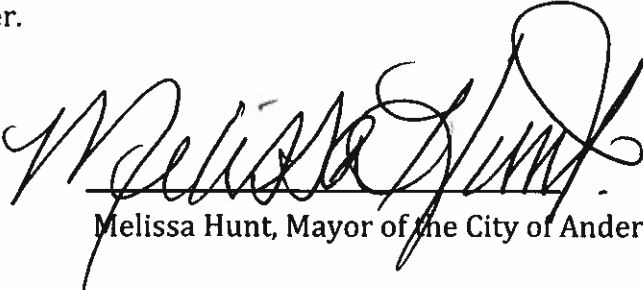
The foregoing resolution was introduced at a regular meeting of the City Council of the City of Anderson held on October 6, 2020, and was adopted by the City Council of the City of Anderson by the following vote:

AYES: Councilmember Baugh, Browning, Neutze and Mayor Hunt.

NOES:

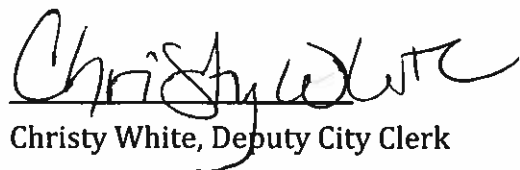
ABSENT: Councilmember Gallagher.

ABSTAIN:



Melissa Hunt, Mayor of the City of Anderson

ATTEST:



Christy White, Deputy City Clerk