SHASTA LOCAL AGENCY FORMATION COMMISSION (LAFCO) CHANGE OF ORGANIZATION/REORGANIZATION APPLICATION

This application must be completed in full and submitted with any petition or resolution of application to LAFCO for a change of organization or reorganization made pursuant to Government Code Section 56000 et seq.

1.	invol	re of Proposal: Check one of the following. Insert city or district name. If the proposal wes more than one concurrent change (i.e., annexation to one agency, detachment from uer), check the appropriate "reorganization" box.
	\boxtimes	Annexation only to a city or special district
		Affected city or district: <u>CSA #8, Palo Cedro</u> Detachment <i>only</i> from a city or special district
		Affected city or district: Reorganization by <i>concurrent</i> annexation to city, detachment from district(s)
		Affected city and district(s): Reorganization by concurrent
	_	Affected districts:
		Formation of special district Type of district (i.e. CSD, CSA, FPD):
	П	Dissolution of special district
		Name of district:
2.	annex	re of Influence: If the proposal is for annexation to a city or district, is the area to be sed within the sphere of influence of the affected city or district? $\sum Yes \subseteq No$. If no, must be a concurrent sphere of influence amendment action. N/A
3.	No.	Exchange Agreement: Is the proposal subject to a tax exchange agreement? Yes If yes, see Shasta LAFCO's "Application Standards & Document Requirements for liance information.
4.	whos	ic Agencies in Proposal Area: List <i>all</i> public agencies – <i>including school districts</i> – e current jurisdictional boundary or sphere of influence boundary falls within the osal area. Also note the effect on the proposal on each agency.
	Publi	c Agency Effect of Proposal (i.e. annex, detach, no change)
	SHAS	STA LAFCO CAN PROVIDE THIS LIST
	В	sella Vista Water
	P	'G&E
	A	AT&T
	_	
5.	Affec	eted Territory is Legally (Check <u>One</u>):
		Inhabited (more than 12 registered voters) ☑ Developed Uninhabited (fewer than 12 registered voters) ☐ Undeveloped

6.	Characteristics of Affected Area: Insert totals and check data source.
o.	Characteristics of Africaed Mea. History totals and theek with source.

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		5	X

	Total #	Assessor / Auditor	Elections Dept.	Field Survey	Other Source: (Name)
Acres	4.6	x			
Parcels	2	х			
Inhabitants	2				
Registered Voters	2	and the second s			
Dwelling Units	2				1.0000000
Commercial Units	0			10.000	TT 1000 0000000000000000000000000000000
Industrial Units	0	2			
Assessed Value: Land	157,000	x	1 50 N N N		AD 200
Assessed Value: Improvements	227,000	х			
Total Assessed Value	384,000	х			

Total Assessed Value	384,000	x							
General Location of Pro	posal Aı	ea: Summa	ry statemen	t of genera	al location in relation to				
General Location of Proposal Area: Summary statement of general location in relation to nearest major roads and intersections, nearest city or district boundary, and/or other									
locational landmarks.			,		,				
Deschutes Road and C	old 44 Dr	ive, Palo Ced	ro, CA						
		100 100 100 100 100 100 100 100 100 100	St. 25						
Present Land Use Cha development characteristic influence land use and dev	cs, as wel	l as prevalen			current land use and phic characteristics that				
Rural Residential, parc	cels are le	evel with slig	ht sloping e	levations					
Residential General Plan and Zoning use and zoning designation to not use abbreviations.	ns applie	ed to the area	a, and the to	otal acres u	ınder each designation.				
General Plan Designation		•	oning Desi		No./Acres				
RA			7.0		2.5				
,C	2.1_		-2-DR		2.1				
Pre-Zoning: For proposa area be "pre-zoned". Pleannexation. Do not use about opy of the ordinance adoption.	ease list z obreviatio	zoning desig ons. Attach a	nations that map depict	will be a	pplied by the city after				
Zoning Designation									
Zonnig Designation					No. of Acres				

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	Chief Reasons for Proposal: An agency resolution of application to LAFCO must include a summary recital of the chief reasons for proposal (such as desire by landowners and/or developers to acquire agency services). In space below, discuss the chief reasons for proposal dentify alternatives and explain why the alternatives are not as feasible as the proposal.					
9 000	Landowners and developers to acquire agency services from CSA#8, Palo Cedro					
C AL CONTRACT	Terms and Conditions: For an application by a public agency, the resolution of application may request terms and conditions on LAFCO's approval. In the section below, list and provide an expanded discussion of the terms and conditions requested in the resolution. If there are no terms and conditions, insert "None Requested".					
	Boundary Modifications: LAFCO is authorized to modify the boundary of a proposal to include or exclude territory. In the section below, explain how the proposed boundary was determined, the alternatives considered, and what the impacts would be if LAFCO were to					
	modify the boundary. Attach any maps that would support the proposed boundary or would visually depict the impacts of any boundary modification. (This section is critical to LAFCO's analysis; please provide complete response.)					

- 15. Plan for Providing Services (§56653): Whenever a local agency or school district submits a resolution of application for a change of organization or reorganization, the local agency shall submit a plan for providing services within the affected territory. The applicant agency must also complete the following table and attach a comprehensive narrative that includes the following information:
 - An enumeration and description of the services to be extended to the affected territory.
 - The level and range of those services.
 - An indication of when those services can feasibly be extended to the affected territory.
 - 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.
 - Information with respect to how those services will be financed.

(A) Service	(B) Current	(C) Method to	(D) To be	(E) If Yes to (D),	(F) If Yes to
Service	Provider	Finance	Provided	Method to	(D),
	(e.g. County,	Current	by this	Finance?	Estimated
	Special	Service	Proposal?	(See Key)	Date
	District,	(See Key)	(Yes or		Service
	Private, None)		No)		Available
Law Enforcement					
Fire Protection					200 A COLUMN TO
Streets/Traffic					
Water					
Sewer		****			
Power					700 TO
Solid Waste					
Storm Drains	throteld to	300		1000 1000 1000 1000 1000 1000 1000 100	112.17

Key: O=Owner; SC=Service Charges; AD=Assessment District; DA=Developer Agreement

	-110	,
16.	wate fluid regio abilit space	er Service: Pursuant to §56668(k), LAFCO must now consider, "Timely availability of r supplies adequate for projected needs" Availability of water supply includes the water itself (entitlements) and infrastructure (treatment capacity, storage capacity, and transmission, and local distribution systems). Adequacy of water also means the sy of the agency to provide water to both existing and proposed development. In the below, discuss water availability and adequacy in the context of the proposal set forth is application.
	9	
17.	Sphe	ere of Influence Amendment as a Separate or Concurrent Action:
	Α.	Compliance with §56425(b): For an application by a city for amendment of a city sphere of influence, city and county representatives are required to meet on matters pertaining to the proposed sphere change. (See §56425(b) for specifics.) This meeting is to be held at least 30 days prior to submitting an application to LAFCO. To verify compliance with the statute, complete the following:
		Date(s) of City/County Meeting(s):
		City/County Agreement: City and County Did Did not enter into an agreement with respect to the proposed sphere of influence boundaries, and development standards and zoning requirements within the proposed sphere. (If an agreement was adopted, attach a copy.)

B. For all applications requesting amendment of a local agency sphere of influence, either as a single proposal or as a concurrent amendment associated with a proposed boundary change, the applicant is to attach a comprehensive narrative description and discussion of each of the following statutory factors:

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\boxtimes	The present and planned land uses in the area to be included in the sphere
	including agricultural and open-space lands.

Existing land use is rural residential. The proposed use is residential.

- The present and probable need for public facilities and services in the area. *Need for public sewer facilities in the area.*
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The existing facilities have adequate capacity for the additional parcels.

The existence of any social or economic communities of interest in the area. *There are no social or economic communities in the area.*

Maps and exhibits depicting the proposed sphere amendment boundary, and the relationship of the proposed sphere boundary to other adjacent sphere boundaries are also to be submitted. As well, it would be helpful to plot on the current sphere boundary map the annexations that have occurred over the past ten years so as to demonstrate agency growth.

If there are any questions with respect to the sphere of influence amendment requirements, applicants are encouraged to contact LAFCO staff *before* preparing the required documentation.

18. Evaluation of Landowner Consent: For applications submitted by a local agency, list each Assessors Parcel included in the proposal, the number of acres per parcel, the current parcel owner(s), the parcel address, mailing address (if different), whether or not there is a dwelling unit or units on the parcel, number of resident registered voters, and check whether the landowner and/or registered voter has submitted a letter in support of the proposal, or opposed, or has not responded. Attach copies of all support or opposition letters. If necessary, continue the list on a separate sheet and attach it immediately following this page. (Example shown in *italics*.)

	Assessors Parcel No.	No. Acres	Current Owner(s), Parcel Address, Mail Address	No. D.U.	No. Resident Registered Voters	S *	O *	NR *
	000-000-00	00	Smith, John and Mary 000 Smith Lane P.O. Box (if applicable) City, CA 00000	1	2	x		
1.	s		See Attache	d				
2.					31334			
3.								
4.					2-10-			

withdrawn.

A voluntary Indemnification Agreement is available on request.

* DU = Dwelling Units; S= Support; O=Opposed; NR=No Response

19.	100% Consent Applications; Request Waiver of Public Hearing: Pursuant to §56663, proceedings before LAFCO may be conducted without a public hearing, and Conducting Authority proceedings may be waived, provided (a) the applying agency's resolution of application requests a waiver, and (b) provided the resolution is accompanied by proof that all of the owners of land within the affected territory have given their written consent to the proposed change of organization or reorganization. The following is also to be completed and signed if the agency's resolution requests this waiver:
	It is hereby certified that the signatures shown on the attached petitions and/or letters represent 100% of the owners of the territory included in the proposal presented in this application. It is further certified that these landowners consent to the proposal presented in this application.
	Signature:
	Print Name/Title: Agency:
20.	Executive Officer's Report/Notice of Hearing: Print or type the name and addresses of three officers or persons <i>in addition to the chief petitioners and/or clerk of each affected agency</i> who are to receive copies of the Executive Officer's Report and the notice of the public hearing:
	1.
	2.
	3.
21.	Certification, Signature:
	1. In signing this document, it is hereby certified, that the statements made in this application and the attachments to this application are to the best of my knowledge complete and accurate.
	Print Name/Title: RAYMOND E AXNER TRe-mail: EDDIEAXNER & COM
	Print Name/Title: RAYMOND E AXNER JRe-mail: EDDIEAXNER & GMAIL. COM
	Agency: Date: 3-11-2023
22.	The Applicant (agency and/or property owner), may agree to voluntarily indemnify, save harmless, and reimburse LAFCO for all reasonable expenses and attorney fees in connection with the defense of LAFCO and for any damages, penalties, fines or other costs imposed upon or incurred by LAFCO should LAFCO be named as a party in any litigation or administrative proceeding in connection with the application, whether the application is maintained or

Change of Organization Application Page 7 of 7 It is hereby certified that the signatures shown on the attached petitions and/or letters represent 100% of the owners of the territory included in the proposal presented in this application. It is further certified that these land owners consent to the proposal presented in this application.

Signature: Napral 2 Conf Tor
Print Name/Title: RAYMOND E AXNER IR RED SINT RENTALS
Agency:
AP # 059390003000 9553 Deschutes Road Palo Cedro, CA 96073
Signature: Jack L. Viole
Print Namertitle: Jack L. Victorine
Agency:
AP # 059390002000

9591 Deschutes Road Palo Cedro, CA 96073

SPHERE OF INFLUENCE AMENDMENT

I am requesting that the (2) attached parcels be included into the sphere of influence:

- AP# 059390003000
 9553 Deschutes Road
 Palo Cedro, CA 96073
- AP# 059390002000
 9591 Deschutes Road
 Palo Cedro, CA 96073



