

**SHASTA LOCAL AGENCY FORMATION COMMISSION (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**  
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. N/A

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>
<u>LIST</u> N/A	

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>Inhabited</b> (more than 12 registered voters) | <input type="checkbox"/> <b>Developed</b>   |
| <input type="checkbox"/> <b>Uninhabited</b> (fewer than 12 registered voters)         | <input type="checkbox"/> <b>Undeveloped</b> |

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

	Total #	Assessor/Auditor	Elections Dept.	Field Survey	Other Source: (Name)
Acres					
Parcels					
Inhabitants					
Registered Voters					
Dwelling Units					
Commercial Units					
Industrial Units					
Assessed Value: Land					
Assessed Value: Improvements					
Total Assessed Value					

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.

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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.

The land is currently being used for residential housing

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:

There is no proposed development

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>

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>
See Map	N/A

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

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We are not able to retain qualified  
firefighters to staff the fire station

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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".

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None Requested

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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 complete response.)*

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Proposed boundaries shown on attached figure

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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					
Fire Protection					
Streets/Traffic					
Water					
Sewer					
Power					
Solid Waste					
Storm Drains					

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.

There is water available on a continuous  
basis provided by Shasta CSD

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):   N/A  

**City/County Agreement:** City and County  Did  Did not enter into an agreement with respect to the proposed sphere of influence boundaries, and development standards and zoning requirements within the proposed sphere. (If an agreement *was* adopted, attach a copy.)

- B. *For all applications requesting amendment of a local agency sphere of influence, either as a single proposal or as a concurrent amendment associated with a proposed boundary change, the applicant is to attach a comprehensive narrative description and discussion of each of the following statutory factors:*

- The present and planned land uses in the area to be included in the sphere, including agricultural and open-space lands.
- The present and probable need for public facilities and services in the area.
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- The existence of any social or economic communities of interest in the area.

Maps and exhibits depicting the proposed sphere amendment boundary, and the relationship of the proposed sphere boundary to other adjacent sphere boundaries are also to be submitted. As well, it would be helpful to plot on the current sphere boundary map the annexations that have occurred over the past ten years so as to demonstrate agency growth.

If there are any questions with respect to the sphere of influence amendment requirements, applicants are encouraged to contact LAFCO staff *before* preparing the required documentation.

18. **Evaluation of Landowner Consent:** For applications submitted by a local agency, list each Assessor's Parcel included in the proposal, the number of acres per parcel, the current parcel owner(s), the parcel address, mailing address (if different), whether or not there is a dwelling unit or units on the parcel, number of resident registered voters, and check whether the landowner and/or registered voter has submitted a letter in support of the proposal, or opposed, or has not responded. *Attach copies of all support or opposition letters.* If necessary, continue the list on a separate sheet and attach it immediately following this page. (Example shown in *italics*.)

	Assessor's Parcel No.	No. Acres	Current Owner(s), Parcel Address, Mail Address	No. D.U. *	No. Resident Registered Voters	S *	O *	NR *
	000-000-00	00	<i>Smith, John and Mary 000 Smith Lane P.O. Box (if applicable) City, CA 00000</i>	1	2	x		
1.	See Attached							
2.								
3.								
4.								

\* 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: \_\_\_\_\_

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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

21. **Certification, 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.

Signature:     *ck*    

Phone:     (530) 209-3460    

Print Name/Title:     Chris Koeper G.M.    

e-mail:     ckoeper@shastacsd.org    

Agency:     Shasta CSD    

Date:     11-18-21    

22. The Applicant (agency and/or property owner), may agree to voluntarily 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.

A voluntary Indemnification Agreement is available on request.

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Resolution NO. 2021-4

A RESOLUTION OF APPLICATION  
TO THE SHASTA LOCAL AGENCY FORMATION  
COMMISSION TO RESCIND FIRE SERVICES AND CLOSE OPERATIONS  
OF THE SHASTA FIRE DEPARTMENT BY THE SHASTA COMMUNITY  
SERVICES DISTRICT AND NAME A SUCCESSOR AGENCY

WHEREAS, the Shasta Community Services District (CSD) will apply to the Shasta Local Agency Formation Commission (LAFCO) to rescind fire services as an active CSD power and close operations of the Shasta Fire Department by the Shasta Community Services District; and

WHEREAS, the Shasta Community Services District currently provides water, fire protection and emergency response services, to the affected area; and

WHEREAS, County Service Area (CSA) #1 Shasta County Fire has provided fire protection and emergency response services to the portion of CSD annexed as part of the Keswick CSA dissolution and it is proposed that CSA #1 extend services to the entire Shasta CSD territory; and

WHEREAS, the remaining portion of the Shasta CSD not currently served by CSA #1 is proposed to be added to the CSA #1 emergency and fire protection boundary going forward; and

WHEREAS, The Application to Shasta LAFCO will include a Plan for Services including potential transfer of assets; and

WHEREAS, a map showing the detached area for emergency and fire protection services is attached as Exhibit A; and

WHEREAS, this proposed boundary and services change and transfer to CSA # 1 as successor agency is exempt from the California Environmental Quality Act (CEQA) as it is not a new service; and

WHEREAS, this resolution is not binding the district to transfer the fire department but allows for more communication between the parties involved.

**NOW, THEREFORE, BE IT RESOLVED** that the attached Exhibit A Map reflects the current jurisdictional emergency and fire protection boundary and service areas for the Shasta Community Services District

**DULY PASSED AND ADOPTED** this 17<sup>th</sup> day of November 2021, by the Board of Directors of the Shasta Community Services District by the following vote:

AYES: David Cross, Brent Lemler, Shawna Staup, Jane Heinan

NOES: Karen Preisser

ABSENT:

ABSTAIN:

RECUSE:

David Cross  
Dave Cross, CHAIR  
Board of Directors  
Shasta Community Services District  
State of California

ATTEST: C. Arias  
By: C. Arias  
Christina Arias, Board Secretary





LAUREN T

**Parcels**

- Shasta CSD
- Shasta CSD SOI
- Keswick CSA Annexation
- Keswick CSA SOI

