

**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 the following. Insert 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: Anderson & Cottonwood Cemetery Districts
- Formation** of special district  
Type of district (i.e. CSD, CSA, FPD): \_\_\_\_\_
- Dissolution** of special district  
Name of district: Anderson Cemetery 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.*

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>
Anderson Cemetery District	Dissolve
Cottonwood Cemetery District	Annex
City of Redding	No Change
City of Anderson	No Change
Anderson Fire Protection District	No Change
Cottonwood Fire Protection District	No Change
Happy Valley Fire Protection District	No Change
County Service Area #1 – Fire Protection	No Change
Clear Creek Community Service District	No Change
Anderson Union High School District	No Change
Happy Valley Union School District	No Change
Cascade Union School District	No Change

Cottonwood Union School District	No Change
Shasta Community College District	No Change
Shasta-Tehama-Trinity Community College	No Change
Anderson Cottonwood Irrigation District	No Change
Cottonwood Water District	No Change
County Service Area #15 – Lighting	No Change
County Service Area #17 – Cottonwood	No Change
Shasta Mosquito and Vector Control District	No Change
Western Shasta Resource Conservation District	No Change
Shasta County Water Agency	No Change

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	55,348				County GIS
Parcels	10,231				County GIS
Inhabitants	23,250				County GIS/ ACS
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.

Southern Shasta County in regions surrounding Cottonwood and Anderson. Area extends west along Gas Point Road.

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.

Primarily Residential and Agricultural, with Resource, Commercial Recreation land uses.

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:

N/A

**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>
See Map		See map	

**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>
N/A	

**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.

Economies of scale and effective service delivery.

**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".

Transfer of Anderson Cemetery District assets and liabilities to Cottonwood Cemetery District.

**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.)*

Proposed annexation area boundaries are shown on attached figure.

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:*

**TO BE ATTACHED**

- 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. Co, Special Dist, Private, None)</i>	(C) Method to Finance Current Service <i>(See Key)</i>	(D) 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), Est.Date Service Available
Law Enforcement	County		No		
Fire Protection	FPDs		No		
Streets/Traffic	County/City		No		
Water	CSD/WD		No		
Sewer	CSA/ City		No		
Power	PG&E		No		
Solid Waste	County		No		
Storm Drains	None		No		
Cemetery	CDs	Property Tax	Yes	Property Tax	Immediately
Irrigation	ACID		No		
Mosquito Abatement VC	SMVCD		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.

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Cottonwood Water – City of Anderson – Anderson Cottonwood Irrigation District

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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): Not Applicable

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 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*.)

	Assessors 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	Smith, John and Mary 000 Smith Lane P.O. Box (if applicable) City, CA 00000	1	2	x		
1.	TO BE ATTACHED							

\* 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:      *Dale Allen*    

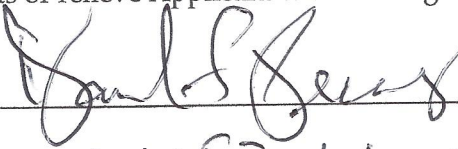
Print Name/Title:     DALE ALLEN *chairman*     Agency:     CCD    

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. Mr. Stan Neutze , City of Anderson Mayor \_\_\_\_\_
2.     Mr. Les Baugh, Shasta County Supervisor, District 5
3. \_\_\_\_\_

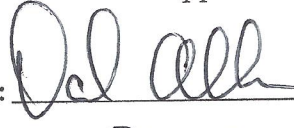
21. Certification, Indemnification, Signature:

- 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:  Phone: 530-365-7140  
 Print Name/Title: DALM F PEERY CHAIRMAN e-mail: \_\_\_\_\_  
 Agency: Anderson Cemetery District Date: 3-3-20

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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:  Phone: 530-347-3621  
 Print Name/Title: DALE ALLEN CHAIRMAN e-mail: \_\_\_\_\_  
 Agency: Cottonwood Cemetery District Date: 3-3-20

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Reviewed \_\_\_\_\_

**A RESOLUTION OF APPLICATION BY THE BOARD OF TRUSTEES OF THE COTTONWOOD CEMETERY DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR A CONSOLIDATION OF THE ANDERSON CEMETERY DISTRICT AND THE COTTONWOOD CEMETERY DISTRICT**

WHEREAS, the Cottonwood Cemetery District (herein referred to as "CCD") and the Anderson Cemetery District (herein referred to as "ACD") both provide cemetery services pursuant to Public Cemetery District Law, Health and Safety Code S9000-9093; and

WHEREAS, CCD and the ACD have studied options for providing more efficient and cost-effective services to the community and conclude that consolidation of the two entities is both feasible and appropriate at this time; and

WHEREAS, the CCD is willing to succeed to all the rights, duties and obligation of the two consolidating Districts, thereby accepting the transfer of all responsibility for the cemetery services by CCD, together all assets current held by ACD to provide those services; and

WHEREAS, Government Code sec 56853 established that if all districts proposing a consolidation adopt substantial similar resolutions of application, the Local Agency Formation Commission ("LAFCo") Shall approve the proposal but may impose mitigating terms and conditions; and

WHEREAS, the Board of Trustees of the CCD, Support the proposed application to Shasta LAFCo to consolidate CCD with the ACD.

WHEREAS, public notice of the proposed consolidation was provided through a legal notice published in the Redding Record Searchlight on February 12, 2020.

**NOW THEREFORE** the Board of Trustees proposes the following:

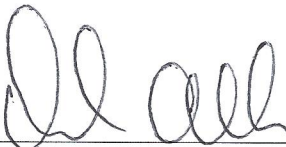
1. The Board hereby requests that Shasta LAFCo initiate proceedings to consolidate CCD and the ACD pursuant to Government Code Section 56650 et seq., thereby designating the CCD to take responsibility for services now provided by the ACD, together with all assets currently held by ACD to provide those services and provide for allocation and payment of existing, contingent and future liabilities.
2. The CCD is serving as Lead Agency for this proposal pursuant to the California Environmental Quality Act (CEQA). LAFCo is a Responsible Agency. The CCD finds that the proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320, which exempts special district consolidations where changes in organization of local governmental agencies do not change the geographical area in which the previously existing powers are exercised.

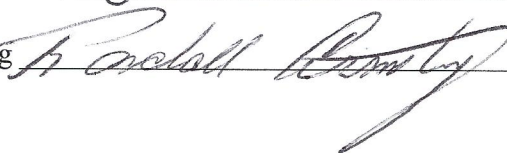


3. Pursuant to Government Code Section 567009 (a)(4) the Districts propose that LAFCo apply the follow terms and conditions:

- a. Request that July 1, 2020 be set the consolidation's effective date.
- b. The apportionment of property tax revenues shall be the same as currently exists for the two consolidated Districts, unless and until the County and the District agree to change the apportionment.
- c. The Board of Trustees of the consolidated CCD shall maintain its existing governance structure, consisting of five members appointed by the Board of Supervisors, per Public Cemetery District law. Residents within the former boundaries of the ACD shall enjoy full rights, and serve as members of the Board of Trustees of the post-consolidation District.
- 4. The District staff is authorized and directed to take all actions consistent with this resolution to apply for and process the consolidation request with Shasta LAFCo

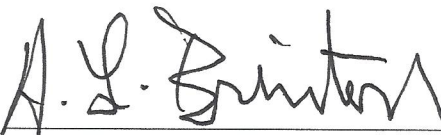
PASSED AND ADOPTED by the BOARD OF Trustees of the Anderson Cemetery District, Shasta, California, at a meeting held on the 3rd. Day of March 2020 by the following vote:

Trustee Dale Allen (Chairman)  Vote YES

Trustee Randy Armstrong  Vote YES

YES. Trustees 2  
NOES. Trustees: 0

Approved: 03-03-, 2020

Attest:   
Board Secretary / Clerk

**A RESOLUTION OF APPLICATION BY THE BOARD OF TRUSTEES OF THE  
COTTONWOOD CEMETERY DISTRICT REQUESTING THE LOCAL AGENCY  
FORMATION COMMISSION INITIATE PROCEEDINGS FOR A CONSOLIDATION  
OF THE ANDERSON CEMETERY DISTRICT AND THE COTTONWOOD  
CEMETERY DISTRICT**

WHEREAS, the Cottonwood Cemetery District (herein referred to as “CCD”) and the Anderson Cemetery District (herein referred to as “ACD”) both provide cemetery services pursuant to Public Cemetery District Law, Health and Safety Code S9000-9093; and

WHEREAS, CCD and the ACD have studied options for providing more efficient and cost-effective services to the community and conclude that consolidation of the two entities is both feasible and appropriate at this time; and

WHEREAS, the CCD is willing to succeed to all the rights, duties and obligation of the two consolidating Districts, thereby accepting the transfer of all responsibility for the cemetery services by CCD, together all assets current held by ACD to provide those services; and

WHEREAS, Government Code sec 56853 established that if all districts proposing a consolidation adopt substantial similar resolutions of application, the Local Agency Formation Commission (“LAFCo”) Shall approve the proposal but may impose mitigating terms and conditions; and

WHEREAS, the Board of Trustees of the CCD, Support the proposed application to Shasta LAFCo to consolidate CCD with the ACD.

WHEREAS, public notice of the proposed consolidation was provided through a legal notice published in the Redding Record Searchlight on February 12, 2020.

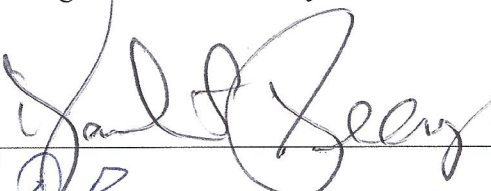
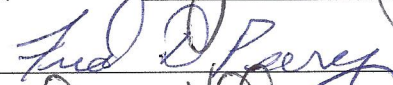
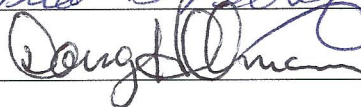
**NOW THEREFORE** the Board of Trustees proposes the following:

1. The Board hereby requests that Shasta LAFCo initiate proceedings to consolidate CCD and the ACD pursuant to Government Code Section 56650 et seq., thereby designating the CCD to take responsibility for services now provided by the ACD ,together with all assets currently held by ACD to provide those services and provide for allocation and payment of existing, contingent and future liabilities.
2. The CCD is serving as Lead Agency for this proposal pursuant to the California Environmental Quality Act (CEQA). LAFCo is a Responsible Agency. The CCD finds that the proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320, which exempts special district consolidations where changes in organization of local governmental agencies do not change the geographical area in which the previously existing powers are exercised.

3. Pursuant to Government Code Section 567009 (a)(4) the Districts propose that LAFCo apply the follow terms and conditions:


- a. Request that July 1, 2020 be set the consolidation's effective date.
  - b. The apportionment of property tax revenues shall be the same as currently exists for the two consolidated Districts, unless and until the County and the District agree to change the apportionment.
  - c. The Board of Trustees of the consolidated CCD shall maintain its existing governance structure, consisting of five members appointed by the Board of Supervisors, per Public Cemetery District law. Residents within the former boundaries of the ACD shall enjoy full rights, and serve as members of the Board of Trustees of the post-consolidation District.
4. The District staff is authorized and directed to take all actions consistent with this resolution to apply for and process the consolidation request with Shasta LAFCo

PASSED AND ADOPTED by the BOARD OF Trustees of the Anderson Cemetery District, Shasta, California, at a meeting held on the 3rd. Day of March 2020 by the following vote:

Trustee David Peery (Chairman)		Vote <u>YEA</u>
Trustee Fred Peery		Vote <u>YEA</u>
Trustee Doug Hillman		Vote <u>Aye</u>

AYES. Trustees 3  
NOES. Trustees: \_\_\_\_\_

Approved: 3-3-2020, 2020

Attest:   
Board Secretary / Clerk