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Special District Alternate

Vacant  
Public Member Alternate

George Williamson  
Executive Officer

James M. Underwood  
General Counsel

Kathy Bull  
Office Manager

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## Agenda Item: 7B

**Meeting Date:** June 7, 2018

**From:** George Williamson AICP, Executive Officer & Kathy Bull, Office Manager

**Subject: Proposed Annexation to City of Redding and Detachment from CSA# 1 & CSA #13**

The Commission will consider a City of Redding proposal submitted by resolution of application for annexation of approximately 62 acres (12 parcels and road right of way) of unincorporated territory located along Placer Road directly adjacent to the City of Redding. They will also consider detachment from CSA# 1 Fire & CSA #15 Lighting.

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, consistent with adopted policies and procedures pursuant to California Government Code (G.C.) § 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

LAFCo has received a proposal submitted by Resolution of Application from the City of Redding (Resolution No.2017-103) for annexation of approximately 62 acres (37 parcels and road right of way) of rural land generally located east of City limits and accessed by Placer Road, (see Figure 1). The Campo Calle area is located in an existing residential subdivision. The Westridge Greenview area is located directly south of the Campo Calle area and is proposed as the location for a neighborhood park.

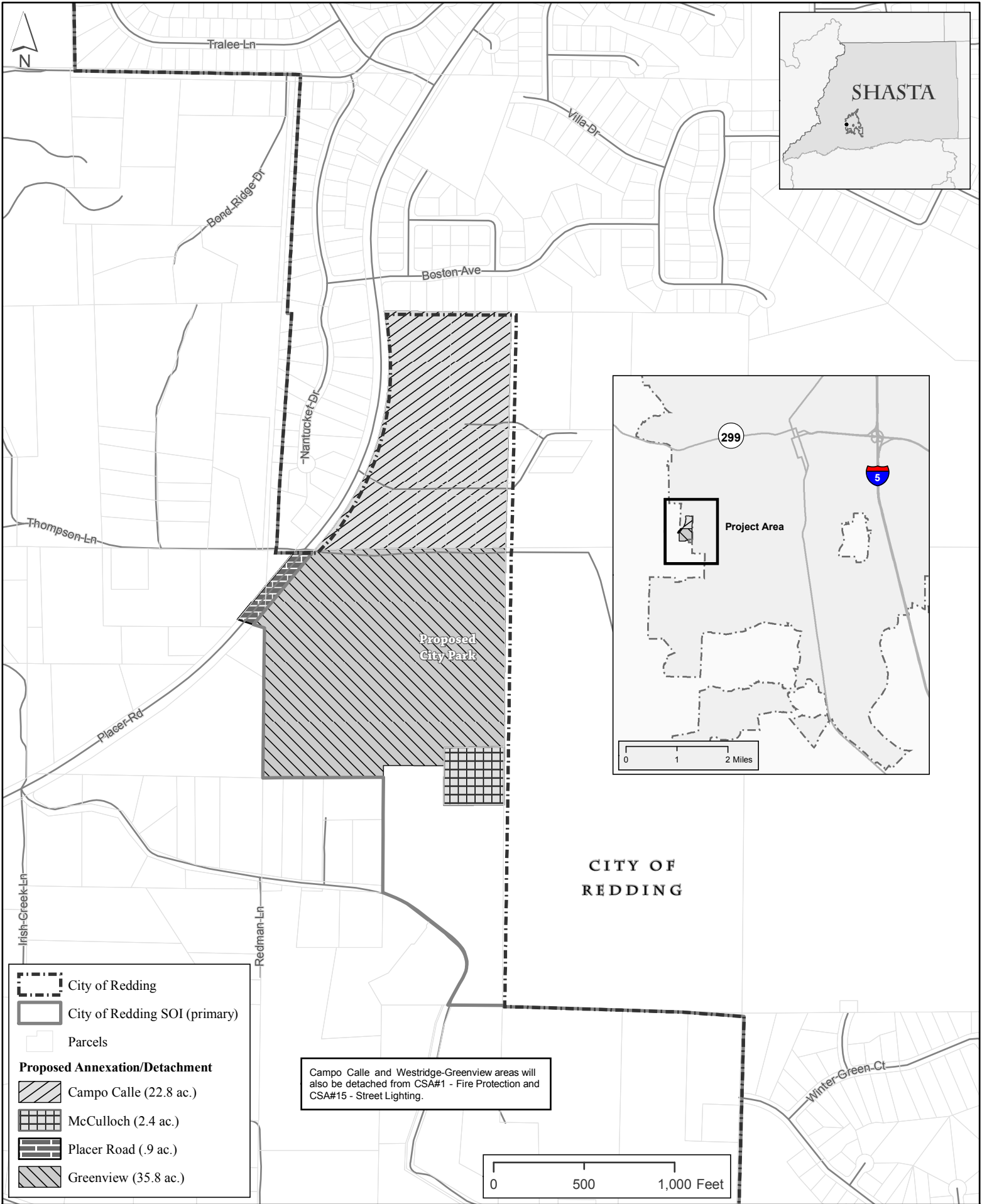
All property owners within the proposed annexation area were notified of the annexation proposal by the City in writing. Written letters of consent have been provided by two (2) owners of record.

### Reasons for Proposal

The reasons for the annexation as set forth in the City proposal to LAFCO are as follows:

The Westridge Greenview area is proposed to be subdivided and developed with 25 single family parcels and 25 acres of open space as part of the Westridge Master Plan. The Master Plan is intended to provide for the orderly development of 271 single family parcels on approximately 400 acres. Agency services would be acquired that include; electrical, road infrastructure, sewer, storm drainage and water service. The area is also proposed to be detached from CSAs #1 Fire & #15 Lighting.

Sewer, water, storm drainage, electrical and road infrastructure would be extended in an orderly manner consistent with applicable master plans. The annexation would avoid the creation of a 22.78 acre island located north and south of Campo Calle (see Figure 1).



# Proposed City of Redding Annexation CSA#1 & CSA#15 Detachment

Figure

Map Date:  
4/16/2018

The proposed annexation area is located in the City of Redding Sphere of Influence. Of the proposed 12 parcels, 2 are currently vacant and the remaining 8 are developed with residential uses (see Table below).

**Table 1 Landowner Consent Evaluation**

| Area                | #  | Assessors Parcel # | Acres | Current Owners (Consent noted in bold text)  |
|---------------------|----|--------------------|-------|--|
| Mc-Collough         | 1  | 203-160-001-000    | 2.41  | <b>McCulloch John P &amp; Debra S</b><br>16716 Thompson Ln. Redding, CA 96001-9706       |
| Westridge Greenview | 2  | 203-160-019-000    | 50.71 | <b>Greenview Development Co., Inc.</b><br>1822 Buenaventura Blvd. #105 Redding, CA 96001 |
| Campo Calle         | 3  | 204-440-003-000    | 2.14  | Lewis Bradley W & Sylvia J Rev Trust<br>5013 Placer Rd., Redding, CA 96001-9301          |
| "                   | 4  | 204-440-006-000    | 1.25  | Uribe Steven M & Romi R<br>16929 Campo Calle, Redding, CA 96001-8721                     |
| "                   | 5  | 204-440-007-000    | 1.30  | Reid James F & Cheri D<br>16935 Campo Calle, Redding, CA 96001-8721                      |
| "                   | 6  | 204-440-008-000    | 1.10  | Palko Robert M & Anita E<br>6943 Campo Calle, Redding, CA 96001-8721 I                   |
| "                   | 7  | 204-440-009-000    | 1.10  | New Owner<br>16945 Campo Calle, Redding, CA 96001-8721                                   |
| "                   | 8  | 204-440-010-000    | 1.20  | Fencil Adam & Eddi 2003 Trust<br>16946 Campo Calle, Redding, CA 96001-8721               |
| "                   | 9  | 204-440-011-000    | 1.30  | Howland Family 1995 Rev Liv Trust<br>6942 Campo Calle, Redding, CA 96001-8721            |
| "                   | 10 | 204-440-012-000    | 1.10  | Luntley John A II & Brenda J<br>16936 Campo Calle, Redding, CA 96001-8721                |
| "                   | 11 | 204-440-013-000    | 4.65  | Howland Family 1995 Rev Liv Trust<br>16942 Campo Calle, Redding, CA 96001-8721           |
| "                   | 12 | 204-440-022-000    | 7.640 | Howland Family 1995 Rev Liv Trust<br>16942 Campo Calle, Redding, CA 96001-8721           |

### Provision of Public Services

A Plan for Services was prepared by the City of Redding for the proposed annexation. As contemplated, the City would be responsible for wastewater collection and treatment, fire protection, police services, solid waste collection, electrical service, road infrastructure, and maintenance upon annexation. The cost of maintaining street-side landscaping, stormwater detention and fuels management would be the responsibility of owners. A portion of Placer Road is proposed to be included in the annexation. The annexation would be detached from CSA #1, which currently provides fire service.

The Centerville CSD currently provides water service to the existing Campo Calle area and has the ability to serve the Westridge area at full buildout. Centerville CSD will continue to provide water service to the area unless unable to do so at some later date, in which case the City will provide services in accordance with adopted standards. Water and wastewater services would be available to properties within the annexation area upon the extension/connection of infrastructure. The City would extend a sewer line along an easement through the William T. Cox property. Additional infrastructure would be extended, as needed, to serve area development and/or to address water quality or capacity limitations. The service extension costs would be borne by the property owner(s). The City indicates there is sufficient capacity to serve the annexation area.

### Land Use Designations

Land uses within the proposed annexation area are currently subject to the Shasta County General Plan. Upon annexation they would have City of Redding General Plan designations and Zoning applied.

### 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 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 Review Factors

G.C. § 56668 requires the Commission to consider 16 specific factors anytime it reviews proposals for a change of organization involving cities. No single factor is determinative. The purpose in considering these factors is to help inform the Commission in its decision-making process. An evaluation of these factors as it relates to the proposal follows.

**1) *Population and population density; land area and land use; per capita 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 annexation area as proposed by the City contains 12 parcels totaling approximately 62 acres. The total assessed value of properties (land and improvements) is \$2,169,809. The current population of the proposed annexation area is approximately 20 residents based on 2010 Census data. The entire annexation area may accommodate an additional population of approximately 70. The majority of the site is currently zoned rural residential (RA) and is undeveloped except for 8 single family homes in the Campo Calle area.

Specific plans for development have been submitted for the affected parcels. The most imminent development is likely to be the recreational uses proposed for the properties owned by the Greenview Development Corporation, Inc. Those uses are not expected to include a residential component.

**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 incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

Pursuant to Government Code § 56653, the City prepared a Plan for Services to evaluate the needs of the proposed annexation. The need for expanded community services within the affected territory includes water, wastewater, fire *protection*, police services, electricity and solid waste collection. An analysis of the availability and adequacy of these services relative to projected needs of the proposal follows.

#### *Water*

According to the Plan for Services, water will continue to be supplied by the Centerville Community Services District (CSD) even though the area will be in the City of Redding pursuant to the terms of Annexation Agreement No. 1655 with the City of Redding. In accordance with the terms of the agreement, if Centerville CSD is unable to provide water service at some future date, the City of Redding will provide water in accordance with adopted standards. The developer is required to extend, expand, and/or upgrade the necessary water infrastructure that complies with CSD standards and pay appropriate fees.

### *Sewer*

According to the Plan for Services, wastewater collection and treatment will be provided by the City of Redding. The developer is required to extend, expand, and/or upgrade the necessary wastewater infrastructure to meet City of Redding standards and pay appropriate fees. The Campo Calle area in the affected territory has individual septic tank and leachfields.

### *Fire Protection*

The proposed annexation area is currently located in CSA #1, which provides fire protection and emergency response services to all areas of Shasta County. The proposed annexation area is currently within the CAL FIRE SRA. Fire protection will be provided by the City of Redding. The closest RFD station is Fire Station No. 2 located at Placer Road and Buenaventura Boulevard approximately 1.4 miles from the affected territory. It should be noted that currently a mutual aid agreement is in effect with CALFIRE during the wildland fires season for wildland and structure fires within a one-mile fringe area surrounding the City. An automatic aid agreement with the Shasta County Fire Department is also in effect for structure fires outside of the wild/and fire season. Under this agreement the Redding Fire Department responds within a one-mile fringe area surrounding the City and to county islands. The affected territory lies within the one-mile fringe area and therefore will receive fire protection not only from RFD, but also from CALFIRE and Shasta County Fire Department.

### *Law Enforcement*

The proposed annexation area is currently served by the Shasta County Sheriff's Department. A significant increase in demand for law enforcement is not expected due to annexation. After annexation, police services will be provided by the City of Redding. The City has a mutual-aid agreement with Shasta County Sheriff's Department, so the Sheriff's Office may also respond to certain emergencies at the affected territory.

### *Road Maintenance*

No additional requirements for road capacity are anticipated as a result of the annexation. Road segments appear to be in good repair and are adequate for residential uses. Frontage improvements including minor road widening and repair, curbs, gutters and sidewalks may be required concurrently with development of each affected parcel. These improvements will be the responsibility of each parcel's property owner when development occurs. A portion of Placer Road will be annexed to the City.

### **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 annexation as proposed by the City would include 62 acres (37 parcels) including 25 single family parcels and a 13-acre park. This area is within the CSA sphere of influence and analyzed in the MSR. Resolutions No 2018-026 passed by the City of Redding April 9<sup>th</sup> and 2018-028 passed by the County of Shasta March 27<sup>th</sup>, established a new Tax Rate Area (TRA) for the area of annexation that would generate property tax revenues from the affected territory.

### **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.***

The statutory goals of LAFCo include the promotion of orderly growth and development by determining logical local boundaries [§56001], the preservation of open space by encouraging development of vacant land within cities before annexation of vacant land adjacent to cities [§56377(b)], and the preservation of prime agricultural land by guiding development away from presently undeveloped prime agricultural lands

[§56377(a)]. Based on the statutory goals discussed above, this annexation would support the orderly development of the Westridge Master Plan and provide for an extension of services to the affected parcels.

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

According to the City, none of the territory is subject to a Williamson Act Contract. Natural features/resources identified within the affected area (based on aerial photography, on-line mapping sources, and information provided by City Staff) include sparsely forested oak woodlands and grassland areas with unimproved roads.

**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.***

A map and geographic description by a licensed surveyor will be required prior to filing a certificate of completion for the annexation. The proposed boundary follows existing parcel lines and lines of ownership. Also, the proposed annexation would not create islands or corridors of unincorporated territory.

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

The Shasta County Regional Transportation Plan (RTP) is currently being updated and a Draft Transit Need assessment is available on the Shasta Regional Transportation Agency website. The RTP is a long-range transportation planning document that is updated every two years. No specific projects are included in the RTP involving the affected territory.

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

Land uses within the proposed annexation area are currently designated as Rural Residential (RA). The Shasta County General Plan identifies land "expected to be developed to urban densities and could eventually be provided with public water or sewer services". Within the proposed annexation area, the Campo Calle area and portions of the Westridge-Greenview area are suitable for urban services.

The City adopted land use designations for the annexation area that include the Campo Calle area zoned Residential Estate (RE-1), the Westridge Greenwood designated for residential development zoned Residential Single Family (RS-3), which includes the McCollough property also zoned RS-3.

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

The proposed annexation area is located within the City of Redding Sphere of Influence (SOI), which was reaffirmed by the Commission.

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

The City provided sufficient notice to interested and subject agencies of its intent to adopt a resolution of application, pursuant to GC Section 56654(c). LAFCO staff also provided a NOTICE OF FILING and CERTIFICATE OF FILING advising of the hearing, to interested and subject agencies.

**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.***

According to the Plan for Services, all services will be provided to the level currently provided to existing residents in the City of Redding, except for the provision of electrical services and wastewater collection and treatment services to the Campo Calle residences. Currently PG&E provides electrical service to the Campo Calle residences and will continue to do so until the City acquires the PG&E facilities. Even though there are existing residents along Campo Calle located in the City, they do not receive City of Redding electrical service. The Campo Calle area in the affected territory has individual septic tanks and leachfields.

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

The Plan for Services states the City has not identified any capacity limitations and the need to increase system capacity as a result of additional residences connecting to the system is not anticipated.

**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 Chapter 3, Division 1, Title 7, Article 10.6 (commencing with § 65580).***

The proposal would not impact any local agencies in accommodating their regional housing needs. The affected territory is currently developed with single family residential and agricultural uses. There are currently no residential development plans for the proposed annexation area.

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

All property owners within the proposed annexation area were notified by the City regarding the annexation proposal. The City provided LAFCO with written letters of consent from 2 owners of record.

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

See discussion in section 8.

**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 will not result in inconsistencies with environmental justice safeguards. The annexation will result in expanded public services for residents. Property owners within the area to be annexed will have the option to continue use of functioning onsite water and septic systems or connect to the City of Redding systems.

## **Other Considerations**

### *Environmental Review*

The City of Redding prepared an Environmental Impact Report, (EIR) which identified and assessed the environmental impacts of planned buildout in the Westridge Planning Area. The City, acting as lead

agency, determined that the annexation had been fully analyzed and certified FEIR 2-03 (SCH# 2005022092). On behalf of the Commission, in its role as responsible agency under CEQA, LAFCO staff independently reviewed the EIR and concur that the project will not generate any new direct or indirect significant impacts that have not already been adequately addressed and, as needed, mitigated in the Final EIR.

#### *Master Property Tax Agreement*

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before LAFCo can consider a proposed boundary change. The City of Redding and Shasta County have provided documentation of a Property Tax Agreement for this annexation. Resolutions No 2018-026 passed by the City of Redding April 9<sup>th</sup> and 2018-028 passed by the County of Shasta March 27<sup>th</sup>, establish a new Tax Rate Area (TRA) for the area of annexation. According to Resolutions 2018-026-and 2018-028, base year property tax revenues as defined in the Revenue & Taxation code are distributed as follows: Shasta County, CSA #1 and all Special Districts receive 100% of the funding allocated to them. The City receives 100% of the revenues allocated to the Shasta County Water agency. Tax Increment revenue as defined in the Revenue and Taxation Code is distributed as follows: 100% of the current annual property tax increment revenue and 40% of the future revenue to the County. 60% of the future property tax increment revenue is allocated to the City. Annual property tax increment revenue is allocated to CSA #1, Special Districts affected by the annexation and is transferred to the City from the Shasta County Water Agency.

#### *Conducting Authority Proceedings*

Boundary changes approved by the Commission are subject to conducting authority proceedings (i.e., protest hearings) unless waived in accordance with criteria outlined under G.C. Section 56663. This application received 41% consent from landowners within the proposed annexation area with 2 landowners providing letters in favor of the project. Typically, the proposal is not subject to conducting authority proceedings under G.C. Section 56663 unless written opposition is received from landowners or registered voters within the affected territory prior to the conclusion of the Commission's proceedings on the proposal.

### **RECOMMENDATION**

#### **APPROVE SUBJECT TO CONDITIONS:**

It is recommended the Commission approve the annexation and detachments, by adopting Resolution 2018-06 subject to the following conditions of approval. The Commission may also either waive the conducting authority proceedings (protest proceedings) under G.C. Section 56663 if no written opposition is received, or direct the Executive Officer to conduct the protest proceedings. The Commission delegates to the Executive Officer the determination as to when the requested actions have been sufficiently satisfied before proceeding with a certificate of completion and recordation with State Board of Equalization.

- Completion of the 30-day reconsideration period provided under G.C. § 56895.
- Submittal of a final map and geographic description of the affected territory prepared by a licensed surveyor and conforming to the State Board of Equalization requirements.
- Payment of any outstanding fees as identified in the Commission's adopted fee schedule.



**SHASTA LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION 2018-06**

**RESOLUTION MAKING DETERMINATIONS AND APPROVING THE  
WESTRIDGE GREENVIEW, MCCULLOUGH AND CAMPO CALLE  
ANNEXATION TO THE CITY OF REDDING AND  
DETACHMENTS FROM CSA #1 FIRE PROTECTION AND CSA #15 STREET LIGHTING**

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

**WHEREAS**, the proposal seeks Commission approval for an annexation of approximately 62 acres to the City of Redding and detachment from CSA #1 Fire Protection and CSA #15 Street Lighting; and

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

**WHEREAS**, the proposal is consistent with the adopted City of Redding Sphere of Influence; and

**WHEREAS**, sufficient hearing notice was published in the form and manner provided for in accordance with California Government Code Section 56661; and

**WHEREAS**, a staff report with recommendations on the proposal was presented to the Commission in the manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all testimony and evidence presented at a public hearing held on June 7, 2018; and

**WHEREAS**, the Commission considered all the factors required under California Government Code Section 56425.

**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 Responsible Agency, certifies it has independently reviewed and considered the Revised Final EIR-2-13 (SCH# 2005022092) prepared by the City of Redding, as Lead Agency concerning potential impacts associated with the proposal in accordance with the California Environmental Quality Act (CEQA). The Commission finds the Revised Final EIR is adequate and directs the Executive Officer to file a Notice of Determination with the Shasta County Clerk.

3. The Commission, pursuant to Government Code Section 56425, makes the written statement of determinations included in the sphere of influence update, hereby incorporated by reference.

4. The proposal is assigned the following distinctive short-term designation:

Westridge Greenview, McCullough and Campo Calle Annexation

5. The Executive Officer shall revise the official records of the Commission to reflect this Sphere of Influence Update.

6. 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.

7. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the City of Redding. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the City of Redding.

8. The proposal is subject to a master property tax exchange agreement adopted by the City of Redding; (Resolution No 2018-026 passed April 9<sup>th</sup> 2018) and the County of Shasta (Resolution 2018-028 passed March 27<sup>th</sup> 2018) specifying the apportionments of property tax revenues generated from the affected territory.

**BE IT FURTHER RESOLVED** The City of Redding Sphere of Influence Update is hereby approved and incorporated herein by reference as presented on the attached map Exhibit A.

**THE FOREGOING RESOLUTION** was passed and duly adopted at a regular meeting of the Shasta LAFCO Commission on the 7<sup>th</sup> day of June, 2018, and adopted by the following vote:

AYES:  
NOES:  
ABSTAINS:  
ABSENT:

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Date

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Irwin Fust, Chairman  
Shasta Local Agency Formation Commission