

**BELLA VISTA WATER DISTRICT
COUNTY OF SHASTA**

Resolution No. 21-04

**A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE
BELLA VISTA WATER DISTRICT REQUESTING THE SHASTA LOCAL AGENCY
FORMATION COMMISSION INITIATE PROCEEDINGS FOR DETACHMENT OF
TERRITORY FROM THE DISTRICT**

RESOLVED, by the Bella Vista Water District Board of Directors, that:

WHEREAS, the Bella Vista Water District (herein referred to as “BVWD”) is a California Water District that provides water services pursuant to Division 13 the California Water Code, §34000 et seq.; and

WHEREAS, the BVWD Board of Directors desires to initiate proceedings pursuant to Water Code §37300 and the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with California Government Code Section 56000, for detachment of territory from the District; and

WHEREAS, the reason(s) for the proposed change(s) of organization are as follows:
The Detachment will promote the orderly and efficient provision of water utility services to the subject parcel of land (Shasta Co. AP (117-290-022), that is already in the jurisdictional City limits of the City of Redding, by allowing the property owner to connect to existing City water mains already on the parcel, in lieu of constructing a new 1,800’ off-site 8” water line extension to reach the BVWD main distribution system.

WHEREAS, the BVWD services that would not be extended to the detached territory would be water services; and

WHEREAS, the territory subject to the proposed change(s) of organization is uninhabited, and a description of the external boundary of the territory is set forth in Exhibit “A” attached hereto and by this reference incorporated herein; and

WHEREAS, the Property Owner (Insignia Builder’s Inc., Jaxon Baker) is the sole owner of the property subject to the Detachment and has requested and fully consented to the Detachment; and

WHEREAS, at its regular meeting of December 21, 2020, the Board of Directors fully considered the matter, and by motion duly made and passed by a majority of the Board, approved the Property Owner’s request for Detachment, so that this Resolution Of Application follows to implement that previous decision; and

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

- The Property Owner is required to pay [and has paid] the Detachment Fees found to be owed under the District's Detachment Policy, in the amount of \$43,296.57.
- The Property Owner is required to execute a Reimbursement Agreement in favor of the District [done], and to pay any other fees, costs and expenses related to the Detachment.
- The Property Owner shall, to the maximum extent allowable, bear the burden of administrative efforts to coordinate and support related agency approvals [LAFCO, Bureau of Reclamation, City of Redding], rather than consume District staff/resources in that pursuit.; and

WHEREAS, the Property Owner has prepared a Plan for Services, showing how water services and fire flows would be provided to the detached territory; and

WHEREAS, BVWD, has determined that the proposed change of organization meets the definition of a Categorical Exemption pursuant to Title 14 Cal Code Regs §15320 and §15332, as well as the "common sense" exemption of Title 14 Cal Code Regs §15061(b)(3), and is therefore exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines. A Notice of Exemption shall be filed with the State Clearinghouse and the County of Shasta, with Property Owner to pay any required environmental filing fees, immediately following the adoption of this Resolution; and

NOW, THEREFORE, this Resolution of Application is hereby approved and adopted by the BVWD Board of Directors.

Shasta LAFCo is hereby requested to initiate proceedings for the proposed change(s) of organization that include(s) 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 this 26th day of April 2021, by the following vote:

AYES: Bambino, Nash, Schabarum, Smith, and Waite
NOES: 0
ABSTAINS: 0
ABSENT: 0

BELLA VISTA WATER DISTRICT



Frank Schabarum, President of the Board of Directors of Bella Vista Water District

ATTEST:



David J. Coxey, Secretary of the Board of Directors of Bella Vista Water District

BELLA VISTA WATER DISTRICT

STATE OF CALIFORNIA)

) ss

COUNTY OF SHASTA)

I, DAVID J. COXEY, Secretary of the Bella Vista Water District DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Directors of said District at a Regular Meeting of said Board of Directors by the following vote:

AYES: Bambino, Nash, Schabarum, Smith, and Waite

NOES: 0

ABSENT: 0

ABSTAINED: 0


David J. Coxey, Secretary of the
Board of Directors

STATE OF CALIFORNIA)

) ss

COUNTY OF SHASTA)

I, DAVID J. COXEY, Secretary of the Bella Vista Water District DO HEREBY CERTIFY that the foregoing is a full and correct copy of Resolution No. 21-04 of said Board of Directors, and that the same has not been amended or repealed.


David J. Coxey, Secretary of the
Board of Directors

Exhibit “A”

LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Shasta, City of Redding and is described as follows:

PARCEL 1, AS SHOWN ON PARCEL MAP NO. 2012-00591 FOR INSIGNIA BUILDERS INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER SEPTEMBER 12, 2012, IN BOOK 38 OF PARCEL MAPS AT PAGE 88, SHASTA COUNTY RECORDS.

A.P.N. 117-290-022

DETACHMENT AREA

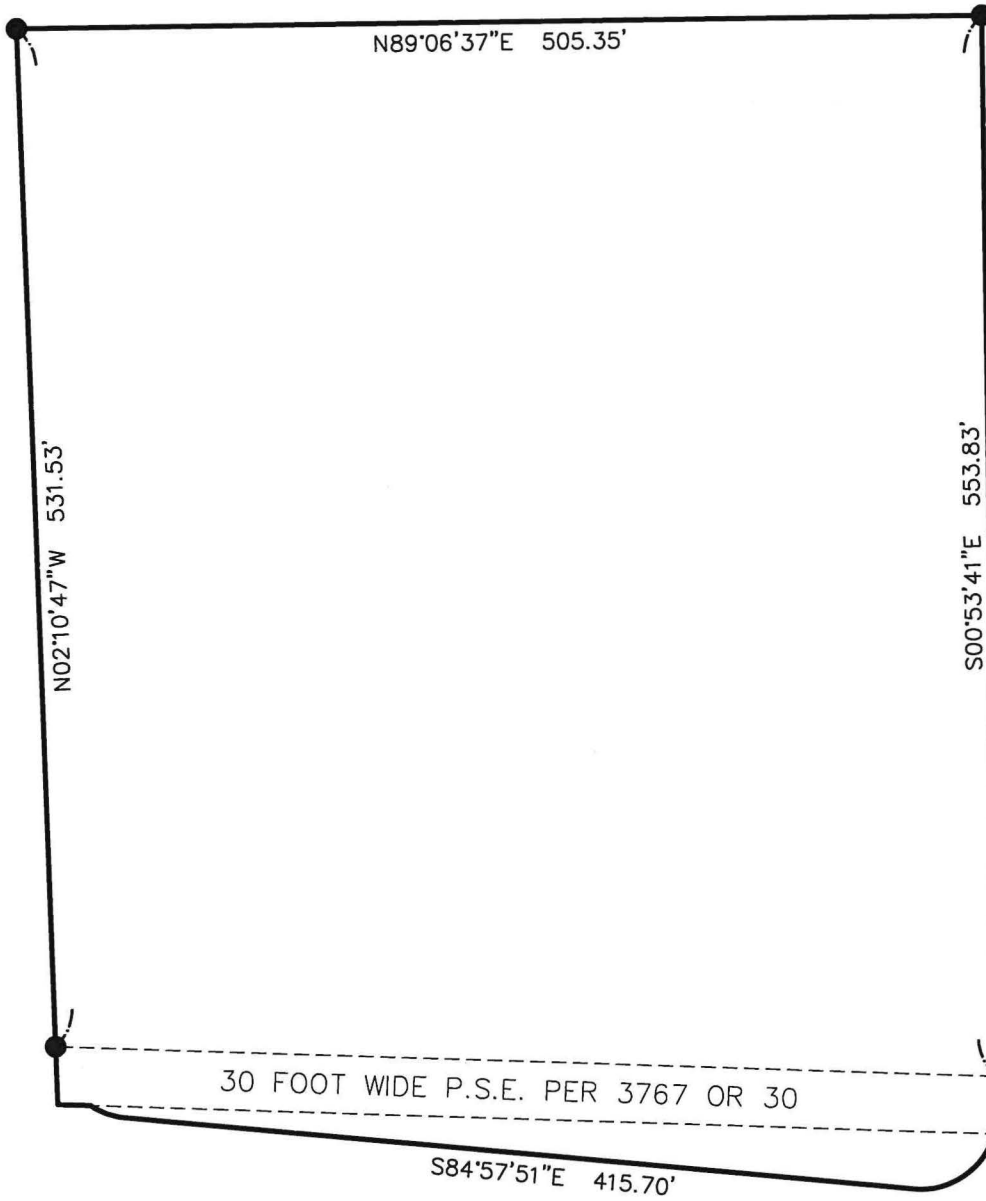


Exhibit “B”

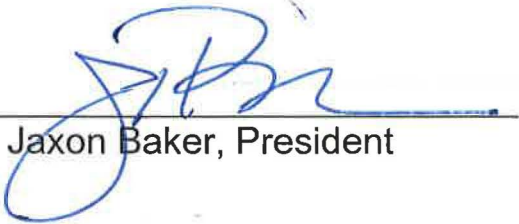
WRITTEN CONSENT BY ALL PROPERTY OWNERS TO THE DETACHMENT PROPOSAL

I, Jaxon Baker, declare and say:

1. I am the President of Insignia Builders, Inc..
2. Insignia Builders, Inc. is the sole owner of the parcel known as Shasta county Assessor's Parcel No. 117-290-022 – the subject property of the Resolution of Application for Detachment made by the Bella Vista Water District.
3. Assessor's Parcel No. 117-290-022 comprises 100% of the property for which the Detachment is requested.
4. Insignia Builders, Inc. hereby affirms and certifies as the sole owner of all property subject to the Detachment that it consents to the proposal for Detachment.

I declare under penalty of perjury that the foregoing is true and correct, and that as President of Insignia Builders, Inc. I have authority to submit this written declaration.

INSIGNIA BUILDERS, INC.


by: Jaxon Baker, President