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Special District Member

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Joe Chimenti  
County Member

George Williamson  
Executive Officer

Fred Ryness  
Special District Alternate

James M. Underwood  
General Counsel

Kathy Bull  
Manager

## Agenda Item: 7.a.

**Meeting Date:** May 6, 2021

**From:** George Williamson AICP, Executive Officer

**Subject: Proposed City of Anderson Water Services Extension**

The Commission will consider a proposal submitted by City of Anderson Resolution of Application for proposed water service extension (Shasta County APN 050-530-020). The City is requesting water services be extended, to a parcel, located at 19794 Riverside Avenue Anderson CA, outside city boundary and within the adopted sphere of influence. The property is to be developed with a fire station for County Service Area #1, Shasta County Fire Department.

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 proposed changes of organization, such as boundary changes, consistent with adopted policies and procedures pursuant to California Government Code § 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.

### Background

Shasta County Fire Department (SCFD) has desired to construct a new fire station in the south county area since 2012. The selected site was based on travel and response times to the County's main industrial area along with centralization to the south county response area which holds a large majority of the County's call volume and assets. The Highway 273 corridor requires an extended response time from SCFD Station 43 and relies upon mutual aid agreements with Anderson Fire Protection District (AFPD) to respond to this area as the closest resource. The SCFD engine travels to the City of Anderson and covers the AFPD while they respond to SCFD emergency incidents on an almost daily basis.

### Reasons for Proposal

The reasons for the services extension as set forth in application to LAFCo are as follows:

The applicant is requesting water services be extended to 19794 Riverside Avenue by the City of Anderson, (APN 050-530-020) outside city boundary and within the adopted sphere of influence. The area proposed for extended services is shown in Attachment 2. This property is within the City of Anderson Sphere of Influence.

### Provision of Public Services

The site is within the Anderson Fire Protection District boundary. There is an existing Mutual /Automatic Aid agreement between the County of Shasta, through its CSA #1 Shasta County Fire Department, a political subdivision of the State of California ("County") and the Anderson Fire Protection District, a California fire district ("District"). That agreement will be updated to include Fire Station # 47. Wastewater treatment and disposal would be provided by an onsite private system.

## Land Use Designations

Land uses are currently subject to the Shasta County General Plan and Zoning Ordinance. The County General Plan land use designation of the subject property is Industrial. The Industrial land use designation provides for a range of commercial activities. Public uses and public utilities may be permitted throughout the County to serve the public need; consistent with the General Plan regardless of the land use designations of such sites. The subject property is in the General Industrial (M) zone district, the purpose of which is to provide areas for all types of industrial uses and uses that are accessory to industrial uses. In the case of public facilities such as the proposed fire station location being established within new commercial buildings, it is not necessary for the zoning of such properties to be changed to the Public Facilities (PF) zone district. In fact, since public facilities established within commercial buildings may cease to operate or relocate and be replaced by commercial uses, it is not necessarily appropriate to change the zoning of such properties to the PF zone district.

*Source:* General Plan Consistency findings approved by the County Planning Commission.

## Authority

California Government Code Section 56133 enables LAFCo to authorize a city to provide new or extended services by contract or agreement outside its jurisdictional boundaries under specified circumstances. In this proposal, the services would be extended to a single parcel, within the City adopted Sphere of Influence.

## Analysis

The proposal analysis considers the capacity of the agency providing the services, City of Anderson, to deliver the water service to the proposed fire station location. The City water line that would transport water to the project site is an existing 10" water main in Ox Yoke Road. Approximately 360 feet of new 8" PVC pipe would be installed, bringing the water service to the site frontage, on Riverside Avenue, and 6" PVC pipe providing the water supply onto the site. There will be approximately 364 feet of 6" PVC pipe on the site to bring the water supply to the east side of the site, to supply the easterly fire hydrant. The City of Anderson provided fire flow test results from the fire hydrant on the northwest corner of Riverside Avenue and Ox Yoke Road. The test results for this fire hydrant indicated a residual pressure of 50 psi at an actual hydrant flow of 1,061 gallons per minute (gpm), with a projected hydrant flow of 2,793 gpm.

*Source:* Fire Flow Analysis for Riverside Avenue Fire Station Shasta County, CA GHD Inc. March 2021

## Other Considerations

### *Environmental Review*

In accordance with the California Environmental Quality Act (CEQA), the County of Shasta served as Lead Agency, as the County proposal to secure property and construct Fire Station 47 required General Plan Consistency findings and County Planning Commission action. The County determined that pursuant to the CEQA Guidelines: 14 CCR § 15303(c) Class 3: New Construction or Conversion of Small Structures the project would not to have a significant effect on the environment and is therefore exempt from the CEQA provisions. The County of Shasta Department of Public Works, acting on behalf of County Services Area #1, filed a CEQA Notice of Exemption with the County Clerk on January 26, 2021.

The City of Anderson Resolution of Application 20-42 for the water extension resolved that: The City Council is serving as Lead Agency for this proposal pursuant to CEQA. LAFCO is a Responsible Agency. The City Council finds that the proposal is Categorically Exempt from CEQA pursuant to CEQA Guidelines § 15303 Class 3 (d) "New Construction or Conversion Of Small Structures", which exempts construction and location of limited numbers of new, small facilities or structures including water main, sewage, electrical, gas, and other utility extensions.

### *Conducting Authority Proceedings*

Cortese Knox Herzberg (CKH) Act Section 56133 permits extension of water service in anticipation of future annexation. Section 56133, for extension of service outside city or district boundaries recognizes that there may be unique local conditions among individual service providers and unincorporated communities. LAFCO

policies favor annexation, especially for lands proposed for development. According to the City of Anderson, annexation is not feasible at this time, as sewer service is not available to the area. This application did receive 100% landowner consent, and approval is conditioned on providing consent to annex in the future. Commission action is subject to a 30-day reconsideration period.

**Recommendation**

**APPROVE SUBJECT TO CONDITIONS:**

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.

- Completion of the 30-day reconsideration period provided under G.C. § 56895.
- Payment of any outstanding fees as identified in the Commission’s adopted fee schedule.
- Updating SCFD-AFPD Mutual Aid/ Automatic Aid Agreement to include Fire Station # 47 services.
- A property owner signed Consent to Annexation Form transferable to the County upon property sale

Attachment 1: City of Anderson Resolution of Application

Attachment 2: Site Plan

Attachment 3: Plan for Services

Attachment 4: Shasta LAFCO Resolution 2021-07

**Resolution No. 20-42**

**A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF ANDERSON REQUESTING THE SHASTA LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR A SERVICE EXTENSION**

**WHEREAS**, the City of Anderson (herein referred to as "City") is authorized to provide municipal services pursuant to Title 13 – "Water and Sewer" of the Anderson Municipal Code; and

**WHEREAS**, the City of Anderson has received a request from Shasta County Department of Public Works, the intended Property Owner of a planned new parcel, to extend water services to provide adequate water for fire protection and domestic use for the property located on a portion of Shasta County Assessor Parcel Number 050-530-020, in Anderson, CA; as reflected on the attached Exhibit A; and

**WHEREAS**, the Property Owner intends to construct and operate a County fire station that will be staffed by CalFire; and

**WHEREAS**, the City has studied options for providing municipal services and concluded that a limited services extension outside City boundaries and inside the General Plan Sphere of Influence is feasible and appropriate at this time; and

**WHEREAS**, the services would be limited to water service only; and

**WHEREAS**, per Section 56133 of the Cortese Knox Herzberg Local Government Reorganization Act of 2000, a City may propose a services extension outside City boundaries and inside the Sphere of Influence to the LAFCO Commission; and

**WHEREAS**, per Section 56133 (b) of the Cortese Knox Herzberg Local Government Reorganization Act of 2000), LAFCO may authorize a city or district to provide new or extended services outside its jurisdictional boundary but within its Sphere of Influence in anticipation of a later change of organization; and

**WHEREAS**, the City Council has considered the specific facts associated with the request for service extension, and subject to the required execution of an agreement for services and future annexation, finds that such extension would serve in protecting the health, safety and general welfare of the residents of the City of Anderson.

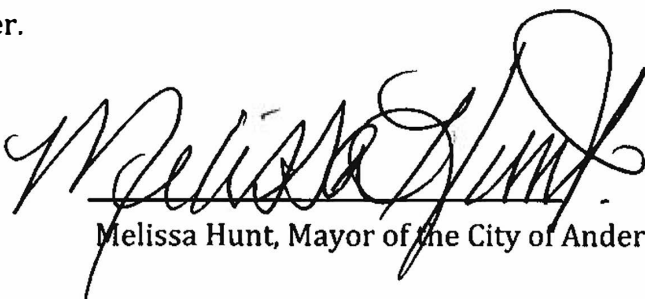
**NOW, THEREFORE, BE IT RESOLVED** by the City Council as follows:

1. The City Council hereby requests that the Shasta LAFCO initiate proceedings to consider a services extension outside City of Anderson jurisdictional boundaries and inside the Sphere of Influence to provide fire-flow and domestic water service to the property as requested by the Property Owner.

2. The City Council is serving as Lead Agency for this proposal pursuant to the California Environmental Quality Act (CEQA). LAFCO is a Responsible Agency. The City Council finds that the proposal is Categorically Exempt from CEQA pursuant to CEQA Guidelines §15303 Class 3 (d) "New Construction Or Conversion Of Small Structures", which exempts construction and location of limited numbers of new, small facilities or structures including water main, sewage, electrical, gas, and other utility extensions.
3. The City staff is authorized and directed to prepare a plan for services in consultation with the property owner, to demonstrate that the proposed services can be extended without diminished services within the City boundary.
4. The City staff is authorized and directed to take all actions consistent with this resolution to assist in processing the services extension request with Shasta LAFCO.
5. The City Manager is authorized and directed to take all actions consistent with this resolution to negotiate and approve an agreement for the services extension with the County of Shasta.
6. That such extension of services is limited in scope, and any revision to the nature and purpose of the Property Owners request or use of the property or of City services shall require the separate approval of the City Council.

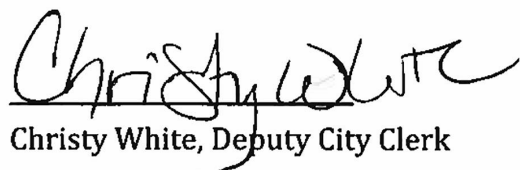
**The foregoing resolution was introduced at a regular meeting of the City Council of the City of Anderson held on October 6, 2020, and was adopted by the City Council of the City of Anderson by the following vote:**

AYES: Councilmember Baugh, Browning, Neutze and Mayor Hunt.  
NOES:  
ABSENT: Councilmember Gallagher.  
ABSTAIN:

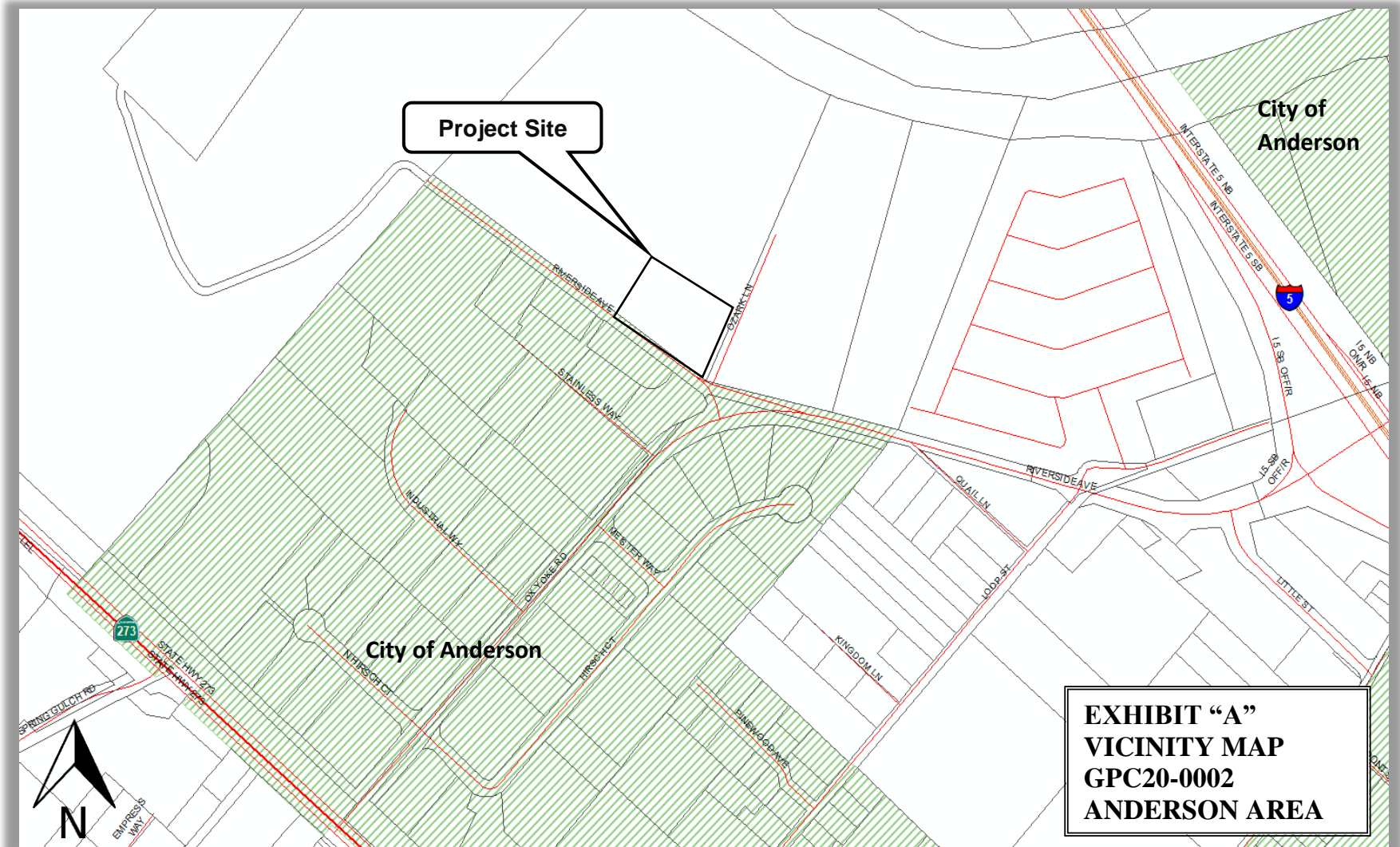


Melissa Hunt, Mayor of the City of Anderson

ATTEST:



Christy White, Deputy City Clerk



**EXHIBIT "A"**  
**VICINITY MAP**  
**GPC20-0002**  
**ANDERSON AREA**



***Fire Station 47 – City of Anderson Water Services Extension –  
Plan for Service (GC § 56653 a-b)***

The plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer:

- (1) An enumeration and description of the services to be extended to the affected territory.  
The City has an existing 10-inch water main in Ox Yoke Road. The County will be responsible for constructing a tie to the 10-inch main and extending an 8-inch waterline down Riverside Ave to the property frontage. (See attached “Utility Plan Exhibit”)
- (2) The level and range of those services.  
From the 8-inch waterline the County will construction two 6-inch waterlines to serve onsite and offsite fire hydrants, a 1-inch metered service for landscape irrigation and a 1.5-inch metered service for domestic water. No other connections to the new 8-inch waterline are expected. (See attached “Utility Plan Exhibit”)
- (3) An indication of when services can be feasibly be extended to the affected territory.  
The County anticipates construction/extension of the 8-inch waterline to begin in June 2021 and be completed by September 2021.
- (4) 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.  
Other than expected pavement trench repair no offsite road or subsurface utility/facilities improvements are planned.
- (5) Information with respect to how those services will be financed.  
The County will be responsible for funding and constructing improvements extending the water service to the proposed fire station. The anticipated construction cost for the 8-inch water line and 6-inch fire service lines is \$160,000

The Plan for Service should address agency responsibilities, governance, staffing, maintenance/ improvement of level of service, financing for improvements, etc.

The City of Anderson Engineering and Development Director, has submitted an Exhibit with the City / water system responsibility limits noted.

A Fire Flow Analysis (“2021 03-19 Updated Final Riverside Road Fire Flow Analysis Memo”) has also been submitted. These calculations have been reviewed by CalFIRE.

The fire station parcel will have drainage improvements for routing wash rack runoff through a sand/oil separator tied to the site storm drainage system as shown in an “Utility Plan Exhibit” filed with the proposal. This Exhibit also shows proposed on-site septic system for station and site plan/building elevations.

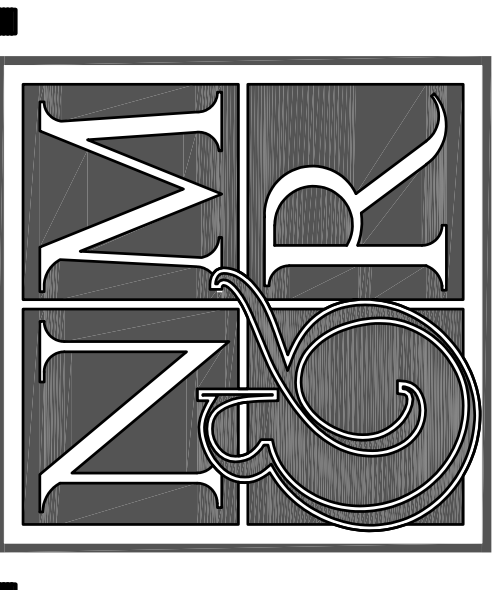
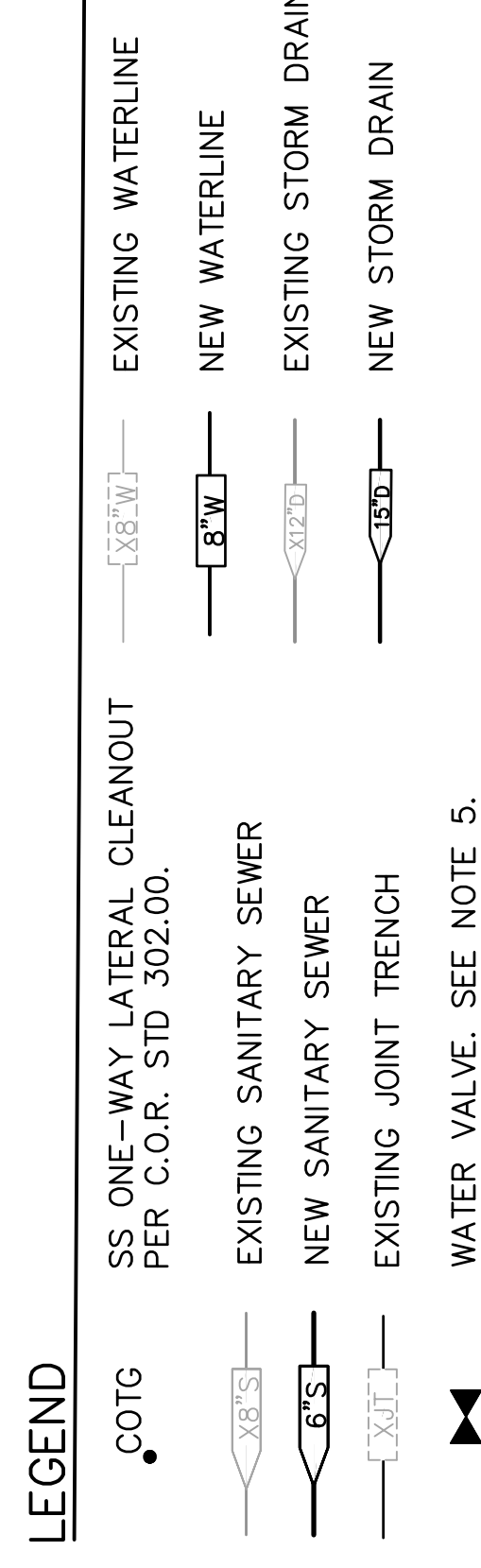
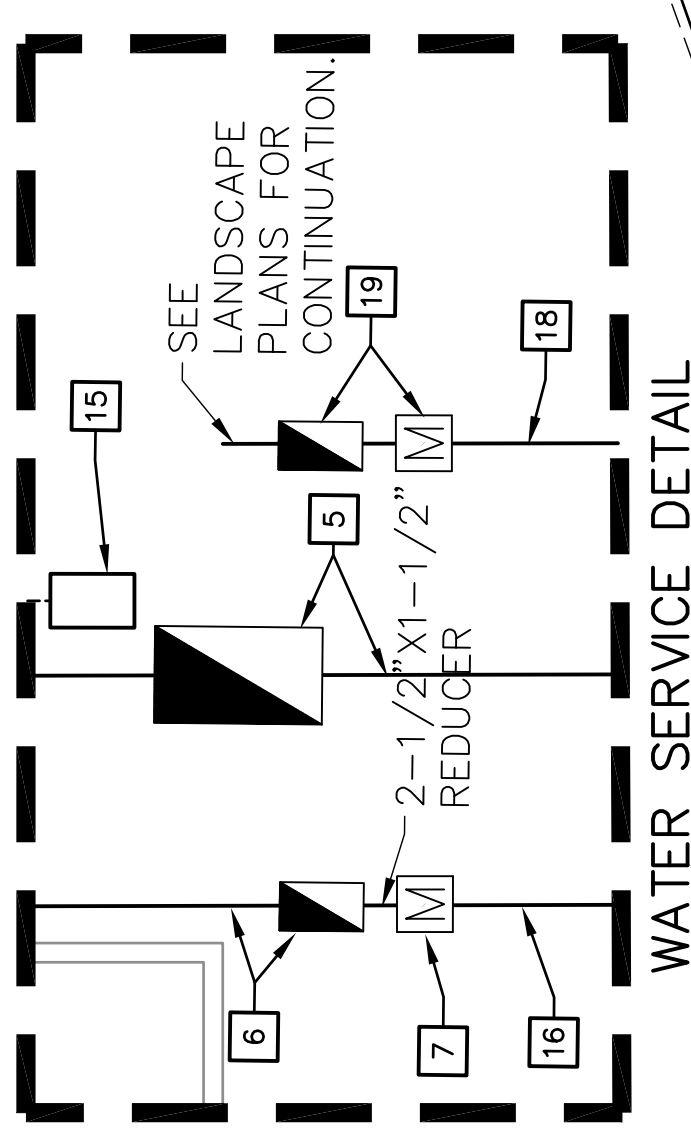
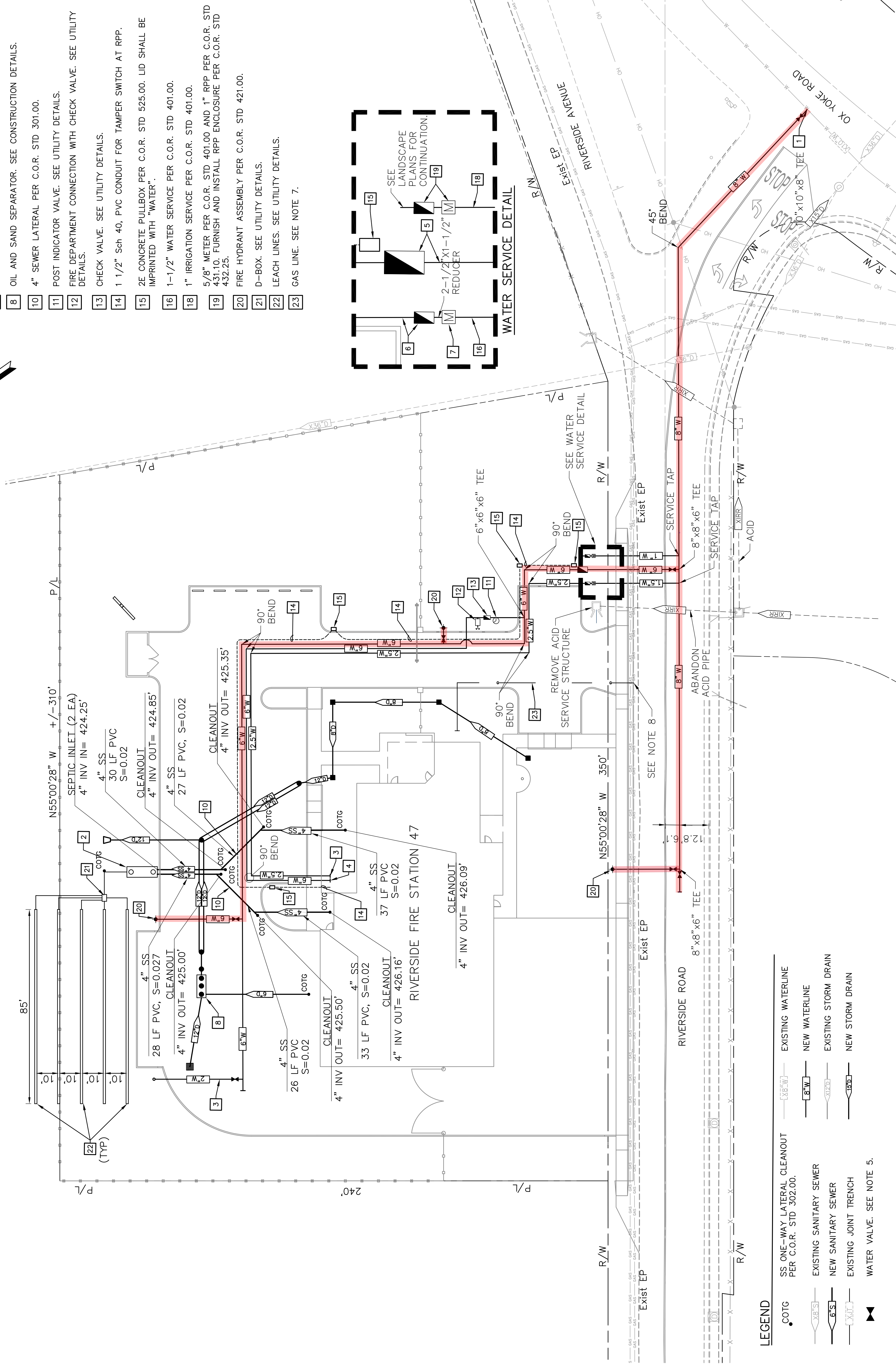
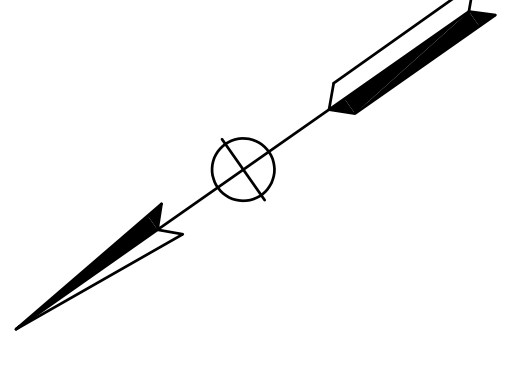
Attachments Exhibits

**UTILITY NOTES**

- SEWER PIPES SHALL BE ABS OR PVC (SDR 26 MIN). COMPLY WITH C.O.R. STD 300.00.
- TRENCH BEDDING AND BACKFILL FOR WATER AND SEWER PIPES SHALL COMPLY WITH C.O.R. STD 300.80, 609.00, AND 610.00.
- FOR DRAINAGE DETAILS, SEE GRADING AND DRAINAGE PLANS.
- 6" AND 8" WATER PIPES SHALL BE PVC (C900) AWWA D18 (CLASS 150) OR DIP AWWA C151-09 (CLASS 350). COMPLY WITH C.O.R. STD 400.00.
- WATER VALVES MUST COMPLY WITH C.O.R. STD 400.00 AND 404.00.
- COORDINATE WATER TIE-IN WITH CITY OF ANDERSON WATER DEPARTMENT.
- PROVIDE TRENCHING FOR GAS UTILITY PIPING BY PG&E. PROVIDE ALL REQUIRED EXCAVATION AND BACKFILL, IN ACCORDANCE WITH PG&E GOLD SHOVEL STANDARD. TRENCH SHALL BE 36" DEEP.
- PROVIDE GAS BELL HOLE PER PG&E STANDARDS FOR UTILITY CONNECTION IN STREET. HOLE SHALL BE MINIMUM 5' LONG BY 4' WIDE AND SHALL BE 18" DEEPER THAN THE EXISTING GAS PIPE. PROVIDE ALL REQUIRED EXCAVATION AND BACKFILL, IN ACCORDANCE WITH PG&E GOLD SHOVEL STANDARD.

**UTILITY NOTES**

- CONNECT TO EXIST 10" WATER.
- 2,000 GAL SEPTIC SYSTEM. SEE UTILITY DETAILS.
- PVC Sch 40 WATER SERVICE (SIZE PER PLAN). CAP END.
- 6" FIRE SERVICE LATERAL.
- 6" FIRE SERVICE AND 6" RPP PER C.O.R. STD 431.00. FURNISH AND INSTALL ENCLOSURE PER C.O.R. STD 432.20.
- 2-1/2" WATER SERVICE AND 2-1/2" RPP PER C.O.R. STD 431.10. FURNISH AND INSTALL ENCLOSURE PER C.O.R. STD 432.25.
- 1-1/2" WATER METER PER C.O.R. STD 401.00.
- OIL AND SAND SEPARATOR. SEE CONSTRUCTION DETAILS.
- 4" SEWER LATERAL PER C.O.R. STD 301.00.
- POST INDICATOR VALVE. SEE UTILITY DETAILS.
- FIRE DEPARTMENT CONNECTION WITH CHECK VALVE. SEE UTILITY DETAILS.
- CHECK VALVE. SEE UTILITY DETAILS.
- 1 1/2" Sch 40, PVC CONDUIT FOR TAMPER SWITCH AT RPP.
- 2E CONCRETE PULLBOX PER C.O.R. STD 525.00. LID SHALL BE IMPRINTED WITH "WATER".
- 1-1/2" WATER SERVICE PER C.O.R. STD 401.00.
- 1" IRRIGATION SERVICE PER C.O.R. STD 401.00.
- 5/8" METER PER C.O.R. STD 401.00 AND 1" RPP PER C.O.R. STD 431.10. FURNISH AND INSTALL RPP ENCLOSURE PER C.O.R. STD 432.25.
- FIRE HYDRANT ASSEMBLY PER C.O.R. STD 421.00.
- D-BOX. SEE UTILITY DETAILS.
- LEACH LINES. SEE UTILITY DETAILS.
- GAS LINE. SEE NOTE 7.



**NICHOLS MELBURG & ROSSETTO ARCHITECTS + ENGINEERS**  
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 Redding, CA 96002  
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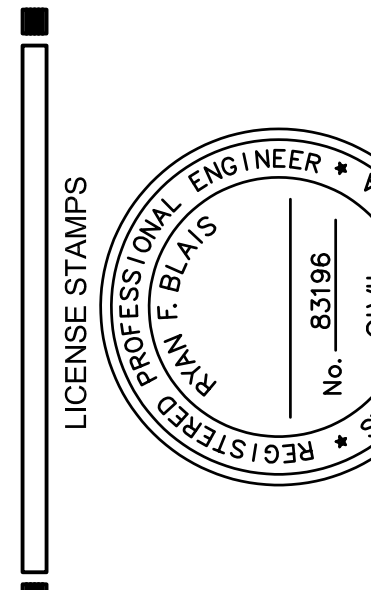
**REVISIONS**

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**PROJECT NAME**

**SHASTA COUNTY DEPT. OF PUBLIC WORKS**

**RIVERSIDE AVENUE FIRE STATION 47**

**ANDERSON, CALIFORNIA**

**UTILITY PLAN**

**DRAWING STATUS**

**CONSTRUCTION DOCUMENTS**

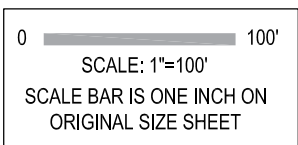
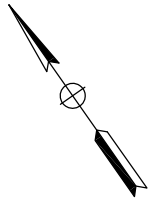
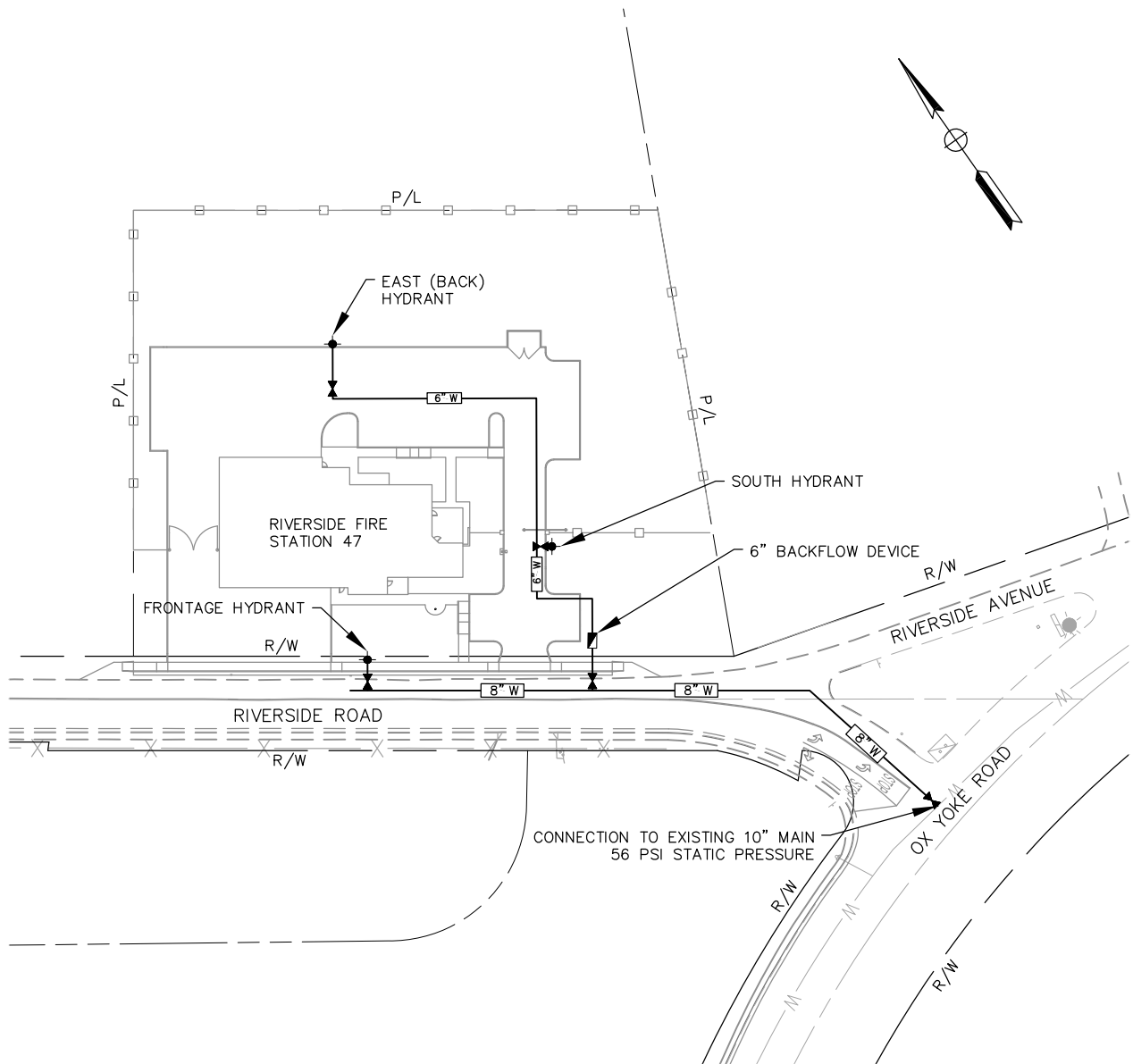
**PLAN CHECK SUBMITTAL**

**AGENCY REVIEW**

|             |            |
|-------------|------------|
| Drawn By    | ANH        |
| Date Issued | 08/13/2020 |
| Scale       | 1" = 20'   |
| Project No. | 19-6472    |

**SHEET No.**  
**C3.1**





**RIVERSIDE AVENUE FIRE STATION  
FIRE SERVICE SCHEMATIC**

Project No. 11211194  
Report No.  
Date 3/18/2021

**Schematic**

## LAFCO RESOLUTION 2021-07

### RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION CITY OF ANDERSON – WATER SERVICES EXTENSION

**WHEREAS**, Property located at 19794 Riverside Avenue, Anderson, CA (Shasta County Assessor's Parcel Number 050-530-020) which is located outside the City of Anderson's jurisdictional boundary but within Shasta LAFCO's approved Sphere of Influence; and

**WHEREAS**, the applicant (City of Anderson) submitted a Resolution of Application requesting City water services be extended to this property; and

**WHEREAS**, the application to LAFCO acknowledges the agreement between the City of Anderson and the County of Shasta Department of Public Works, acting on behalf of County Services Area #1 – Shasta County Fire Department, establishing the conditions under which services are to be provided; and

**WHEREAS**, The City of Anderson passed Resolution 20-42, Requesting the Shasta Local Agency Formation Commission Initiate Proceedings for a Service Extension Outside City Limits, on October 6, 2020; and

**WHEREAS**, The Anderson City Council was Lead Agency pursuant to CEQA for the water services extension. City Council Resolution 20-42 resolved that: the proposal is Categorical Exempt from CEQA pursuant to CEQA Guidelines § 15303 Class 3 (d) "New Construction or Conversion Of Small Structures", which exempts construction and location of limited numbers of new, small facilities or structures including water main, sewage, electrical, gas, and other utility extensions.

**WHEREAS**, the County of Shasta served as Lead Agency, for the County proposal to construct Fire Station 47. The County determined that pursuant to CEQA Guidelines: 14 CCR § 15303(c) Class 3: New Construction or Conversion of Small Structures, the project would not to have a significant effect on the environment and is therefore exempt from the CEQA provisions.

**WHEREAS**, The County of Shasta Department of Public Works, acting on behalf of County Services Area #1, filed a CEQA Notice of Exemption with the County Clerk on January 26, 2021; and

**WHEREAS**, Shasta LAFCO prepared, distributed to affected agencies, and posted a Notice of Filing, and Certificate of Filing, for the proposed action; and

**WHEREAS**, in the manner required by law, the Executive Officer has noticed and scheduled the City proposal for Commission consideration on May 6, 2021; and

**WHEREAS**, pursuant to Government Code Section 56663, the conducting authority proceedings is waived with 100% consent from landowners within the proposed extension area; and

**WHEREAS**, the Commission has heard, discussed and considered all evidence presented at a meeting held for the City of Anderson Water Service Extension, on May 6, 2021.

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

The Commission hereby determines the extension of water services to the property located outside its jurisdictional boundary subject to the following conditions:

- A. Completion of a 30-day reconsideration period provided under Government Code Section 56895.
- B. Payment of any outstanding fees as identified in the Commission's adopted fee schedule.
- C. Updating the Personal Services Agreement between the County of Shasta and the Anderson Fire Protection District, for the purpose of providing Mutual Aid/ Automatic Aid to each other, to include services provided from Fire Station # 47.
- D. A Consent to Annexation Form signed by the property owner that is transferable to the County upon property sale.

Adopted on May 6, 2021, by the following vote:

AYES:  
NOES:  
ABSTAINS:  
ABSENT:

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

\_\_\_\_\_  
*Irwin Fust, Chairman*  
Shasta Local Agency Formation Commission

Attest:

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

\_\_\_\_\_  
*George Williamson, Executive Officer*