

SHASTA 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. **Nature of Proposal:** Check one of the following. Insert city or district name. If the proposal involves more than one concurrent change (i.e., annexation to one agency, detachment from another), check the appropriate "reorganization" box.

- Annexation only** to a city or special district
Affected city or district: Fall River Valley Community Services District
- Detachment only** from a city or special district
Affected city or district: _____
- Reorganization by concurrent** annexation to city, detachment from district(s)
Affected city and district(s): _____
- Reorganization by concurrent** annexation to district, detachment from district
Affected districts: _____
- Formation** of special district
Type of district (i.e. CSD, CSA, FPD): _____
- Dissolution** of special district
Name of district: _____

2. **Sphere of Influence:** If the proposal is for annexation to a city or district, is the area to be annexed within the sphere of influence of the affected city or district? Yes No. If no, there must be a concurrent sphere of influence amendment action.

3. **Tax Exchange Agreement:** Is the proposal subject to a tax exchange agreement? Yes No. If yes, see Shasta LAFCO's "Application Standards & Document Requirements for compliance information.

4. **Public Agencies in Proposal Area:** List all public agencies - including school districts - whose current jurisdictional boundary or sphere of influence boundary falls within the proposal area. Also note the effect on the proposal on each agency.

<u>Public Agency</u>	<u>Effect of Proposal (i.e. annex, detach, no change)</u>
Fall River Mills FPD	No Change
Mayers Memorial Hospital District	No Change
McArthur FPD	No Change

5. **Affected Territory is Legally (Check One):**

<input checked="" type="checkbox"/> Inhabited (more than 12 registered voters)	<input type="checkbox"/> Developed
<input type="checkbox"/> Uninhabited (fewer than 12 registered voters)	<input type="checkbox"/> Undeveloped

6. **Characteristics of Affected Area:** Insert totals and *check data source*.

	Total #	Assessor/Auditor	Elections Dept.	Field Survey	Other Source: (Name)
Acres	596				GIS Parcel Analysis
Parcels	40	X			
Inhabitants	<200				GIS Population Analysis
Registered Voters	1,250		X		Registered Voters in Fall River Mills and McArthur
Dwelling Units	27	X			Google Earth Analysis
Commercial Units	2				Google Earth Analysis
Industrial Units	1				Google Earth Analysis/ Airport
Assessed Value: Land	\$1,985,440	X			
Assessed Value: Improvements	\$2,641,729	X			
Total Assessed Value	\$4,541,709	X			Includes Granted Exemptions

7. **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.

All of the proposed parcels are located in close proximity to the current Fall River Valley CSD boundary. The parcels are in or near the communities of Fall River Mills or McArthur along the Highway 299 corridor. These communities are located in northeastern Shasta County approximately five miles from the County boundary.

8. **Present Land Use Characteristics:** Summary statement of current land use and development characteristics, as well as prevalent topographic/geographic characteristics that influence land use and development.

Land use in the region is primarily focused on agriculture. Large areas of croplands surround the communities of McArthur and Fall River Mills. The main developed areas are along Highway 299 on the west side of the Pit River with the river acting as a natural barrier to development. Many of the parcels proposed for annexation are located on or near the Fall River Mills airport. This area is home to the towns primary commercial area.

9. **Proposed Development:** Summary statement of proposed development in the area, if any, and a statement of when development is expected to begin and/or be completed:

There is currently no planned development in the area.

10. **General Plan and Zoning Designations:** List the current Shasta County General Plan land-use and zoning designations applied to the area, and the total acres under each designation.

Do not use abbreviations. Attach maps showing the General Plan designations.

<u>General Plan Designation</u>	<u>No./Acres</u>	<u>Zoning Designation</u>	<u>No./Acres</u>
See Exhibit B		See Exhibit B	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. **Pre-Zoning:** For proposals to *annex territory to a city*, §56375 requires that the annexation area be “pre-zoned”. Please list zoning designations that will be applied by the city after

annexation. *Do not use abbreviations.* Attach a map depicting the zoning designations and a copy of the ordinance adopting the designations.

<u>Zoning Designation</u>	<u>No. of Acres</u>
N/A	
_____	_____
_____	_____
_____	_____

12. **Chief Reasons for Proposal:** An agency resolution of application to LAFCO must include a summary recital of the chief reasons for the proposal (such as the desire by landowners and/or developers to acquire agency services). In the space below, discuss the chief reasons for the proposal. Identify alternatives and explain why the alternatives are not as feasible as the proposal.

To include parcels already receiving service in the District boundary and to provide service to interested landowners. An alternative would be to continue to provide out of boundary service extensions; however, per LAFCo policy, out of boundary service extensions are only granted under certain circumstances. It is preferable to annex properties within the SOI wishing to receive service.

13. **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".

It is requested that the current fees set by the District be extended to the areas proposed for annexation.

14. **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 a complete response.)*

The proposed boundary was created based on parcels that are currently receiving service or wish to receive service. Additional parcels were added in order to create a logical and contiguous boundary. An alternative considered was the formation of several islands of service not contiguous with the current boundary with some parcels located far from the current District boundary. This was dismissed in favor of a contiguous boundary. A maps is attached showing the current and proposed boundary for the District.

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 Provider <i>(e.g. County, Special District, Private, None)</i>	(C) Method to Finance Current Service <i>(See Key)</i>	(D) To be Provided by this Proposal? <i>(Yes or No)</i>	(E) If Yes to (D), Method to Finance? <i>(See Key)</i>	(F) If Yes to (D), Estimated Date Service Available
Law Enforcement					
Fire Protection					
Streets/Traffic					
Water	Special District or Private	SC/O	Yes	SC	Fall 2019
Sewer	Special District or Private	SC/O	No		
Power					
Solid Waste					
Storm Drains					

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

16. **Water Service:** Pursuant to §56668(k), LAFCO must now consider, "Timely availability of water supplies adequate for projected needs . . ." Availability of water supply includes the fluid water itself (entitlements) and infrastructure (treatment capacity, storage capacity, regional transmission, and local distribution systems). Adequacy of water also means the ability of the agency to provide water to both existing and proposed development. In the space below, discuss water availability and adequacy in the context of the proposal set forth in this application.

The Fall River Valley CSD currently has 480 connections for water and/or wastewater service. The District is currently operating at 90% of its total water capacity and 35% of its total wastewater capacity. As many of the parcels proposed for annexation already receive water service it is anticipated that increases to the demand will be minimal. No additional wastewater connections are proposed at this time; however, the District has ample capacity for new wastewater connections should the need and/or desire arise.

17. **Sphere of Influence Amendment as a Separate or Concurrent Action:**

- A. **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): N/A

City Attendees (Name/Position): N/A

County Attendees (Name/Position): N/A


City/County Agreement: City and County Did Did not enter into an agreement with respect to the proposed sphere of influence boundaries, and

4.								
5.								
6.								
7.								
8.								

* 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: General Manager

Agency: Fall River Valley CSD

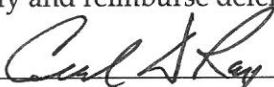
20. **Executive Officer's Report/Notice of Hearing:** Print or type the name and addresses of three officers or persons *in addition to the chief petitioners and/or clerk of each affected agency* who are to receive copies of the Executive Officer's Report and the notice of the public hearing:

1. _____
2. _____
3. _____

21. Certification, Indemnification, 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.

2. The undersigned, as Applicant (agency and/or property owner), **agrees to 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 withdrawn. Applicant further agrees that LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the matter it deems in its best interest, and that LAFCO's taking such actions shall not limit Applicant's obligations to indemnify and reimburse defense costs or relieve Applicant of such obligations.

Signature: 
Print Name/Title: General Manager
Agency: Fall River Valley CSD

Phone: 530-336-5263
e-mail: generalmgr@frvcsd.org
Date: 02/24/21

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Shasta
P.O. Box 990880
Redding, CA 96099-0880

From: (Public Agency): Fall River Valley CSD
PO Box 427, 24850 3rd St.
Fall Rive Mills, CA 96028

(Address)

Project Title: Fall River Valley Community Services District Annexation

Project Applicant: Fall River Valley Community Services District

Project Location - Specific:

Parcels near Fall River Mills and McArthur as indicated on attached map and table.

Project Location - City: Fall River Mills/ McArthur Project Location - County: Shasta

Description of Nature, Purpose and Beneficiaries of Project:

Fall River Mills CSD is proposing to annex land adjacent to its current boundary where service connections have already been established or where service is desired for existing structures.

Name of Public Agency Approving Project: Fall River Valley Community Services District

Name of Person or Agency Carrying Out Project: Fall River Valley Community Services District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 19; Section 15319 (a)
- Statutory Exemptions. State code number: _____

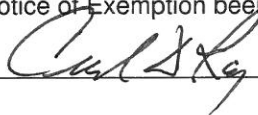
Reasons why project is exempt:

The Fall River Valley CSD is proposing to annex parcels that are either already receiving water service from the District or that desire service for currently established residences. New connections will not exceed the capacity for the existing facilities and no development is proposed as part of the proposed annexation.

Lead Agency
Contact Person: Cecil Ray Area Code/Telephone/Extension: 530-336-5263

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 02/24./21 Title: General Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____