

# SHASTA LAFCO

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**Report to the Shasta Local Agency Formation Commission**  
**From: Jan Lopez, Executive Officer**

**Meeting Date:** December 18, 2014  
**Agenda Item #:** 8.c.  
**Subject:** Non-Functional CSAs (*Information and action*)

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## Background and Discussion

Over the years a number of county service areas were formed for diverse reasons, mostly as conditions for providing certain needed services to subdivision proposals. Some were never finalized: either the final map failed to be approved, or the project fell through for economic reasons. On the published notice we listed eleven such districts. Of those, three fell into this category and can be removed from consideration because they did not finalize. We did not realize this until after notice was published, therefore they appear on this agenda; they are:

- CSA #5 – Silverbridge (formation not completed)
- CSA #16 – Termey or Tormey Drain (denied by LAFCO; spelled both ways in the documents)
- CSA #22 – Ox Yoke (dissolved when annexed into Anderson)

Many of the rest of the names will be familiar to the Commission. These were formally formed, but have not functioned for many years:

1. CSA #9 – Whispering Oaks (objectives completed)
2. CSA #10 – Shasta Lakes Ranchos (succeeded by a road district)
3. CSA #12 – Holiday Acres (succeeded by a road district)
4. CSA #18 – Cairns Road (map not recorded/ formation not completed)
5. CSA #19 – River Oaks (map not recorded/ formation not completed)
6. CSA #21 – Anderwood (no assessments levied, infrastructure or construction)
7. CSA #24 – White Oak (no assessments levied, infrastructure or construction)
8. CSA #26 – Knighton Road (no assessments levied, infrastructure or construction)

Plat maps associated with these areas, most of which are connected to subdivision approvals, are included with this report. However, we did not prepare an analysis on each agency in pattern of our other agencies because almost no information exists about them. We worked with the Shasta County Public Works staff to secure what we could, and the determination was made to recommend the following actions:

1. LAFCO will be asked to assign a “zero” sphere of influence boundary to be associated with the original plat maps, recommending dissolution on the basis that all eight CSAs have neither collected funds nor conducted business for at least 10-30 years;

2. LAFCO recommends that Shasta County submit a request for dissolution of all eight agencies, which will likely be developed by the Department of Public Works, and presented as a complete application, including CEQA review; and
3. That both LAFCO and Shasta County be asked to waive fees for this dissolution application: LAFCO for its filing fees, and the County for LAFCO filing with the County Clerk.

The State Board of Equalization does not charge a fee to dissolve non-functioning agencies. This should be a revenue neutral expense for all agencies.

The proposed actions will encourage the Public Works staff to continue their research on these eight agencies in support of its ultimate goal to clear these “deadwood” agencies.

Once a “zero” sphere of influence is assigned, we will have evidence in the record to support approving the future dissolution application when it is developed and submitted. Public Works staff and the County Counsel’s office are already in the preliminary stages of assessing what will be needed to do this work.

### **Conclusions and Recommendations**

Eleven county service areas on the books made analysis of all affected (and effective) dependent agencies very difficult, and subsequently consumed much more time than would normally be expected for agencies managed by the Public Works staff. Once their existence is put to rest through the dissolution process, these CSAs will not require resurrection by future cycles of SOI/MSR analysis, and the County can proceed with efforts to close the file on these non-functional agencies.

It is recommended that the Commission, in one motion, move to accept the staff report for this action, and move to assign a “zero” sphere of influence boundary to all eight county service areas identified above.

### **Attachments: Maps of Affected CSAs Noted**

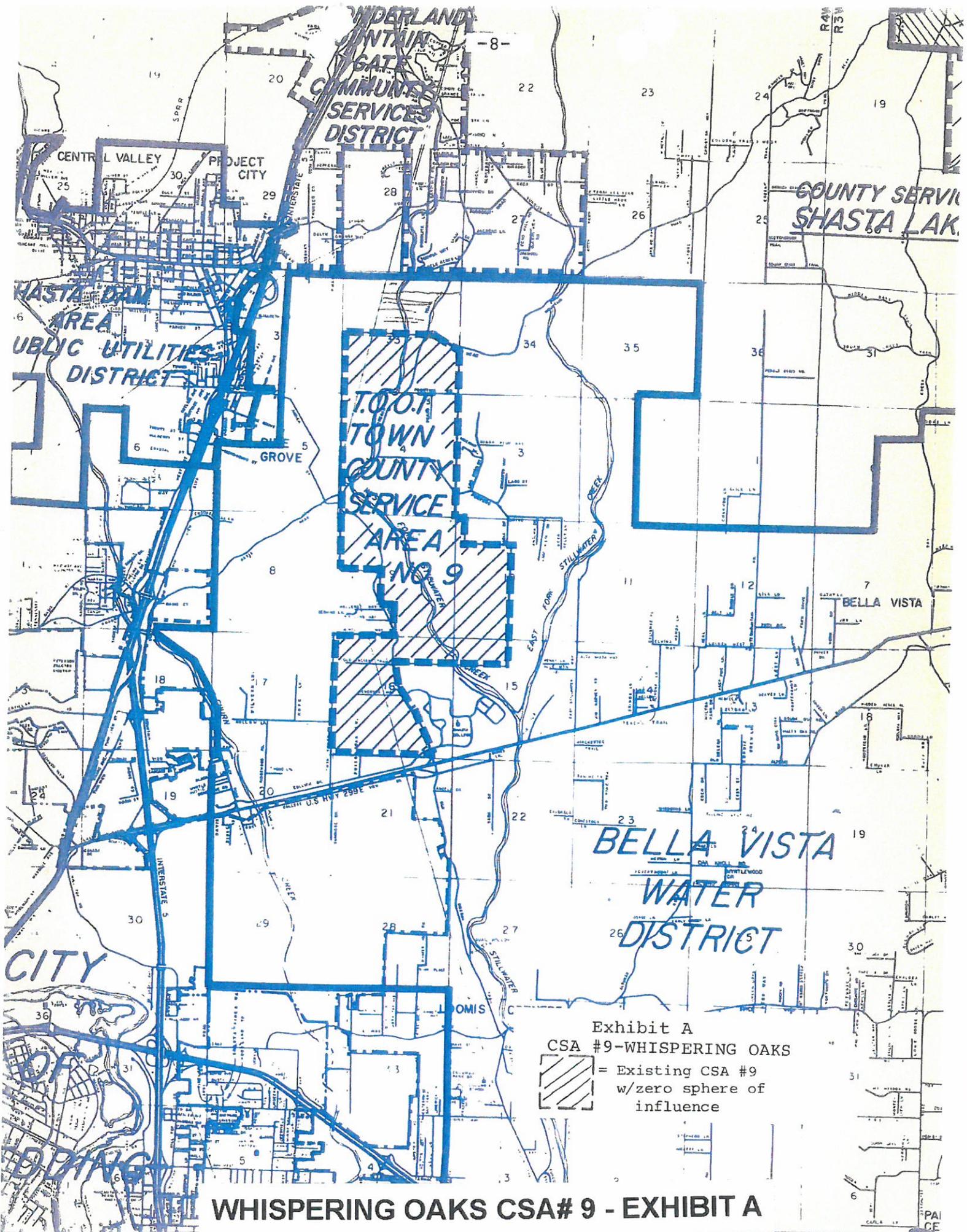


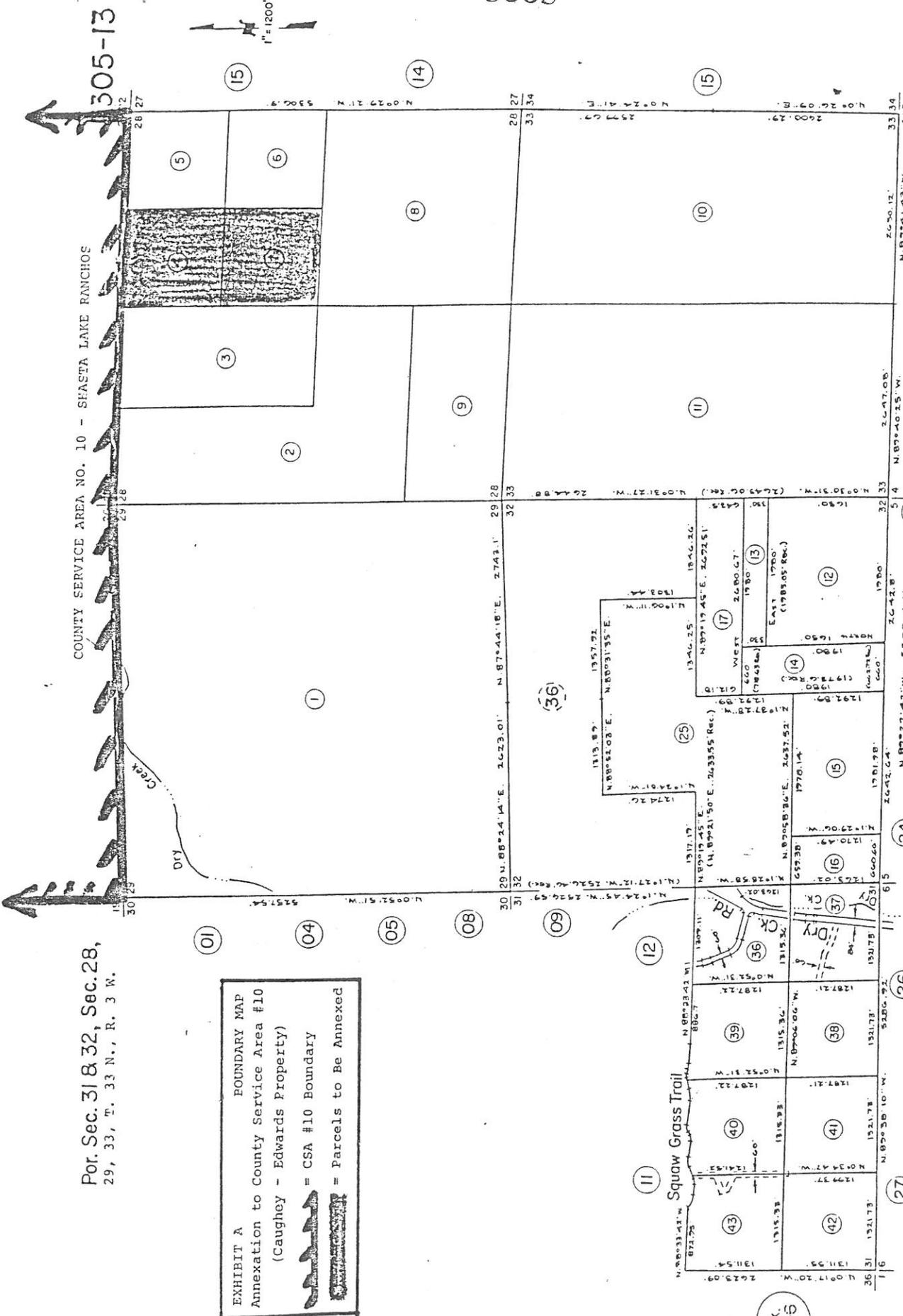
Exhibit A  
 CSA #9-WHISPERING OAKS  
 = Existing CSA #9  
 w/zero sphere of  
 influence

**WHISPERING OAKS CSA# 9 - EXHIBIT A**

Por. Sec. 31 & 32, Sec. 28,  
29, 33, T. 33 N., R. 3 W.

**EXHIBIT A** BOUNDARY MAP  
Annexation to County Service Area #10  
(Caughey - Edwards Property)

 = CSA #10 Boundary  
 = Parcels to Be Annexed



21 Assessor's Map Bk. 305, Pg. 13  
County of Shasta, Calif.  
1980

22 R.M. 1-76,  
P.M. 7-154,  
L.S. 11-23, 32-54, 34-124, 41-129, 42-83, 43-138, 43-173,

SHASTA LAKE RANCHOS CSA# 10 - EXHIBIT B

BOUNDARY PLAN  
COUNTY SERVICE AREA #12

14

13

18

BLUE SKY RD.

VICTORY

GREEN VALLEY LN.

R3W

R2W

23

24

19

Proposed Boundary  
CSA #12 - Holiday  
Acres Subdivision

MILLER

MASON

NORTON

SHIRLEY

EARL

OAK

MYSTIC LN.

JODY LN.

JAY LN.

WOODMAN

MILLWOOD

HOLIDAY

GORDON DR.

DUSTY OAKS TR.

26

25

30

RD.

SKY

BLUE

23,500

35

36

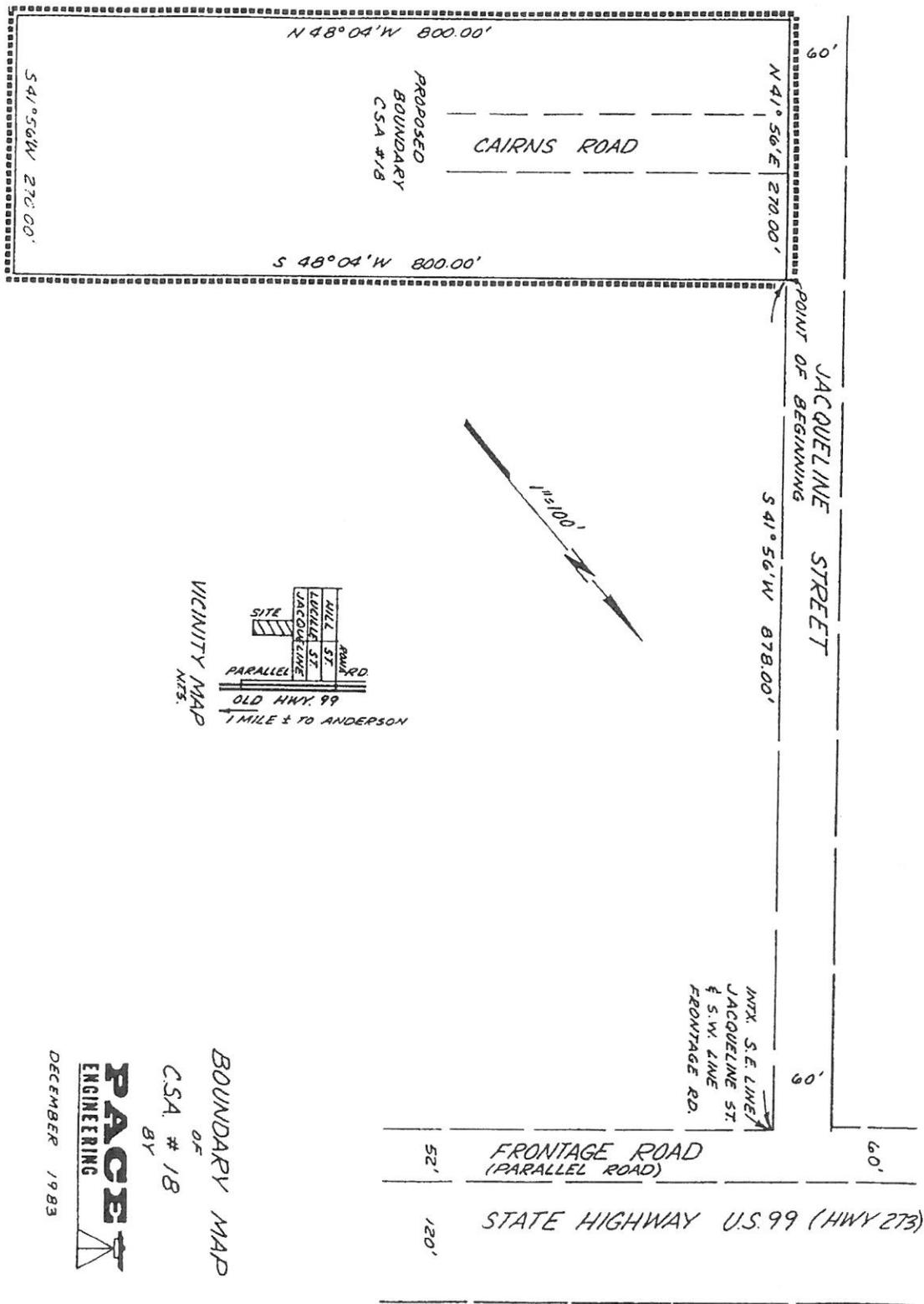
U.S. HWY. 299 E

24,500

31

HOLIDAY ACRES CSA# 12 - EXHIBIT C

jk T33N  
2/26/91 T32N



# CAIRNS ROAD CSA# 18 - EXHIBIT D

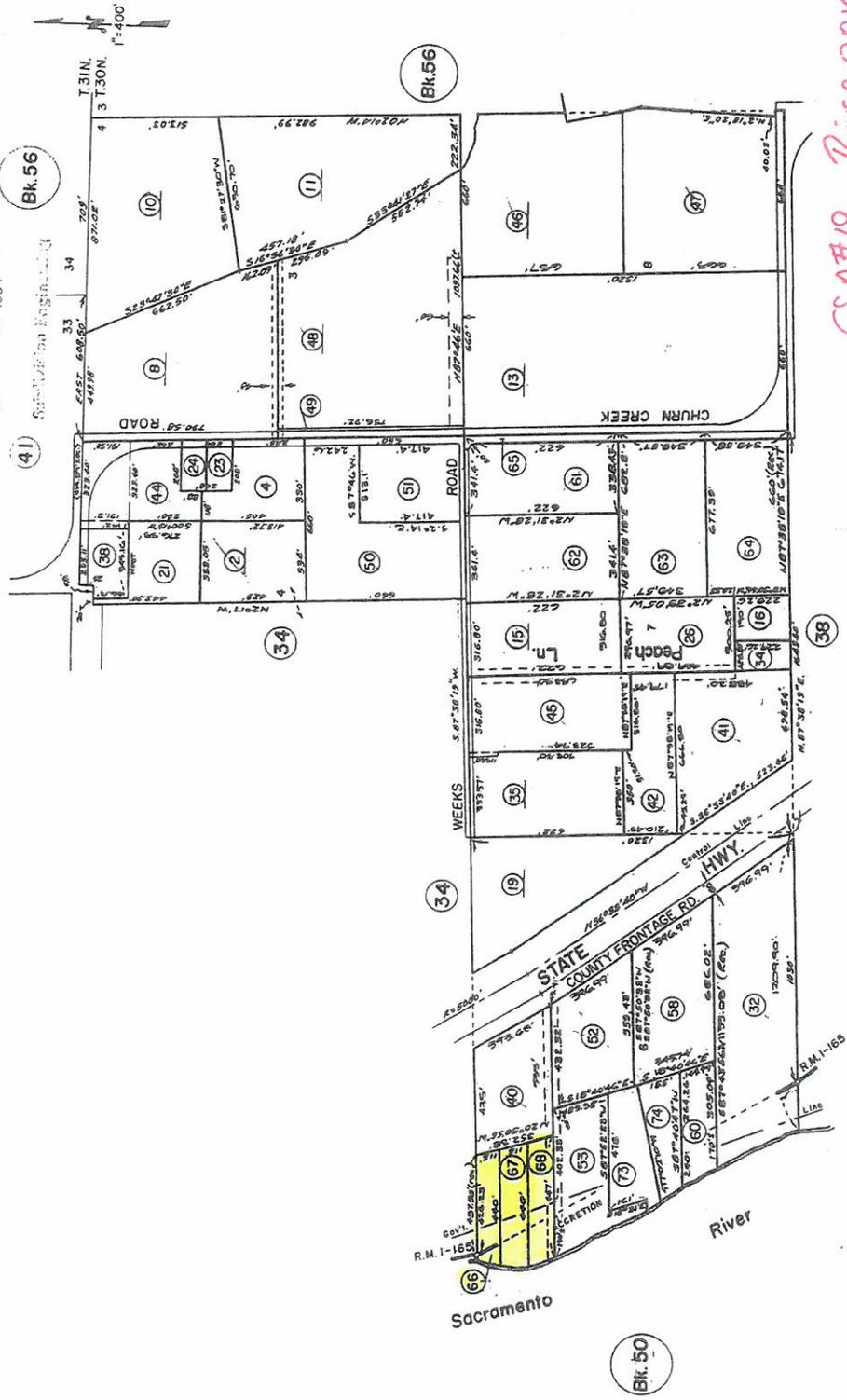
BOUNDARY MAP  
OF  
CSA # 18  
BY

**PACER**  
ENGINEERING  
DECEMBER 1983

POR. SEC. 4, T. 30N., R. 4 W.

RECEIVED  
16 1984

55-35



CSA#19 River Oaks  
Assessor's Map Bk. 55 - Pg. 35  
County of Shasta, Calif.  
1963

Por. L. W. Nelson Tract, R. M. Bk. 1 - Pg. 165  
32-L.S.-100  
L.S. 24-10, 30-68, 36-53, 42-134,  
P.M. 3-25, 8-64, 9-20, 9-87, 14-120,

RIVER OAKS CSA# 19 - EXHIBIT E

CITY OF ANDERSON

OLINDA RD

20/21  
29/28

WEST ANDERSON DR

21/22  
28/27

29/28  
32/33

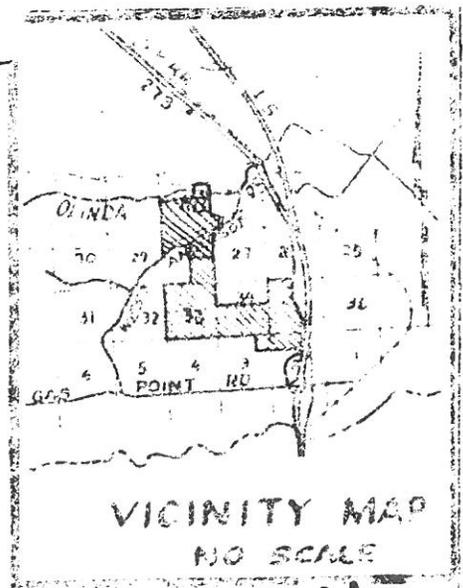
28/27  
33/34

27/26  
34/35

32/33  
5/4

33/34  
4/3

34/35  
3/2



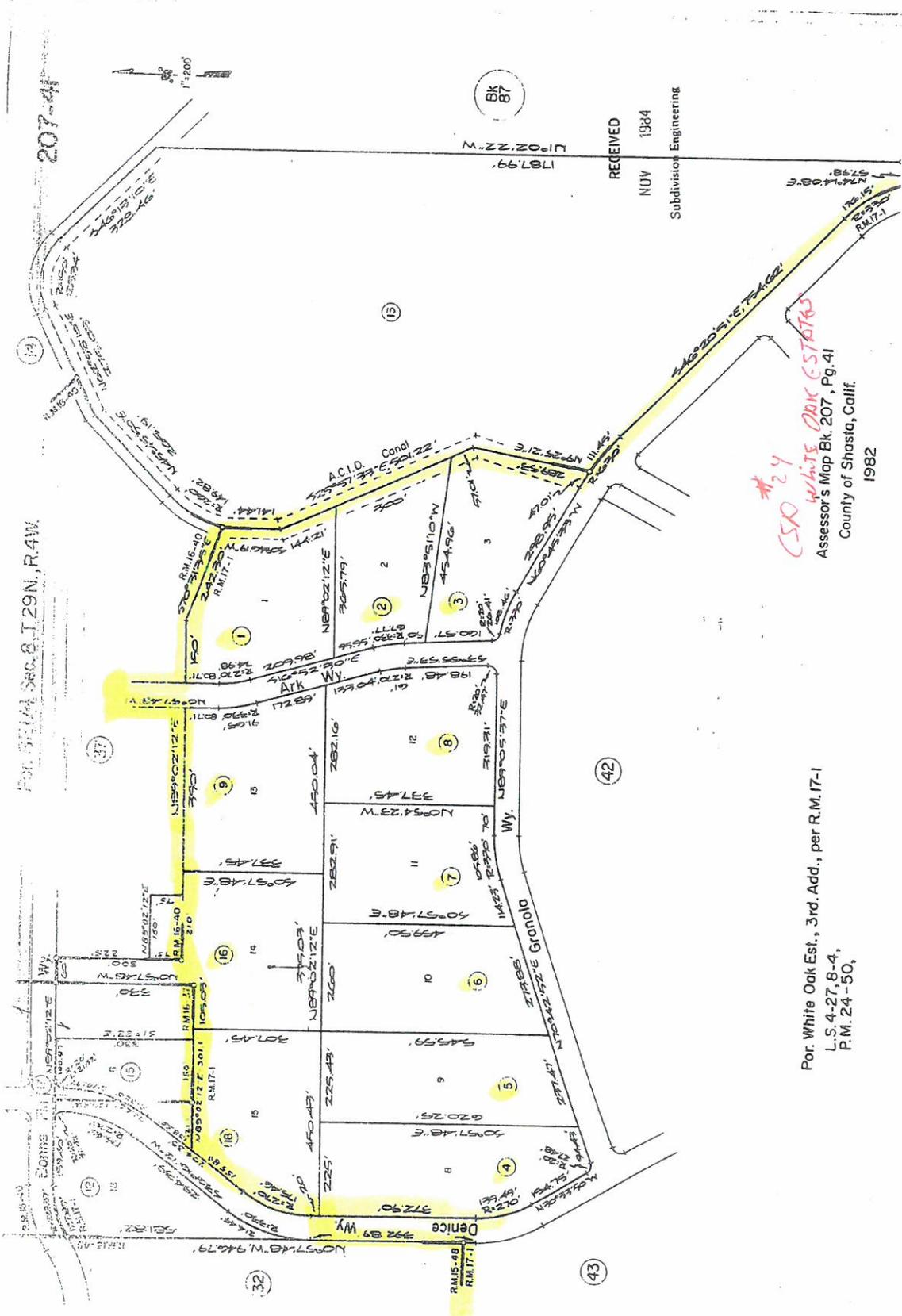
RHONDA RD  
INTERSTATE 5  
DESC. BEGIN

EXHIBIT B

County Service Area #21	6/21/84 by LP
ANDERSON PM 816 9933	SCALE 1" = 2000'
FOR ARNOLD ZEHMLE	PREPARED BY RYAN ZEHMLE
ROBERT WOODFILL	22.21 ACRES

GAS PT RD  
2091 PAGE 539

ANDERWOOD CSA# 21 - EXHIBIT F

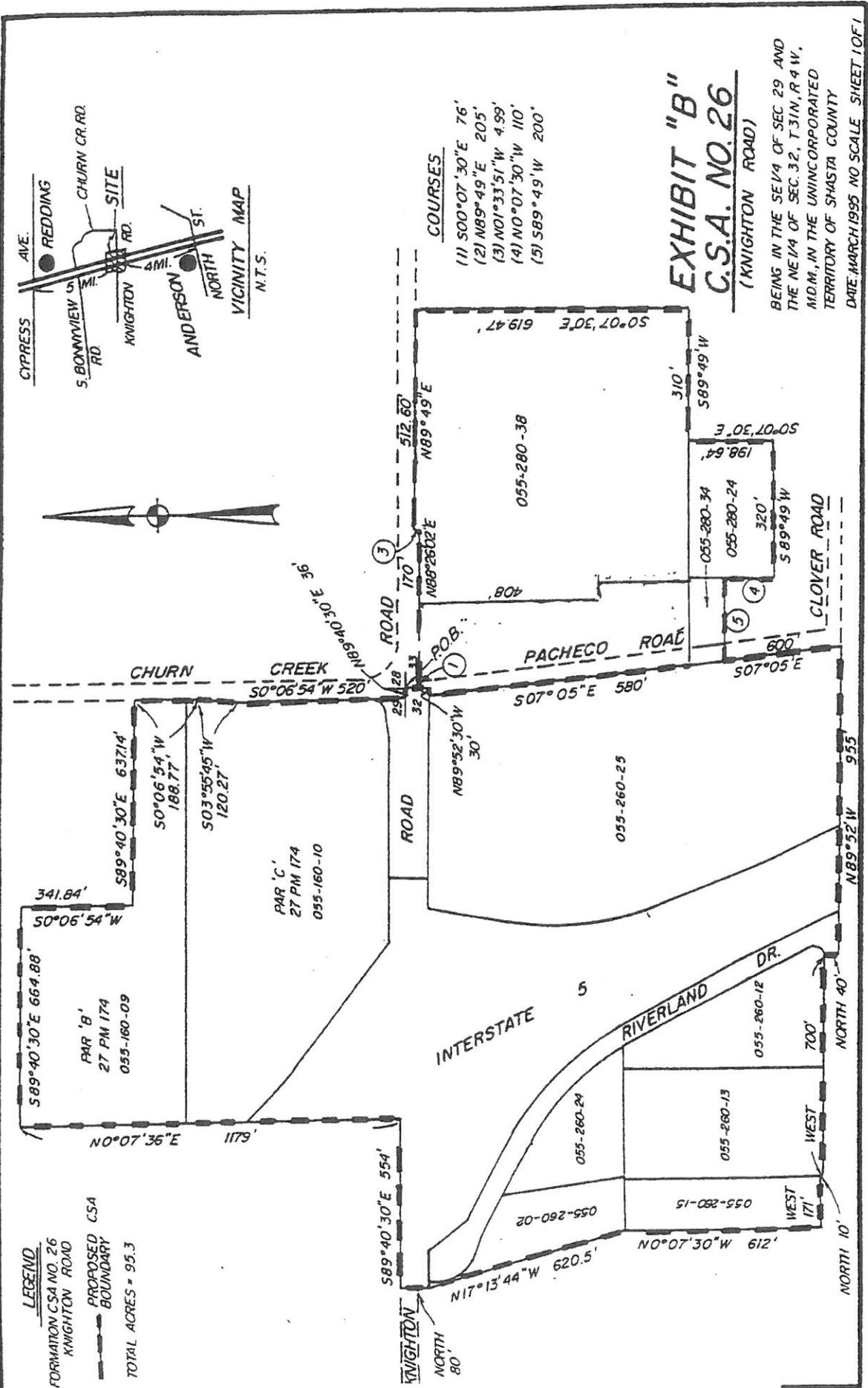


RECEIVED  
 NOV 1984  
 Subdivision Engineering

*CSO #24*  
 WHITE OAKS CSA #24  
 Assessor's Map Bk. 207, Pg. 41  
 County of Shasta, Calif.  
 1982

For White Oak Est., 3rd. Add., per R.M. 17-1  
 L.S. 4-27, 8-4,  
 P.M. 24-50,

**WHITE OAKS CSA# 24 - EXHIBIT G**

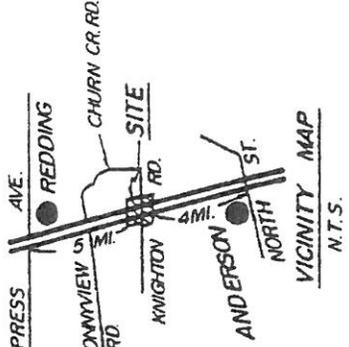


**COURSES**

- (1) 500°07'30"E 76'
- (2) N89°49"E 205'
- (3) N01°33'51"W 4.99'
- (4) N0°07'30"W 110'
- (5) S89°49'W 200'

**EXHIBIT "B"**  
**C.S.A. NO. 26**  
(KNIGHTON ROAD)

BEING IN THE SE 1/4 OF SEC 29 AND THE NE 1/4 OF SEC. 32, T.31N., R. 4 W., M.D.M., IN THE UNINCORPORATED TERRITORY OF SHASTA COUNTY DATE MARCH 1995 NO SCALE SHEET 1 OF 1



**LEGEND**  
FORMATION CSA NO. 26  
KNIGHTON ROAD  
PROPOSED CSA BOUNDARY  
TOTAL ACRES = 95.3

**KNIGHTON ROAD CSA# 26 - EXHIBIT H**