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AGENDA ITEM 10.B.

Date: June 5, 2025

From: Krystle Brogna, Executive Officer

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

The Committee 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 applicant pursued a general plan and zoning amendment for the properties to support development of up to eight housing units including single family and multi-family units. Due to public opposition and concerns regarding compatibility with surrounding land uses, the Board of Supervisors denied the amendments at their February 25, 2025, regular meeting. The applicant still wishes to proceed with annexation in CSA #8. Staff are waiting on additional information regarding updated service needs to consider the application complete.

RECOMMENDATION

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