

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. **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: CSA #8, Palo Cedro
- ☐ **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**
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. N/A

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.

Public Agency Effect of Proposal (i.e. annex, detach, no change)

SHASTA LAFCO CAN PROVIDE THIS LIST

Bella Vista Water _____

PG&E _____

AT&T _____

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

- | | |
|--|--|
| <input type="checkbox"/> Inhabited (more than 12 registered voters) | <input checked="" type="checkbox"/> Developed |
| <input checked="" 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	4.6	x			
Parcels	2	x			
Inhabitants	2				
Registered Voters	2				
Dwelling Units	2				
Commercial Units	0				
Industrial Units	0				
Assessed Value: Land	157,000	x			
Assessed Value: Improvements	227,000	x			
Total Assessed Value	384,000	x			

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.

Deschutes Road and Old 44 Drive, Palo Cedro, CA

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.

Rural Residential, parcels are level with slight sloping elevations

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:

Residential

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>
RA	2.5	R-R	2.5
C	2.1	C-2-DR	2.1

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>
See Map	

12. **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. Identify alternatives and explain why the alternatives are not as feasible as the proposal.

Landowners and developers to acquire agency services from CSA#8, Palo Cedro

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".

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 complete response.)*

Proposed boundaries shown on attached figure

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 (e.g. County, Special District, Private, None)	(C) Method to Finance Current Service (See Key)	(D) To be Provided by this Proposal? (Yes or No)	(E) If Yes to (D), Method to Finance? (See Key)	(F) If Yes to (D), Estimated Date Service Available
Law Enforcement					
Fire Protection					
Streets/Traffic					
Water					
Sewer					
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.

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): _____

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:*

- ☒ 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	<i>Smith, John and Mary 000 Smith Lane P.O. Box (if applicable) City, CA 00000</i>	1	2	x		
1.	See Attached							
2.								
3.								
4.								

* 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 *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, 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.

Signature: Raymond E Axner Jr

Phone: 530-941-7412

Print Name/Title: RAYMOND E AXNER JR e-mail: EDDIEAXNER@GMAIL.COM

Agency: _____

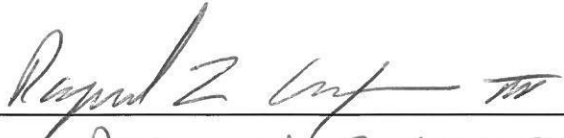
Date: 3-11-2023

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 withdrawn.

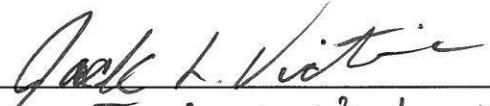
A voluntary Indemnification Agreement is available on request.

.....

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: 
Print Name/Title: RAYMOND E AXNER JR / RED DIRT RENTALS
Agency: _____

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

Signature: 
Print Name/Title: 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

