

Corkey Harmon  
County Member

Susie Baugh  
City Member

Chris Kelstrom  
County Member

Pam Morgan  
City Member

Allen Long  
County Member Alternate

Tenessa Audette  
City Member Alternate



Fred Ryness  
Special District Member

Brenda Haynes  
Public Member

Ronnean Lund  
Special District Member

Vacant  
Public Member Alternate

Rosemary Smith  
Special District Alternate

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## AGENDA ITEM 9.A

**Date:** April 2, 2026

**From:** Krystle Brogna, Executive Officer

**Subject:** **Fall River Valley Community Services District Williams Road Annexation**

The Commission will consider a proposal submitted by the Fall River Valley Community Services District requesting annexation of approximately 25.84 acres (14 parcels) of land located adjacent to the District boundary and within its adopted Sphere of Influence. The proposed annexation would enable the District to extend domestic water service to underserved properties located between Williams Road, Lewis Road, and State Highway 299 in McArthur, Shasta County.

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### 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 district annexations, consistent with adopted policies and procedures pursuant to California Government Code (G.C.) Section 56375. LAFCOs are authorized with broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

Proceedings for this annexation were initiated by resolution of application adopted by the Fall River Valley Community Services District (FRVCSD or District). The District requests that its jurisdictional boundary be expanded to provide domestic water service to a number of parcels located adjacent to the District's current boundary and within their established Sphere of Influence (SOI). Developed parcels in the area currently utilize potable water from private wells with recorded high levels of manganese and iron beyond limits considered safe by the State of California and the World Health Organization (WHO).

FRVCSD, in its resolution of application, has determined that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319(a), which applies to annexations of areas containing existing public or private structures developed to the density allowed by the current zoning. Upon consideration of the proposed annexation, LAFCO will make an independent conclusion regarding the applicability of any CEQA exemptions.

## **DISCUSSION**

### Reasons for Proposal

The Fall River Valley Community Services District initiated this annexation by resolution of application (FRVCSD Resolution 2025-08; Attachment A). The purpose of the proposal is to extend domestic water service to parcels whose residents currently rely on private wells with documented water quality issues, specifically elevated levels of manganese and iron that exceed health advisory levels established by the State of California and the World Health Organization. By annexing these properties into the District, FRVCSD would be able to provide safe, reliable potable water to residents who currently lack access to a public water system.

### Description of Annexation Area

The proposed annexation encompasses 14 parcels (APNs 018-100-028, 018-080-024, 018-080-023, 018-080-021, 018-080-020, 018-080-019, 018-080-018, 018-080-017, 018-080-012, 018-080-009, 018-080-008, 018-080-007, 018-080-003, and one public right-of-way parcel: 018-080-025) totaling approximately 25.84 acres located adjacent to the FRVCSD boundary and within its adopted SOI. The parcels are situated in the community of McArthur, between Williams Road, Lewis Road, and State Highway 299, adjacent to the previously annexed Pine Grove Mobile Home Park (see Figure 1).

There is no anticipated development because of this annexation. Residences are already developed on 12 of the 13 private parcels; the remaining parcel is vacant. The annexation area is located within the McArthur Census Designated Place (CDP), which has an average household size of 2.37 persons per household. Based on this figure, the approximate population of the annexation area is estimated to be 31 persons. There are 14 registered voters in the proposed annexation area.

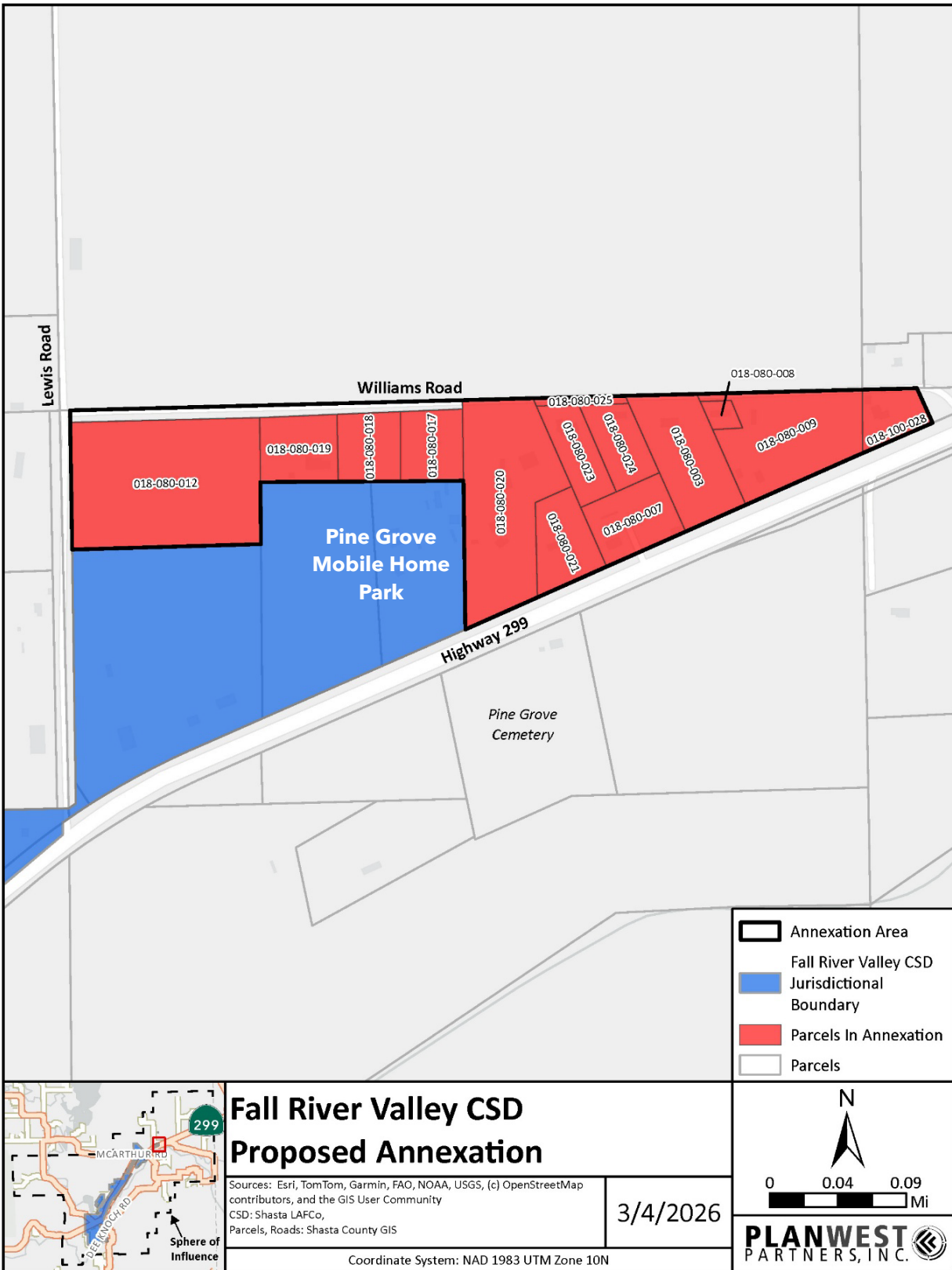
All of the parcels are zoned Rural-Residential-Transitional (R-R-T) and there are no proposed land use or zoning changes. No impact on agricultural or open-space lands is anticipated because of the annexation.

### Municipal Services

To support the proposed annexation, FRVCSD prepared a Plan for Services (see Attachment B). The Plan outlines how the District would extend domestic water service to the annexation area. It describes existing conditions, proposed infrastructure, and the anticipated level of service to be provided.

Under Government Code §56653, LAFCo must consider whether a proposal can reasonably be expected to provide needed public services in an efficient and sustainable manner. The attached Plan for Services demonstrates FRVCSD's ability to serve the proposed annexation area, identifies the capital improvements necessary to extend water service, and clarifies how the project will be funded. The following sections summarize service provisions and key considerations for the proposed annexation.

**Figure 1: Proposed Annexation Area**



### Water Services

Water service to the proposed annexation area will be provided by FRVCSD. The 13 residential parcels are currently served by individual private wells, which have elevated manganese and iron concentrations known to be above health advisory levels. FRVCSD will provide potable water service to all 13 connections through a newly installed water main, service lines, meters, and backflow prevention devices.

Should the annexation be approved, private well owners will be allowed to retain their wells for non-potable uses if there is appropriate backflow prevention. The provision of domestic water service will be financed through existing water fees, FRVCSD funds, and grant funds. The estimated project cost is \$3,005,000, to be funded through a combination of state grants and FRVCSD connection fees. Ongoing service costs will be funded through FRVCSD's established water rates.

Construction is anticipated to be completed by mid-2029 and would begin after funding approval. Upon completion of the water main extension project, FRVCSD will provide continuous potable water service meeting State water quality standards.

### Fire Protection Improvements

Six new fire hydrants will be installed in the annexation area as part of the water main extension project, improving fire protection capacity for the territory. This enhancement will benefit the Fall River Valley Fire Protection District, which provides fire protection and emergency response services to the area.

### Other Services and Providers

The following services will continue to be provided by their current providers. No changes to these services are proposed as part of this annexation:

- Wastewater - The annexation area is currently served by private septic systems. No change to the provision of wastewater services is proposed as part of this annexation.
- Ambulance - The annexation area is located within the jurisdiction of the Mayers Memorial Hospital District which provides emergency medical services and transport to the greater Fall River Valley area. No changes are proposed to this service.
- Law Enforcement - Law enforcement services are provided by the Shasta County Sheriff's Office and will continue unchanged.
- Road Maintenance - Road maintenance is provided by Shasta County Public Works and will continue unchanged.

## **ANALYSIS**

The analysis of the proposal is organized into two sections. The first section considers the proposal relative to the factors mandated for review by the State Legislature anytime LAFCOs review boundary changes. The second section considers issues required by other applicable State statutes in processing boundary changes, such as environmental compliance with the California Environmental Quality Act.

### Required Factors for Review

G.C. Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The majority of the prescribed factors focus on the impacts of the proposed boundary changes on the service and financial capacities of the affected agencies. No single factor is determinative. The purpose in considering these factors is to help inform the Commission in its decision-making process.

A summary of key statements and conclusions generated in the review of the mandated factors for the proposal follows, with a complete analysis provided in Attachment C.

- Population, Land Use, and Growth - The annexation area is located in unincorporated McArthur and consists of 14 parcels, of which 12 are developed with single-family residences, one is vacant, and one is a public right-of-way. All parcels are zoned Rural-Residential-Transitional (R-R-T) and no land use or zoning changes are proposed. The total assessed value of properties within the annexation area is \$1,417,128. No significant growth is anticipated as a result of the annexation.
- Need for Services and Alternatives - The annexation area requires the extension of domestic water service to replace private wells with documented high levels of manganese and iron. No other nearby water service providers could serve the area. Alternatives such as improving private wells or authorizing an out-of-area service agreement were considered but are neither feasible nor consistent with LAFCO policy, which favors annexation for properties within a district's SOI.
- Effects on Adjacent Areas - The proposed annexation would expand the District boundaries within its adopted SOI and is adjacent to parcels already within FRVCSD's boundary. The extension of water service could improve the value and marketability of the developed residences and the undeveloped parcel.
- Conformity with LAFCO Policies and Open Space - The annexation area is zoned R-R-T and no impact on agricultural or open-space lands is anticipated. No urban development is proposed or anticipated. The proposal conforms with LAFCO policies and Government Code Section 56377 regarding development and preservation of open-space lands.
- Agricultural Lands - The annexation area is not in active agricultural production and has not been designated for agricultural use in the County's General Plan. Adjacent parcels are zoned Mixed Use (MU), Rural Residential (R-R), Public Facilities (PF), Exclusive Agricultural (E-A), and Exclusive Agricultural-Agricultural Preserve (EA-AP). No change or extension of services to adjacent parcels is proposed.
- Boundaries - The existing District boundary is not contiguous; it excludes APN 018-010-021 (zoned EA-AP) along State Highway 299. However, the proposed annexation area is adjacent to parcels within FRVCSD's jurisdictional boundary and creates a logical boundary extension. The updated boundary would follow Assessor's parcel lines and Tax Rate Area boundaries set by the State Board of Equalization.
- Regional Transportation - The proposed annexation does not involve roadway construction or transportation system management. Many parcels are already developed with vehicular access

from Williams Road, Lewis Road, and local streets. The proposal does not conflict with any objectives in the Shasta Regional Transportation Agency's Regional Transportation Plan.

- General Plan Consistency - The annexation area is governed by the Shasta County General Plan, which characterizes the McArthur area as containing urban services and urban residential densities. The proposed annexation supports orderly and efficient implementation of adopted land use plans.
- Sphere of Influence - The annexation area is located entirely within FRVCSD's adopted SOI. LAFCO approved FRVCSD's most recent comprehensive SOI Update on August 5, 2021. The District's SOI was last expanded in 2014 and encompasses approximately 30,000 acres.
- Agency Comments - Upon receipt of the annexation application, LAFCO staff circulated a Notice of Filing to affected local agencies and departments for review and comment. One response was received from the Shasta County Assessor-Recorder's office regarding discrepancies between the parcels listed in the application materials versus those shown in the proposed annexation map (see Attachment E). These items were corrected.
- Ability to Provide Services - FRVCSD has prepared a Plan for Services outlining the required infrastructure improvements to serve the annexation area. Shasta County Resolution 2026-012, adopted on February 10, 2026, establishes a zero percent property tax exchange agreement between FRVCSD and Shasta County. Based on information provided, the proposed annexation will not impair FRVCSD's ability to provide adequate services.
- Water Supply - The extension of water service will require construction and installation of a new water main, service lines, meters, backflow prevention devices, and six new fire hydrants. Construction is anticipated to be complete by mid-2029.
- Housing - The annexation has no impact on the County's ability to meet its Regional Housing Needs Allocation (RHNA) as the annexation area is already primarily developed. No new residential units are proposed.
- Landowner and Voter Information - The proposed annexation does not have 100 percent landowner consent. LAFCO published notice of the April 2, 2026, public hearing in the Redding Record Searchlight and the Intermountain News. To date, no comments have been received from surrounding landowners, voters, or residents.
- Land Use Designations - The parcels within the annexation area have a land use designation of Rural Residential A (RA), which allows a maximum density of one dwelling per two acres. There is no change to the land use designations as part of the annexation.
- Environmental Justice - The McArthur CDP has a Median Household Income of \$36,554, designating it as a Disadvantaged Unincorporated Community (DUC). LAFCO policy is to consider and address water, sewer, and fire service deficiencies in DUCs. The proposed annexation would address the current deficiency of water service provision in the disadvantaged community of McArthur. No marginalized populations or disadvantaged communities will be adversely affected by the proposal.

- Interest of Landowners and Inhabitants - The proposed annexation supports coordinated service delivery and long-term reliability in a manner that benefits both current and any future inhabitants.

### Other Considerations

#### *Conducting Authority Proceedings*

Pursuant to Government Code §56157, LAFCo has published a Notice of Public Hearing regarding the April 2, 2026, public hearing. Unless LAFCo receives written opposition from landowners or registered voters within the affected territory before the conclusion of the hearing, the Commission intends to waive protest proceedings as authorized by, and in compliance with, Government Code §56663.

#### *Environmental Review*

FRVCS D has determined, in its Resolution of Application, that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319(a). This exemption applies to annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

Based on the information provided in the application and Plan for Services, staff concurs that the proposed annexation is categorically exempt from CEQA under Section 15319(a) - Annexations of Existing Facilities and Lots for Exempt Facilities. The proposal also qualifies for a categorical exemption under §15303(d) - New Construction or Conversion of Small Structures.

### **RECOMMENDATION**

The proposed Williams Road Annexation to the Fall River Valley Community Services District appears appropriate relative to the factors required by statute for consideration. The annexation promotes orderly growth, efficient service delivery, and clear service responsibility and is consistent with LAFCO law and adopted local plans. It is recommended the following conditions of approval be applied with delegation to the Executive Officer to determine when the requested actions have been sufficiently satisfied before proceeding with a recordation.

- a) Upon effective date of the annexation, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the Fall River Valley Community Services District. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District, including applicable water connection fees and monthly service rates.
- b) Confirmation of the property tax exchange agreement pursuant to Revenue and Taxation Code Section 99, as established by Shasta County Resolution 2026-012.
- c) Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization and approved by the Shasta County Surveyor.
- d) Completion of the 30-day reconsideration period provided under Government Code §56895.

- e) Confirmation of protest proceedings unless otherwise waived under Government Code §56663.
- f) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.

### **Commission Options**

Staff has identified three options for Commission consideration with respect to the proposal. These options are summarized below.

#### Alternative Action One (Recommended):

Find the proposed annexation categorically exempt from CEQA as noted above and adopt the draft resolution identified as Attachment G, approving the proposed annexation subject to the conditions outlined in this report.

#### Alternative Action Two:

Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.

#### Alternative Action Three:

Disapprove the proposal which would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

### **Procedures for Consideration**

This item has been agenzized for consideration as part of a noticed public hearing. The following procedures are recommended with respect to the Commission's consideration of this item:

- A. Receive verbal report from staff.
- B. Open the public hearing and invite testimony.
- C. Discuss item and - if appropriate - close the hearing and consider action on recommendation:  
*"I move to adopt Resolution No. 2026-01, finding the proposed annexation categorically exempt from CEQA and approving the Fall River Valley Community Services District Williams Road Annexation, subject to conditions as identified in the staff report."*

### **Attachments**

Attachment A: Fall River Valley CSD Resolution 2025-08

Attachment B: Plan for Services

Attachment C: Required Factors for Review

Attachment D: LAFCo Notice of Filing

Attachment E: Agency Comments

Attachment F: Public Comments

Attachment G: Draft Resolution 2026-01

**Resolution No. 2025-08**

**A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE FALL RIVER VALLEY COMMUNITY SERVICES DISTRICT REQUESTING THE SHASTA LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR ANNEXATION OF TERRITORY TO THE DISTRICT**

**RESOLVED**, by the Fall River Valley Community Services District Board of Directors, that:

WHEREAS, the Fall River Valley Community Services District (herein referred to as “FRVCSD”) provides water and recreation services pursuant to Community Services District Law (G.C. Section 61000 *et seq.*); and

WHEREAS, the FRV CSD Board of Directors desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with California Government Code Section 56000, for the annexation of territory to the District; and

WHEREAS, the proposed annexation of territory is consistent with the adopted FRVCSD sphere of influence as adopted by the Shasta LAFCo by Resolution 2014-04 on March 6, 2014; and,

WHEREAS, the reason(s) for the proposed change(s) of organization are as follows:

1. Extension of service to parcels requesting water service.

WHEREAS, the territory subject to the proposed change(s) of organization is inhabited, and a description of the external boundary of the territory is set forth in Exhibit “A” Fall River Valley CSD Proposed Annexation Map, attached hereto and by this reference incorporated herein; and

WHEREAS, the district requests that the proposed change(s) of organization be subject to the following terms and conditions:

1. Extension of current fees for services, set by the District, to annexed areas.
2. Negotiation and execution of a tax rate exchange agreement with the County of Shasta.

WHEREAS, the proposed annexation is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319(a). Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.; and,

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and,

**NOW, THEREFORE**, this Resolution of Application is hereby approved and adopted by the FRVCSD Board of Directors. The Local Agency Formation Commission of Shasta County is hereby requested to initiate proceedings for the proposed change(s) of organization that includes the territory as described in Exhibit “A” according to the terms and conditions stated above and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

Passed and adopted by the FRV CSD Board of Directors at a regular meeting thereof held on September 17, 2025 by the following vote:

AYES: Hendrix, Hamilton, Harper, Ontano, D'connor

NOES: 0

ABSENT: 0

ABSTAIN: 0

Approved:   
Board Chair

Attest:   
Secretary/ General Manager

## Plan for Services: Fall River Valley Community Services District annexation of 13 parcels

### 1. Introduction

The subject territory includes 13 parcels adjacent to the previously annexed Pine Grove Mobile Home Park (PGMHP) in eastern Shasta County, located along U.S. Highway 299, Williams Road, and Lewis Road within the Fall River Valley CSD's sphere of influence. The area contains a total of 13 service connections. The proposed action is to annex these parcels into the Fall River Valley Community Services District (FRVCSD) for potable water service.

### 2. Current Services

- Water:
  - The 13 parcels are currently served by individual private wells, which have elevated manganese and iron concentrations known to be above health advisory levels.
- Other Services:
  - Fire protection is provided by the Fall River Valley Volunteer Fire Department.
  - Law enforcement is provided by the Shasta County Sheriff's Office.
  - Road maintenance is provided by Shasta County Public Works.

### 3. Proposed Services

- FRVCSD will provide potable water service to all 13 connections through a new water main, service lines, meters, and backflow prevention devices.
- Private well owners may retain their wells for non-potable uses with appropriate backflow prevention.
- Six new fire hydrants will be installed in the territory, improving fire protection capacity.

### 4. Level and Timing of Service

Upon completion of the water main extension project, FRVCSD will provide continuous potable water service meeting State water quality standards. Construction is anticipated to begin after funding approval, with completion estimated by mid-2029.

### 5. Financing

The estimated project cost is \$3,005,000, to be funded through a combination of state

grants and FRVCSD connection fees. Ongoing service costs will be funded through FRVCSD's established water rates.

## 6. Summary

The proposed annexation will ensure safe, reliable potable water to all residents within the subject territory and address documented water quality deficiencies, without inducing new growth. The project is consistent with Shasta County's General Plan objectives for public health and infrastructure, which aligns with California Government Code Section 65041

## **ATTACHMENT C ANALYSIS OF REQUIRED FACTORS**

Government Code Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The purpose in considering these factors is to help inform the Commission in its decision-making process.

**1) Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

The proposed annexation area is located in unincorporated McArthur, CA, in the northeast corner of Shasta County, approximately 4 miles from the Lassen County border. The area is primarily flatland and is located between Williams Road, Lewis Road, and State Highway 299. Nearby communities include Fall River Mills, Pittville, and Burney. Of the 14 parcels included in the proposed annexation area, 12 are developed with single family residences, one (1) is vacant, and one (1) is a public right-of-way parcel. There is an estimated population of 31 persons and 14 registered voters in the area. As such, the area is considered inhabited for purposes of the LAFCO annexation process (more than 12 registered voters).

Land uses within the annexation area are subject to the Shasta County General Plan, last comprehensively updated in 1998. The current land use designation for the annexation area is Rural Residential A which generally allows for a density of one dwelling unit per 2 acres (0.5 du/ac). Zoning is subject to the Shasta County Zoning Code and must be consistent with the General Plan. The parcels within the annexation area are all zoned Rural-Residential-Transitional (R-R-T) which allows for a single one-family residence or mobile home per parcel. No land use or zoning changes will result from the annexation. Outside of the main community areas, much of the McArthur region is zoned Exclusive Agricultural. The total assessed value of properties within the annexation area (land and improvements) is \$1,417,128. The proposed annexation does not have 100 percent landowner consent.

There is no proposed development as part of this annexation and as such, no significant growth is anticipated as a result of the annexation. The one undeveloped parcel may be developed in the future, but is not proposed for development as part of this annexation. However, this is a six-acre parcel that may be subdivided into three two-acre parcels which could result in an additional three housing units in the area. Shasta County is projected to experience slow, less than significant, population growth between now and 2030 according to the California Department of Finance.

**2) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

The proposed annexation area requires the extension of domestic water service. The area does not currently have water service and relies on private well systems that have recorded high levels of manganese and iron beyond limits considered safe by the State of California and the World Health Organization (WHO). Should the annexation be approved, private well owners will be allowed to retain their wells for non-potable uses if there is appropriate backflow prevention.

The provision of domestic water service will be financed through existing water fees, FRVCSD funds, and grant funds. The District will provide water service through a newly installed water main, service lines, meters, and backflow prevention devices. Six new fire hydrants will be installed in the annexation area to increase fire protection capacity. Construction is anticipated to be completed by mid-2029 and would begin after funding approval. The estimated cost is \$3,005,000. All other current providers of public services including wastewater, fire, police, recreation, and road services are proposed to continue providing services to the annexation area.

The annexation area is currently served by private septic systems and no change to the provision of wastewater services is proposed as part of this annexation. The annexation area is located within the jurisdiction of the Fall River Valley Fire Protection District (FRVFPD) and will continue to be served by FRVFPD for fire protection and emergency response services. Ambulance services in the area are generally provided by Mayer's Memorial Hospital District. Law enforcement services are provided by the Shasta County Sheriff's Office and road maintenance is provided by Shasta County Public Works.

As part of its review, LAFCO is required to consider alternative courses of action related to the cost and adequacy of services in the affected area and adjacent areas. There are no other nearby water service providers that could begin providing service to the proposed annexation area. Two alternatives to annexation to FRVCSD could be 1) improving the private well system and continuing to operate with this system or 2) authorizing an out-of-area services agreement for the area. However, neither of these options are feasible or logical. Per LAFCO policy, out-of-area service extensions are only granted under certain circumstances, and annexation is preferred when properties within a district's SOI seek service. FRVCSD has demonstrated ability to provide effective water service to the proposed annexation area. As such, there is no practical alternative to annexation to the FRVCSD.

**3) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.**

The proposed annexation to the FRVCSD would expand the District boundaries within its adopted Sphere of Influence (SOI). The proposed annexation is located adjacent to the District's boundary and would allow the logical extension of water service to the parcels in the annexation area. The extension of water service would provide a safe potable water source for the residences in the area, which could improve the value and marketability of the developed residences and undeveloped parcel. As there is no other viable water provider in the area, there would be no impact to another agency that provides similar services. The installation of additional fire hydrants would have a positive impact on the Fall River Valley Fire Protection District and increase their ability to provide services in the area.

**4) The conformity of the proposal and its anticipated effects with both the adopted Commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. Section 56377.**

Government Code §56377 requires LAFCO to consider the effect of a proposal on the preservation of open space, including agricultural and timberlands, and the consistency of the proposal with applicable open-space conservation policies. The annexation area is zoned Rural-Residential-Transitional (R-R-T) and no impact on agricultural or open-space lands is anticipated as a result of the annexation. Additionally, no urban development is proposed or anticipated from this proposal. As such, the proposed annexation conforms with LAFCO policies and Government Code §56377 regarding development and preservation of open-space lands.

**5) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.**

Government Code §56016 requires LAFCO to consider whether a proposal would adversely affect the physical and economic integrity of agricultural lands, defined as land currently used for agricultural production or designated for long-term agricultural use. The annexation area is not in active agricultural production and has not been designated for agricultural use in the County's General Plan. The parcels within the proposed annexation area have been planned for rural residential use since the latest County General Plan update in 1998. Adjacent parcels are zoned Mixed Use (MU), Rural Residential (R-R), Public Facilities (PF), Exclusive Agricultural (E-A), and Exclusive Agricultural - Agricultural Preserve (EA-AP). There is no proposed change or extension of services to these adjacent parcels.

FRVCSD has determined that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319(a) "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities". Based on the District's environmental review and long-range land use designations for the area, the proposed annexation would not impair the physical or economic integrity of agricultural lands consistent with Government Code §56016.

**6) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.**

The existing District boundary is not contiguous. It excludes APN 018-010-021 zoned EA-AP along State Highway 299. However, the proposed annexation area is adjacent to parcels within FRVCSD's jurisdictional boundary to the northeast and thus creates a logical boundary. The District's updated boundary would follow Assessor's parcel lines and Tax Rate Area (TRA) boundaries set by the State Board of Equalization (BOE).

## **7) A regional transportation plan adopted pursuant to G.C. Section 65080.**

Government Code §65080 requires the preparation of a Regional Transportation Plan (RTP) by the region's designated transportation planning agency. In Shasta County, this function is carried out by the Shasta Regional Transportation Agency (SRTA), which has adopted a long-range Regional Transportation Plan (RTP) that was most recently adopted in December 2023. The 2027 RTP Update is in progress. No regional transportation projects were identified for the direct McArthur area in the 2022 RTP.

The McArthur area does not currently receive many public transportation services, with the exception being the Dignity Health Connected Living (DHCL) demand response service. This service is available for individuals that are aged 60 or older, have [a] mobility impairment(s), and/or adults over 18 with disabilities that live outside of the Redding Area Bus Authority (RABA) service area and within the Intermountain Area of the County (including Burney, Cassel, Fall River Mills, and McArthur). There is no change to this service as a result of the proposed annexation.

The proposed FRVCS D annexation does not involve roadway construction, roadway ownership, or transportation system management, all of which remain under Shasta County jurisdiction. Many of the parcels are already developed with vehicular road access from Williams Road, Lewis Road, and local streets.

From a LAFCO perspective, the annexation enables the provision of water service in an already primarily developed area and does not conflict with any current regional transportation objectives or preclude any future transportation improvements that may be identified in future RTP updates. Any future roadway extensions, connectivity improvements, or funding mechanisms remain subject to separate County review, programming, and approval processes. Accordingly, the proposed annexation does not impair consistency with Government Code §65080 or adopted regional transportation planning policies.

## **8) Consistency with city or county general and specific plans.**

The annexation area is governed by the Shasta County General Plan and applicable County zoning regulations. The General Plan states that the future pattern of land use development in the County will largely be determined by the historic pattern of land use and existing community organization.

The McArthur area is located within a geographic unit that includes Burney Creek, Hat Creek, and Fall River Valleys; the unincorporated areas within this unit, including McArthur, are characterized by the availability of most urban services and higher residential densities. For land outside of these unincorporated communities but within the planning area, the predominant land uses and development patterns are agriculture, timberlands, and outdoor recreation. The Northeast Shasta planning area, which contains McArthur, is one of two planning areas that has developable land supply in the "Very High" and "High" categories as designated in the County General Plan.

From a LAFCO perspective, the proposed annexation supports orderly and efficient implementation of adopted land use plans by enabling municipal services in an area long planned for most urban services and higher residential densities.

**9) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.**

The proposed annexation area is located entirely within FRVCSD's adopted Sphere of Influence (SOI). LAFCO approved FRVCSD's most recent comprehensive SOI Update on August 5, 2021, which presented no change to the District's SOI. The District's SOI was last expanded in 2014 and encompasses approximately 30,000 acres. The McArthur annexation area falls within the SOI and is therefore consistent with the Commission's long-range planning determination regarding FRVCSD's future service area.

As required by the SOI conditions, FRVCSD has documented service availability through its annexation application materials, including the identification of District-funded capital infrastructure improvements. Additionally, the annexation does not expand FRVCSD's service footprint beyond its adopted SOI, nor does it introduce services into areas planned primarily for agriculture or open space, thereby remaining consistent with the Commission's SOI policies related to growth management, resource protection, and orderly service provision.

**10) The comments of any affected local agency or other public agency.**

Upon receipt of the annexation application, LAFCO staff circulated a Notice of Filing and referral materials to affected local agencies and departments for review and comment (see Staff Report [Attachment D](#)). One response was received from the Shasta County Assessor-Recorder's office (see Staff Report [Attachment E](#)) regarding a discrepancy in the District's application package between the parcels listed in the list of parcels versus those shown in the proposed annexation map. This discrepancy has been rectified through coordination with the applicant. No other responses were received.

**11) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

FRVCSD has prepared a Plan for Services ([Attachment B](#)) outlining its plan to install the required infrastructure to serve the annexation area. Required infrastructure improvements necessary to support the provision of services to the annexation area will be funded by existing water fees, FRVCSD funds, and grant funds.

Upon annexation, the affected territory would become subject to all previously authorized charges, fees, assessments, and special taxes lawfully enacted by the FRVCSD. The affected territory would also become subject to all rates, rules, regulations, and ordinances of the District, including applicable water connection fees and monthly service rates.

Shasta County Resolution 2026-012, adopted on February 10, 2026, establishes a zero percent property tax exchange agreement between FRVCSD and Shasta County. Therefore, the District will not receive any base year property tax revenue or annual property tax increment revenue for the parcels affected by the proposed annexation. Based on information provided, the proposed annexation will not impair FRVCSD's ability to provide adequate services.

**12) *Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.***

The extension of water service to the proposed annexation area will require the construction and installation of a new water main, service lines, meters, and backflow prevention devices. Additionally, the District will be installing six new fire hydrants in the area to improve fire protection capacity. These infrastructure projects will need to be completed to ensure sufficient water distribution capacity and improved available fire flow. Construction of these infrastructure projects is anticipated to be complete by mid-2029, after funding is approved.

According to the last Municipal Service Review prepared for the District in 2021, water demand averages approximately 43% of total water supply. However, it was also noted that there is limited water storage in the McArthur area, and the District currently relies on a single well without an adequate backup water source in the event of an emergency. The District is encouraged to assess the need for additional storage in the area and a backup water supply as part of the mainline extension to the Williams Road area.

**13) *The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.***

The annexation has no impact on the County's ability to implement its housing plans and make meaningful progress toward meeting its 7<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) as the annexation area is already primarily developed. No new residential units are proposed as part of this annexation proposal.

**14) *Any information or comments from the landowner or owners, voters, or residents of the affected territory.***

FRVCSD has not received written consent from 100 percent of the landowners within the proposed annexation. LAFCO published a notice in the Redding Searchlight and Intermountain News regarding the April 2, 2026, public hearing. To date, no comments have been received from surrounding landowners, voters, or residents regarding the proposed annexation.

Unless LAFCO receives written opposition to the proposal from landowners or registered voters within the affected territory before the conclusion of the hearing on the proposal, the Commission intends to waive protest proceedings as authorized by, and in compliance with, California Government Code Section 56663.

**15) *Any information relating to existing land use designations.***

The parcels within the annexation area all have a land use designation of Rural Residential A (RA). The RA land use designation allows a maximum density of one (1) dwelling per two (2) acres. There is no change to the land use designations of the parcels as part of the annexation proposal.

**16) *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the local of public facilities and the provision of public services.***

The proposal would not result in inconsistencies with environmental justice safeguards. Residents within the proposed annexation area have been historically unserved and lack access to safe potable water; the proposed annexation is intended to address this service deficiency within the FRVCSD's existing SOI.

The McArthur CDP has a Median Household Income (MHI) of \$36,554 according to the 2024 American Community Survey 5-Year Estimates by the US Census Bureau, thus designating it as a Disadvantaged Unincorporated Community (DUC). LAFCO policy is to consider and address water, sewer, and/or fire service deficiencies in DUCs. The proposed annexation would address the current deficiency of water service provision in the disadvantaged community of McArthur. No marginalized populations or otherwise disadvantaged communities will be adversely affected by the proposal.

**17) *In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.***

The proposed annexation supports coordinated service delivery and long-term reliability in a manner that benefits both current and any future inhabitants. Current and future residents will benefit from reliable, publicly managed domestic water services provided by FRVCSD.

Corkey Harmon  
County Member

Susie Baugh  
City Member

Chris Kelstrom  
County Member

Mike Littau  
City Member

Allen Long  
County Member Alternate

Pam Morgan  
City Member Alternate



Fred Ryness  
Special District Member

Ronnean Lund  
Special District Member

Rosemary Smith  
Special District Alternate

Larry Russell  
Public Member

Michael Spencer  
Public Member Alternate

## NOTICE OF FILING

**Date:** October 28, 2025

**To:** Shasta County Auditor-Controller's Office  
Shasta County Administrative Office  
Shasta County Clerk of the Board  
Shasta County Sheriff's Office  
Fall River Unified School District  
Shasta-Tehama-Trinity Community College District  
Shasta Community College District  
Pine Grove Mosquito & Vector Control District  
Pine Grove Cemetery District  
Fall River Resource Conservation District  
Fall River Valley Fire Protection District  
Mayers Memorial Hospital District  
Area No. 15 County Service District  
Shasta County Water Agency District

**Cc:** Cecil Ray, Fall River Valley Community Services District  
Rory Russell, Gregory Engineering  
Jess Gregory, Gregory Engineering  
Corkey Harmon, District 3 Supervisor

**From:** Krystle Brogna, Executive Officer

**Subject:** APPLICATION RECEIVED - FALL RIVER VALLEY CSD WILLIAMS ROAD ANNEXATION

### APPLICATION INFORMATION

**Project:** Williams Road Annexation to the Fall River Valley Community Services District  
**Location:** McArthur; Between Williams Road, Lewis Road, and State Highway 299 (see Exhibit A)  
**APNs:** 018-100-028, 018-080-024, 018-080-023, 018-080-021, 018-080-020, 018-080-019, 018-080-018, 018-080-017, 018-080-012, 018-080-009, 018-080-008, 018-080-007, and 018-080-003  
**Notice:** The above referenced application has been submitted to LAFCO and this notice of filing is being issued in accordance with Government Code Section 56658(b)(1). If you wish to receive a copy of the application and supporting documents, please contact LAFCO staff at [krystle@shastalafco.org](mailto:krystle@shastalafco.org). We request agency comments by November 24, 2025.

### Proposal Overview

LAFCO has received an application submitted by the Fall River Valley Community Services District (FRVCSD or District) requesting annexation of approximately 24.61 acres (13 parcels) of land located

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Chris Kelstrom  
County Member

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City Member

Allen Long  
County Member Alternate

Pam Morgan  
City Member Alternate



Fred Ryness  
Special District Member

Ronnean Lund  
Special District Member

Rosemary Smith  
Special District Alternate

Larry Russell  
Public Member

Michael Spencer  
Public Member Alternate

adjacent to the District boundary and within its adopted Sphere of Influence (SOI). The proposed annexation would enable the District to extend domestic water service to underserved or unserved properties located between Williams Road, Lewis Road, and State Highway 299.

### Reasons for Proposal

The annexation was initiated by resolution of application of FRVCSD. The District requests their jurisdictional boundary be expanded to provide domestic water service to the following APNs: 018-100-028, 018-080-024, 018-080-023, 018-080-021, 018-080-020, 018-080-019, 018-080-018, 018-080-017, 018-080-012, 018-080-009, 018-080-008, 018-080-007, and 018-080-003. These APNs currently utilize potable water from private wells with recorded high levels of manganese and iron beyond limits considered safe by the State of California and the World Health Organization (WHO).

### Development of Annexation Area

There is no anticipated development as a result of this annexation. Residences are already developed on 12 of the 13 parcels; the other parcel is vacant. The annexation area is located within the McArthur Census Designated Place (CDP) which has an average household size of 2.37 persons per household<sup>1</sup>; the approximate population of the annexation area is estimated to be 31 persons. There are 14 registered voters in the proposed annexation area.

All of the parcels are zoned Rural-Residential-Transitional (R-R-T) and there are no proposed land use or zoning changes. No impact on agricultural or open-space lands is anticipated as a result of the annexation.

### Provision of Public Services

FRVCSD will provide domestic water services to the annexation area. The area does not currently have water services and relies on private well systems. Should the annexation be approved, private well owners will be allowed to retain their wells for non-potable uses if there is appropriate backflow prevention.

The provision of domestic water service will be financed through existing water fees, FRVCSD funds, and grant funds. The District will provide water service through a newly installed water main, service lines, meters, and backflow prevention devices. Six new fire hydrants will be installed in the annexation area to increase fire protection capacity. Construction is anticipated to be completed by mid-2029 and would begin after funding approval. All other current providers of public services including wastewater, fire, police, recreation, and road services are proposed to continue providing services to the annexation area.

The annexation area is currently served by private septic systems and no change to the provision of wastewater services is proposed as part of this annexation. The annexation area is located within the jurisdiction of the Fall River Valley Fire Protection District (FRVFPD) and will continue to be served by FRVFPD for fire protection and emergency response services. Law enforcement services are provided

<sup>1</sup> U.S. Census Bureau, American Community Survey (ACS) 2019-2023 5-Year Estimates

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County Member

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by the Shasta County Sheriff's Office and road maintenance is provided by Shasta County Public Works.

### Property Tax Exchange Agreement

Revenue and Taxation (R&T) Code Section 99 requires that, prior to LAFCO considering jurisdictional changes, a determination must be made regarding the exchange of property tax revenue among the affected local agencies. This ensures that the redistribution of tax revenue reflects changes in service responsibility.

This proposal is subject to the provisions of R&T Code Section 99.01, as it involves the extension of services by a special district to an area where those services have not previously been provided by any local agency. In such cases, the exchange of property tax revenue is limited to the annual tax increment generated within the area subject to the jurisdictional change and attributable to the affected local agencies.

Any special district involved may negotiate on its own behalf; however, if a district does not adopt a resolution approving the exchange, the County Board of Supervisors is authorized to determine the exchange on the district's behalf. The final property tax exchange must be documented by resolution of the County and must specify how the annual tax increment will be allocated in future years.

Completion of the property tax negotiation process is required before the LAFCO Executive Officer may issue a Certificate of Filing for the annexation.

### Environmental Review

FRVCSO has determined that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319(a) "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities".

Upon consideration of the proposed annexation, LAFCO will make an independent conclusion regarding the applicability of any CEQA exemptions, but is likely to concur with FRVCSO.

The application described above is currently pending review by LAFCO and is anticipated to be presented as an informational item at the December 4, 2025, LAFCO meeting. Please review and provide any comments by November 25, 2025.

If you have any questions or would like a copy of the application materials, please contact LAFCO at (530) 242-1112 or via email at [krystle@shastalafco.org](mailto:krystle@shastalafco.org).

Exhibit A: Annexation Area Figure

Exhibit B: Plan for Services





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**Re: Notice of Filing - Fall River Valley CSD Williams Road Annexation 2025**

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**From** Krystle Brogna <Krystle@shastalafco.org>

**Date** Mon 11/3/2025 12:45 PM

**To** David Baker <dbaker@shastacounty.gov>

**Cc** Amber Chung <Amber@shastalafco.org>; Louis Choy <louisc@planwestpartners.com>

1 attachment (311 KB)

Geo Description and Maps\_Oct 2025\_FRVCSD Williams Rd Annex.pdf;

Hello David,

Thank you for reaching out. To confirm, the parcels listed by the applicant include:

018-100-028-000  
018-080-024-000  
018-080-023-000  
018-080-021-000  
018-080-020-000  
018-080-019-000  
018-080-018-000  
018-080-017-000  
018-080-012-000  
018-080-009-000  
018-080-008-000  
018-080-007-000  
018-080-003-000

I have also attached the geographic description and map the applicant provided.

According to the application, APN 018-080-027 is not included as part of the proposed annexation. APN 018-080-025-000 appears to be within the drawn boundary but was not included in the parcel list. I will reach out to the applicant for clarification.

Best,  
Krystle Brogna, AICP  
Executive Officer  
Shasta LAFCO  
o: 530-242-1112

---

**From:** David Baker <dbaker@shastacounty.gov>

**Sent:** Wednesday, October 29, 2025 2:31 PM

**To:** Krystle Brogna <Krystle@shastalafco.org>

**Cc:** Amber Chung <Amber@shastalafco.org>

**Subject:** RE: Notice of Filing - Fall River Valley CSD Williams Road Annexation 2025

Hi Krystle,

Based on the maps provided in the Notice of Filing, I see a couple parcel numbers that differ from the filing. I've attached our Assessor maps that I've highlighted to show the parcels involved.

Highlighted in yellow (should be included)

018-080-003, 007, 008, 009, 012, 017, 018, 019, 020, 021, 023, 024, 025

018-100-028

Highlighted in orange (should NOT be included)

018-080-027

The underlined parcels above seem like discrepancies.

If I'm incorrect or missing something, let me know. I'll be providing the Auditor with the Assessor's Report of the included parcels above unless I hear back differently.

Thank you.

**David Baker**

Deputy Assessor-Recorder, Administration

Shasta County Assessor-Recorder's Office

(530) 225-3603 Fax:(530) 225-5673 [dbaker@shastacounty.gov](mailto:dbaker@shastacounty.gov)

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**From:** Leslie Morgan <lmorgan@shastacounty.gov>

**Sent:** Wednesday, October 29, 2025 7:40 AM

**To:** David Baker <dbaker@shastacounty.gov>; Jana Oilar <joilar@shastacounty.gov>; Barbara Montanez <bmontanez@shastacounty.gov>

**Subject:** FW: Notice of Filing - Fall River Valley CSD Williams Road Annexation 2025



*Leslie Morgan*

Assessor-Recorder

1450 Court St, Suite 208-A | Redding, CA 96001

Phone: 530-225-3600 | Fax: 530-225-5673

[lmorgan@shastacounty.gov](mailto:lmorgan@shastacounty.gov)

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**From:** Krystle Brogna <[Krystle@shastalafco.org](mailto:Krystle@shastalafco.org)>

**Sent:** Tuesday, October 28, 2025 5:47 PM

**To:** Auditor Reporting <[AuditorReporting@shastacounty.gov](mailto:AuditorReporting@shastacounty.gov)>; Nolda Short <[nshort@shastacounty.gov](mailto:nshort@shastacounty.gov)>; Leslie Morgan <[lmorgan@shastacounty.gov](mailto:lmorgan@shastacounty.gov)>

**Cc:** Amber Chung <[Amber@shastalafco.org](mailto:Amber@shastalafco.org)>

**Subject:** Notice of Filing - Fall River Valley CSD Williams Road Annexation 2025

 **EXTERNAL SENDER:** Do not follow links or open attachments unless you recognize the sender and know the content is safe.

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Good Afternoon,

Shasta LAFCO has received an application for annexation of several parcels to the Fall River Valley Community Services District. Please see attached Notice of Filing - Tax Exchange Request.

Thank you,  
Krystle Brogna, AICP  
Executive Officer  
Shasta LAFCO  
o: 530-242-1112



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## Annexation of the Williams Road Area


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**From** Howard, Travis

**Date** Wed 3/25/2026 6:02 PM

**To** Krystle Brogna <Krystle@shastalafco.org>

**Cc** Kathrine and Del Howard ; Neil Howard

 1 attachment (44 KB)

PGMHP Letter of Intent\_9-23-25.pdf;

Hello-

I'm writing as a representative and co-owner of Pine Grove Mobile Home Park (APN 018-080-011 and 018-080-010). I am in support of the Proposed Annexation of the Williams Road Area to the Fall River Valley Community Services District. Attached is a letter stating the intent of Pine Grove Mobile Home Park to consolidate with the FRVCSD.

Sincerely,

Travis Howard

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September 23, 2025

Mr. Fabian Ramos  
Construction Manager  
Division of Financial Assistance  
State Water Resources Control Board  
1001 I Street  
Sacramento, CA 95814

Re: Pine Grove Mobile Home Park Consolidation Project

Dear Mr. Ramos:

Pine Grove Mobile Home Park in recent years has been pursuing consolidation with the Fall River Valley Community Service District (FRVCSD) in order to supply clean drinking water to its residents. Currently the water supplied by the Pine Grove MHP to its residents has elevated levels of iron(Fe) and manganese(Mn).

In 2021 the Shasta County Environmental Health Division directed Pine Grove MHP to take action to mitigate the high Mn level in its drinking water. It became evident, after reviewing technical options available for dealing with Mn, that consolidation with FRVCSD was the only feasible option. Since that time the Office of Water Projects (OWP) at California State University, Sacramento (CSUS) has undertaken to coordinate Technical Assistance to Pine Grove MHP and the FRVCSD to make the consolidation possible with a grant from the State Water Resources Control Board (SWRCB) Division of Financial Assistance (DFA).

We understand that certain documentation is required for this project to move forward, one of which is a letter of intent from Pine Grove MHP to consolidate with the FRVCSD. This notice is to inform you that Pine Grove MHP fully intends to consolidate with the FRVCSD.

Sincerely,

Travis Howard  
Co-owner, Pine Grove Mobile Home Park

Copies to: Neil Howard, Pine Grove MHP Interim Manager  
Cecil Ray, FRVCSD General Manager

## SHASTA LOCAL AGENCY FORMATION COMMISSION

### RESOLUTION 2026-01

#### RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION APPROVING THE ANNEXATION OF THE WILLIAMS ROAD AREA INTO THE FALL RIVER VALLEY COMMUNITY SERVICES DISTRICT

**WHEREAS**, the Shasta Local Agency Formation Commission hereinafter referred to as the "Commission," is responsible for regulating boundary changes affecting cities and special districts pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH Act"); and

**WHEREAS**, the Fall River Valley Community Services District, hereinafter referred to as "FRVCSD" or "District", filed an application with the Commission by resolution of application (FRVCSD Resolution 2025-08); and

**WHEREAS**, the proposal seeks Commission approval for annexation of approximately 25.84 acres (14 parcels) adjacent to the District's boundary and within its adopted Sphere of Influence (SOI); and

**WHEREAS**, the subject territory is inhabited as defined in Government Code §56046; and

**WHEREAS**, the Executive Officer has given notice of the public hearing by the Commission on this matter per Government Code §56660 and §56661; and

**WHEREAS**, the Executive Officer has reviewed available information and prepared a report and recommendations on the proposal, which has been presented to the Commission in the manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a public hearing held on April 2, 2026; and

**WHEREAS**, the Commission considered all the factors required by law under Government Code §56668 and adopted local policies and procedures.

**NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED** as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission, as Lead Agency, hereby determines that the proposed annexation has been fully vetted under the regulations and guidelines of the California Environmental Quality Act (CEQA) and is categorically exempt from review pursuant to CEQA Guidelines §15319(a) – Annexations of Existing Facilities and Lots for Exempt Facilities; and §15303(d) – New Construction or Conversion of Small Structures.
3. The Commission approves the annexation of the Williams Road area to the FRVCSD for provision of services, contingent upon the satisfaction of the following terms and conditions as determined by the Executive Officer:

- a. Upon effective date of the annexation, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the FRVCSD. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District, including applicable water connection fees and monthly service rates.
  - b. Confirmation of the property tax exchange agreement pursuant to Revenue and Taxation Code Section 99, as established by Shasta County Resolution 2026-012.
  - c. Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization and approved by the Shasta County Surveyor.
  - d. Completion of the 30-day reconsideration period provided under Government Code §56895.
  - e. Confirmation of protest proceedings unless otherwise waived under Government Code §56663.
  - f. Payment of any outstanding fees as identified in the Commission’s adopted fee schedule.
4. The proposal is assigned the following distinctive short-term designation:
- Fall River Valley CSD Williams Road Annexation 26-01
5. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.

**PASSED AND ADOPTED** at a meeting of the Shasta LAFCO on the 2<sup>nd</sup> day of April 2026, and adopted by the following vote:

AYES:  
 NOES:  
 ABSTAINS:  
 ABSENT:

Dated: \_\_\_\_\_

\_\_\_\_\_  
 Susie Baugh, *Chair*  
 Shasta Local Agency Formation Commission

**Attest:**

Dated: \_\_\_\_\_

\_\_\_\_\_  
 Krystle Brogna, *Executive Officer*  
 Shasta Local Agency Formation Commission