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AGENDA ITEM 10.B.

Date: August 1, 2024

From: Krystle Heaney, Executive Officer

Subject: **Current Status of Current and Future Applications**

The Commission will receive an update on the current status of applications and provide direction to staff as necessary.

BACKGROUND

LAFCOs are responsible, under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization, such as boundary changes (e.g. annexations), consistent with adopted policies and procedures pursuant to California Government Code (G.C.) §56375. LAFCOs have broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

DISCUSSION

The following application(s) are active with LAFCo:

- Proposed SOI Amendment and Annexation to CSA #8 (Palo Cedro): The proposal includes two parcels (APNs: 059-390-003 & 059-390-002) along Deschutes Road totaling approximately 5.4 acres. Both parcels are outside the existing CSA #8 SOI but adjacent to the northwesterly jurisdictional boundary. Surrounding land uses include rural residential, commercial, and planned development. Currently, the southern parcel has a single residential structure, and the northern parcel has one larger residential and multiple smaller structures. The applicants are requesting annexation to CSA #8 in order to obtain wastewater services for their properties. Water services are currently provided by Bella Vista Water District and no change of provider is proposed as this time.

The EO prepared a letter of incomplete application outlining the additional documentation needed to proceed with processing the application. The applicant has provided what additional information is available. However, since the County will need to complete their discretionary process first, it could take several months to a year depending on required CEQA documentation. Until the additional items are received, the application will remain on hold.

- Proposed Out of Agency Service Extension to Wooded Acres Subdivision (City of Anderson): This application was conditionally approved in February 2023 by Resolution 2023-01. Condition 11 stated, "Completion of proceedings shall be concluded within one year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated unless an extension is approved." Since

that time, the City has indicated that they no longer wish to extend water services to the area and no request for an extension of the time limit was received. The Executive Officer will be bringing forward a resolution of termination of proceedings at the next regular LAFCO meeting.

- Shasta Fire Protection District Formation: The Shasta FPD formation was approved in October 2022 by Resolution No. 22-14. At the same time, divestiture of fire services from Shasta Community Services District was approved by Resolution 22-08. Since then, the Shasta FPD has been working on conditions compliance. The FPD only has two conditions left to meet which include completing an asset transfer between the CSD and FPD, and providing LAFCO with a map and legal boundary description that meets Board of Equalization Guidelines. FPD representatives have provided LAFCO with a draft map that is to be finalized in the upcoming weeks and a signed asset transfer agreement between Shasta CSD and Shasta FPD.

The following pre-applications are being tracked by LAFCo:

- City of Redding Annexation: Property owners are proposing to annex approximately 90 acres of land within the City of Redding's primary growth area along Collyer Drive and Old Oregon Trail. The property is also located within the Bella Vista Water District boundary. The proposed annexation would allow for development that is estimated to create up to 300 dwelling units including single family housing, senior apartments, and multi-family/ mixed use development. There is also the potential for retail/ office space or additional multi-family development along Old Oregon Trail.

RECOMMENDATION

Staff recommends the Commission receive and file this report and provide direction to staff as needed.