

SHASTA LAFCO

Report to the Shasta Local Agency Formation Commission

From: Executive Officer
Meeting Date: February 4, 2016
Agenda Item 7a Public Hearing: Mountain Gate CSD
Union School Rd Area Reorganization
Subject: LAFCO File#2015- 54 - Proposed Reorganization (Potential Action)

Background and Issues

In 2013, the Mountain Gate Community Services District ("MGCSD" or District) submitted an application to Shasta LAFCO to add approximately 311 acres (APNs 306-050-001, -003, -004 and 306-010-001, -004, -005, -007) for water and fire services within an "island" (substantially surrounded by existing District boundary) that is largely uninhabited and undeveloped in the Union School Road area. That original application lapsed for lack of timely completion of the prerequisite tax-sharing agreement for such a project, but MGCSD has submitted a subsequent application consistent with the original reorganization request for which preliminary notice and other prerequisites to proceeding with a public hearing before your Commission have been completed.

Generally, this proposed reorganization would make the MGCSD service boundaries, for the provision of fire and water service in the Union School Road vicinity, consistent with the District's current sphere of influence. As a result, services previously provided by the Shasta Lake Fire Protection District in the southern half of the annexation area, and the upper portion of the annexation area by Cal-Fire, would be provided by MGCSD. The annexation area would be detached from those agencies, respectively, if this reorganization is approved by the Commission.

California Environmental Quality Act (CEQA) prerequisites to proceeding have been completed, with the MGCSD having served as the lead agency for purposes of CEQA review. Accordingly, Shasta LAFCO is a responsibility agency, with its CEQA related obligation to acknowledge that the MGCSD has previously met related requirements before proceeding with their discretionary reorganization action prior to LAFCO review.

For LAFCO to consider a proposed boundary and related public service change application, there are mandatory noticing prerequisites. These include LAFCO issuance of a notice of application soliciting certain data from the County Assessor, Auditor, and other County agencies; issuance of a notice of application to responsible and interested public agencies, and the public at large, soliciting comments on the proposed reorganization; and setting and giving appropriate advance published notice of a public hearing on the proposed reorganization. All such notice prerequisites have been satisfied.

Shasta LAFCO, following the above-referenced notices to interested public agencies and general public, has received no comments on the proposed reorganization. Accordingly, the proposed reorganization can be characterized as non-controversial, at least based on public comments to date.

An additional prerequisite to proceeding, which has been fully satisfied, is the timely commencement and conclusion of property tax exchange negotiations between the affected local agencies. Accordingly, the MGCSD has concluded such negotiations with the County of Shasta and the Shasta Lake Fire Protection District, with tax exchange agreements having been reached by the MGCSD and those two affected agencies, respectively.

Conclusions

The proposed reorganization, if approved by the Commission, will address a prolonged water service delivery need for residents located within the affected area, while also adjusting fire service response boundaries. The proposed reorganization is consistent with affected local agency spheres of influence, as previously adopted by the Commission.

The Commission is being asked to consider the information provided to date and comments to be received at the noticed public hearing to be held on February 4 2016, and take action to either:

- Approve the proposed reorganization with potential modifications to the proposed new boundaries to include or exclude territory of other agencies, without conditions;
- Continue the hearing to a later date in order to obtain additional information or to permit affected agencies to complete related discussions on issues that might be raised during the public hearing (keeping statutory time deadlines in mind); or
- Deny the proposal without prejudice, removing the one-year restriction from reapplying with the same or a similar project.

Other options may become apparent prior to or during the public hearing, which can be discussed as may be appropriate then. Otherwise a proposed Shasta LAFCO resolution approving the proposed reorganization, in a manner consistent with the MGCSD application as submitted, will be prepared and distributed for advance Commission and interested agency consideration before the noticed hearing.

Recommendations

Based on the documentation considered by LAFCO staff and presented to the Commission as exhibits to this Staff Report, it is recommended that the Commission take the following actions, as will be presented more formally in a proposed Resolution reflecting the Commission's action.

1. Determine that updated spheres of influence for the Mountain Gate CSD and all other affected local agencies have been previously approved, and that the proposed reorganization is consistent with those spheres of influence.
2. Approve Application 2015- 54 for the proposed MGCSD Union School Road Area reorganization as applied for, including:
 - (a) Amending the MGCSD boundary to include annexation of the territories now served by the Shasta Lake Protection District and Cal-Fire, as shown on application Exhibits B & C;
 - (b) Concurrently detaching that portion of the territory to be annexed by MGCSD which is now served by the Shasta Lake Fire Protection District as stated in the subject application; and
 - (c) Concurrently detaching that portion of the territory to be annexed by MGCSD which is now served by Cal-Fire, respectively, as stated in the subject application.
3. Direct the Executive Officer to file Shasta LAFCO approval documents reflecting the Commission authorized boundary changes and related reorganization actions with the Shasta County Clerk and the State Board of Equalization, as required, with applicable fees paid by MGSD.
4. Determine, as a responsible agency pursuant to CEQA statutes, that the Negative Declaration adopted by the Mountain Gate CSD for this project satisfies applicable requirements.

Attachments

Exhibit A – MGCSD Union School Road Area Reorganization Application

Exhibit B – Shasta LAFCO Certificate of Filing

Exhibit C – Certificate of Publication of Public Hearing Notice

Exhibit D – Public Agency and Interested Parties Notice of Public Hearing

Exhibit E – Shasta County Board of Supervisors Resolution 2015-141 – Tax Exchange Agreement

Exhibit F – Shasta Lake Fire Protection District Resolution 15-15 – Detachment

Exhibit G – Mountain Gate CSD Resolution 2016-01 – County Tax Exchange Agreement

Exhibit H – Mountain Gate CSD Resolution 2016-02 – Shasta Lake Fire Protection District Tax Exchange Agreement

Exhibit I - Mountain Gate CSD Resolution 2015-42 – Authorizing Reorganization Application

Exhibit J - CEQA Documentation

Exhibit A
MGCSD Union School Road Area Reorganization Application

SHASTA LAFCO APPLICATION

CHANGE OF ORGANIZATION OR REORGANIZATION

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:
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):
[X] Reorganization by concurrent annexation to district, detachment from district. Affected districts: Mountain Gate Community Service District, Shasta Lake
Formation of special district. Fire Protection District and Shasta County Fire Dept. Type of district (i.e. CSD, CSA, FPD):
Dissolution of special district. Name of district:

2. Sphere of Influence: If the proposal is to annex to a city or district, is the area to be annexed within the sphere of influence of the affected city or district? [X] Yes [] No. If response is "No", there must be a concurrent sphere of influence amendment action and Page 5 of this form is to be completed.

3. Tax Exchange Agreement: Is the proposal subject to a tax exchange agreement? [X] Yes [] No. If response is "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)

Table with 2 columns: Public Agency, Effect of Proposal. Rows include Mountain Gate Fire District, Shasta Lake Fire Protection District, Shasta County Fire Department, Western Shasta Resource Conservation District, Gateway Unified School District, Shasta Mosquito and Vector Control, and Shasta-Tehama-Trinity Jnt. Com. Coll. Distr.

5. Affected Territory is Legally (Check One):

- Inhabited (more than 12 registered voters)
[X] Uninhabited (fewer than 12 registered voters)
Developed
[X] Undeveloped

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

| | Total # | Assessor / Auditor | Elections Dept. | Field Survey | Other Source: (Name) |
|------------------------------|------------|--------------------|-----------------|--------------|---|
| Acres | 311.24 | X | | | |
| Parcels | 7 | X | | | |
| Inhabitants | 10 | | | X | |
| Registered Voters | 6 | | X | X | |
| Dwelling Units | 4 | X | | | |
| Commercial Units | 0 | X | | | |
| Industrial Units | 0 | X | | | |
| Assessed Value: Land | 965,676 | X | | | |
| Assessed Value: Improvements | 568,077 | X | | | |
| Total A.V. | 1,519,753* | X | | | * with \$14,000 in exemptions (see Exhibit A) |

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.

The project area is an "island" that is surrounded by Mountain Gate Community Service District on its west, north, and east side and by Bella Vista Water District to its south, but receives water from neither District. The project area is on unincorporated land east of the City of Shasta Lake and north of the City of Redding. Union School Road traverses the middle of the Project Area in an east/west direction from I-5 to Oregon Trail. Neoma Lane is inside and near the north boundary of the Project Area. Tierra Oaks Golf Course is just south of the Project Area. The seven APNs of the Project Area are 306-010-001, 306-010-004, 306-010-005, 306-010-007, 306-050-001, 306-050-003, and 306-050-004. See Exhibit B and C.

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.

The Project Area includes smaller (8 acres), Rural Residential (RA) (R-R-T, Rural Residential, Mobile Home) properties along Neoma Lane with two single family homes and a mobile home, to larger (25 to 120 acres), unclassified (U) properties to the south. There is one residence on one of the unclassified properties. The topography and landscape is rolling pasture/woodland to foothills and mountainous terrain with over 19% slope (see Exhibit C). The Project Area is along the southeastern side and foothills of Fish Mountain. Current water service is provided by private wells, which generally have inadequate flow in the summer.

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 no development proposed as part of this annexation.

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.

See Exhibit D

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> |
| None | | |

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.

The agency Resolutions about application to LAFCO are Exhibits E, F, Q, and R.

The reasons for the proposed annexation are:

- 1) Current Mountain Gate Community Service District (MGCS D) boundaries do not comply with the LAFCO's recommendation that districts have uniform boundaries - this annexation will bring MGCS D into compliance;
- 2) Bring existing MGCS D infrastructure within the MGCS D boundaries;
- 3) Provide all services to the residents of the Project Area.

At the time of the original development of the MGCS D boundaries, an "island" of land was created within the MGCS D sphere of influence. There exists a Mutual Aid Agreement with Shasta County and Shasta Lake Fire Protection District for fire services in this "island", but there is no water service provided inside the "island". The proposed annexation corrects this problem with the MGCS D boundaries. There are no other alternatives to remedy the MGCS D boundary problem.

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".

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 a complete response.)

This proposal is to eliminate the water and fire service island located in the southern portion of the Mountain Gate CSD. See Exhibit C. in order to eliminate this 311 acre water service "island", the southern boundary of the Mountain Gate CSD would re-align to be parallel and congruent with the northern boundary of the Bella Vista water district. This island is wholly within the Mountain Gate CSD sphere of influence. By establishing this new alignment, the proposed area would be absorbed into the Mountain Gate CSD for water service. This realignment does not affect the Bella Vista water district boundary or service.

In addition, this realignment would then require the detachment of approximately 161 acres of the Shasta County Fire area responsibility and detach approximately 150 acres of Shasta Lake Fire protection District which total the 311 acre island. Both of these fire protection areas currently lie within the Mountain Gate CSD sphere of influence. Mountain Gate Fire protection would absorb fire responsibilities of this entire project area.

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:

See Exhibit G and H for narrative.

- 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 (Use Key Below) | (D) To be Provided by this Proposal? (Yes or No) | (E) If Yes to (D), Method to Finance? (Use Key Below) | (F) If Yes to (D), Estimated Date Service Available |
|-----------------|---|---|--|---|--|
| Law Enforcement | No change | | | | |
| Fire Protection | Detach and reorganization. Current Mutual Aid Agreement with Shasta County Fire and Shasta Lake Fire Protection District to remain in effect. | | | | |
| Streets/Traffic | No change | | | | |
| Water | Private wells | O | No | Not applicable | Not applicable |
| Sewer | No change | | | | |
| Power | No change | | | | |
| Solid Waste | No change | | | | |
| Storm Drains | No change | | | | |

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.

Currently there is a 6 inch and a 8 inch water main which could supply water to the Project Area. The MGCS D has recently completed an upgrade of its water storage system and now has approximately 1,430,000 gallons of water storage. The MGCS D currently serves 667 water meters. If all the homes within the Project Area were to apply for meters, there would be only 4 requests and these meters would be installed on existing lines. Therefore, MGCS D has adequate water supply and distribution systems if these meters were added later.

18. **Evaluation of Landowner Consent:** For applications submitted by a local agency, list each Assessor's 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.)* See Exhibit I for letter sent out & Exhibits J through P for responses.

| | Assessor's Parcel No. | No. Acres | Current Owner(s), Parcel Address, Mail Address | No. D.U. * | No. of 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. | 306-010-001 | 25.6 | Kenneth Larsen, 4431 California St., San Francisco, CA 94118 | 0 | Out of area San Francisco | | | X |
| 2. | 306-010-004 | 120.4 | Christine Kuhn, Doug Brooks, 19750 Union School Rd., Redding, CA | 1 | 1 | X | | |
| 3. | 306-010-005 | 7.65 | Tom and Hilly Wallis, 19721 Neoma Ln., Redding, CA 96003 | 1 | 2 | X | | |
| 4. | 306-010-007 | 7.69 | Chris and Kay Kobe, PO Box 776, Shasta Lake City, CA 96019 | 2 | 3 | X | | |
| 5. | 306-050-001 | 45 | Aziz & Alene Barzin, 949 Willow Brook Ln. Redding, CA 96003 | 0 | Out of area Redding | X | | |
| 6. | 306-050-003 | 97 | Aziz & Alene Barzin, 949 Willow Brook Ln. Redding, CA 96003 | 0 | Out of area Redding | X | | |
| 7. | 306-050-004 | 7.9 | Aziz & Alene Barzin, 949 Willow Brook Ln. Redding, CA 96003 | 0 | Out of area Redding | X | | |
| 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.

Print Name: _____ Title: _____
 Signature: _____ 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, 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: [Handwritten Signature] Phone: 530 275 3002
 Print/Type Name: JAMES D. COLE Fax: 530 275 3043
 Title: Mayor e-mail: 209.261.0101@lafco.org
 Agency: LAFCO Date: 2/29/2008

EXHIBIT A

Appraised Values of Properties in the Project Area

| Property owner/APN | Size (acres) | Appraised Value Land (dollars) | Appraised Value Improvements (dollars) | Exemptions (dollars) | Total Appraised Value (dollars) |
|--|---------------|--------------------------------|--|----------------------|---------------------------------|
| Kenneth Larsen 306-010-001 | 25.6 | 45,000 | - | | 45,000 |
| Christine Kuhn, Doug Brooks 306-010-004 | 120.4 | 278,776 | 256,433 | | 535,209 |
| Tom and Hilly Wallis 306-010-005 | 7.65 | 85,000 | 140,000 | (7,000) | 218,000 |
| Chris and Kay Kobe 306-010-007 | 7.69 | 71,900 | 171,644 | (7,000) | 236,544 |
| Aziz Barzin 306-050-001 | 45 | 135,000 | - | | 135,000 |
| 306-050-003 | 97 | 290,000 | - | | 290,000 |
| 306-050-004 | 7.9 | 60,000 | - | | 60,000 |
| GRAND TOTALS | 311.24 | 965,676 | 568,077 | (14,000) | 1,519,753 |

EXHIBIT B



Project Location

Existing MGCS D boundary (magenta dashed line)

Project Area (solid green line)

Existing Bella Vista boundary (brown dashed line)

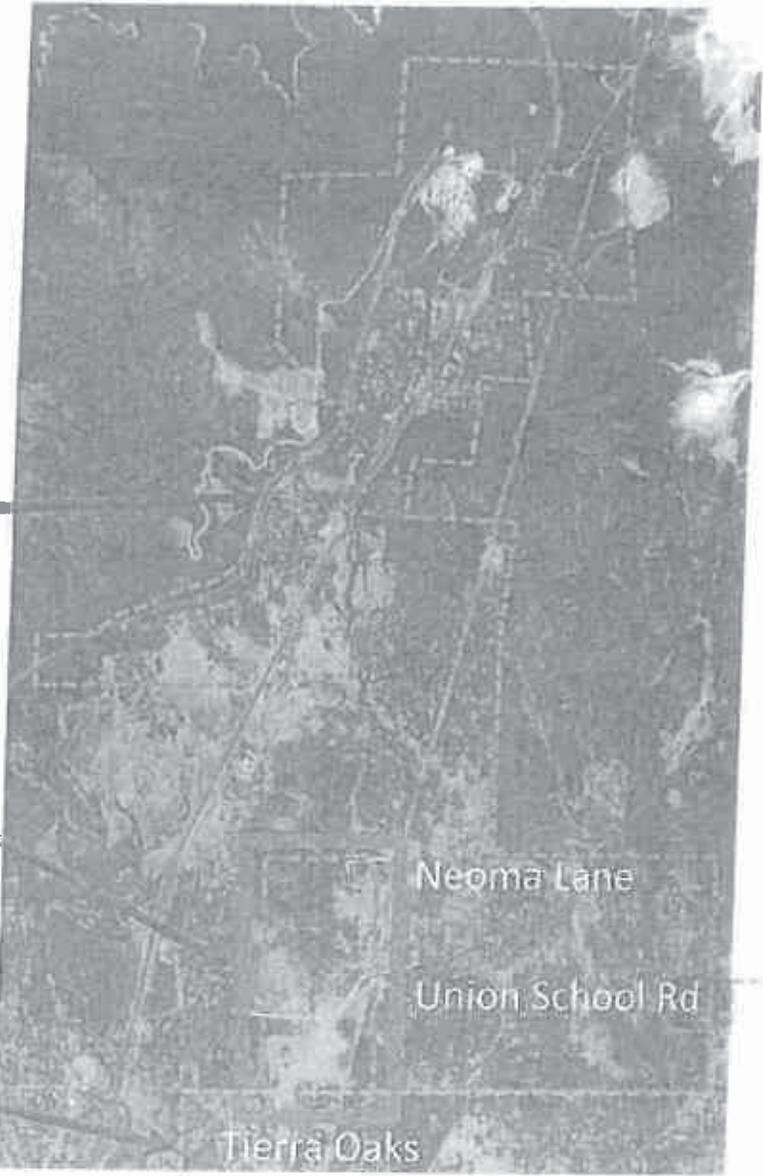


Figure 1. Location Map of Project Area

EXHIBIT C

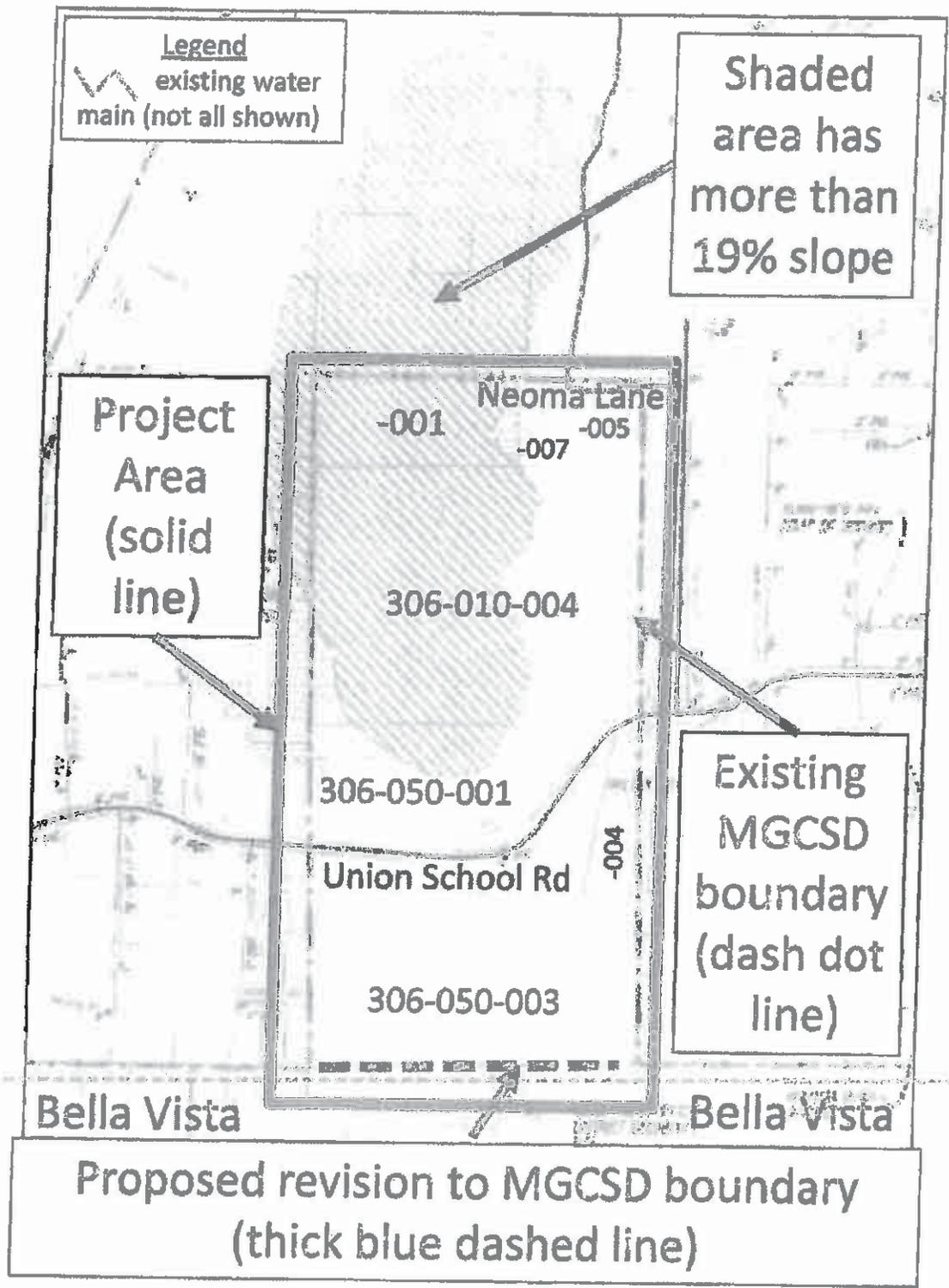


Figure 2. Project Area Map

EXHIBIT D

General Plan and Zoning Designations

| Property owner/APN | General Plan Classification | Zoning Designation |
|--|-----------------------------|---------------------------------------|
| Kenneth Larsen 306-010-001 | RA, Rural Residential | U, Unclassified |
| Christine Kuhn, Doug Brooks 306-010-004 | RA, Rural Residential | U, Unclassified |
| Tom and Hilly Wallis 306-010-005 | RA, Rural Residential | R-R-T, Rural Residential, Mobile Home |
| Chris and Kay Kobe 306-010-007 | RA, Rural Residential | R-R-T, Rural Residential, Mobile Home |
| Aziz Barzin 306-050-001 | RA, Rural Residential | U, Unclassified |
| 306-050-003 | RA, Rural Residential | U, Unclassified |
| 306-050-004 | RA, Rural Residential | U, Unclassified |

MOUNTAIN GATE
COMMUNITY SERVICES DISTRICT

Established 1956

14508 Wonderland Boulevard • Reading, California 96003
Phone: (530) 275-3002 • Fax: (530) 275-3043 • www.mountaingatesd.com

RESOLUTION NO. 2015-42

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN GATE COMMUNITY SERVICES DISTRICT RESCINDING RESOLUTION 2014-03
AND ADOPTING RESOLUTION 2015-42 AUTHORIZING THE SUBMISSION OF THE LAFCO
APPLICATION AND ASSOCIATED CEQA DOCUMENTATION ASSOCIATED WITH THE
ANNEXATION OF CERTAIN PROPERTIES
ON THE NEOMA LANE AND UNION SCHOOL ROAD**

WHEREAS, the Board of Directors of the Mountain Gate Community Services District (District) approved District Resolution 2015-41 which stated that the District will act as a proponent for the annexation of certain properties on Neoma Lane and Union School Road into the District service area and seek approval from the Shasta County Local Agency Formation (LAFCO) for a service area boundary adjustment;

WHEREAS, the Board of Directors directed in District Resolution 2015-41 that the General Manager ensure compliance with all regulatory requirements, including the completion of an environmental assessment and the necessary documentation pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, the LAFCO application and appropriate CEQA documentation has been completed to the satisfaction of the General Manager;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the MGCSD does hereby direct the General Manager to submit the subject LAFCO application and associated CEQA documentation to LAFCO.

PASSED AND ADOPTED this 24th day of November 2015 at Mountain Gate, California, the following Directors voting thereon:

Aye: Anderson, Peterson, Stierli, Gunter
Noes: None
Abstained: None
Absent: Seiberg



Gary Gunter, Vice Chairman

Attest:



Janice Heck,
Secretary of the Board of Directors

MOUNTAIN GATE COMMUNITY SERVICES DISTRICT

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services 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: Anderson, Peterson, Stierli, Gunter

Noes: None

Absent: Selby

Abstain: None


Janice M. Heck
Secretary of the Board of Directors

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services District, do hereby certify that the foregoing is a full and correct copy of Resolution Number 2015-42 of said Board of Directors, and that the same has not been amended or repealed.


Janice M. Heck
Secretary of the Board of Directors



14508 Wonderland Boulevard - Redding, California 96003
Phone: (530) 275-3002 Fax: (530) 275-3043 www.mountaingatedcsd.com

RESOLUTION NO. 2015-41

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MOUNTAIN GATE COMMUNITY SERVICES DISTRICT RESCINDING RESOLUTION 2013-11 AND ADOPTING RESOLUTION 2015-41 AUTHORIZING THE ANNEXATION OF PROPERTIES ON THE NEOMA LANE AND UNION SCHOOL ROAD

WHEREAS, there are a number of properties on Neoma Lane and Union School Road, as shown approximately on the attached map, that are located within the Mountain Gate Community Services District (MGCSD) sphere of influence and have been assumed to lie within the service area of MGCSD, but have been historically precluded from the district water service since 1956;

WHEREAS, the District owns two separate water mains which traverse these lands and are therefore outside of the water district;

WHEREAS, the responding landowners are in unanimous favor for the project;

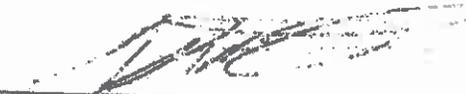
WHEREAS, recognizing that the affected landowners will be valuable District customers that rely on District water service, annexation of the subject lands on Neoma Lane and Union School Road, as shown approximately on the attached map, is desirable.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the MGCSD does hereby confirm that the district shall act as proponent for the annexation of these lands into the MGCSD service area and shall seek approval from the Shasta County Local Agency Formation Commission for a service area boundary adjustment.

BE IT FURTHER RESOLVED that the General Manager shall ensure compliance with all regulatory requirements including the completion of an environmental assessment and the necessary documentation pursuant to the California Environmental Quality Act.

PASSED AND ADOPTED by the Board of Directors this 24th day of November, 2015 by the following vote.

AYES: Anderson, Peterson, Stierlin, Gaudel
NOES: None
ABSENT: Selby
ABSTAINED: None



Gary Gunter, Vice Chairman.

ATTEST:



Janice Heck, Secretary

SEAL

EXHIBIT F

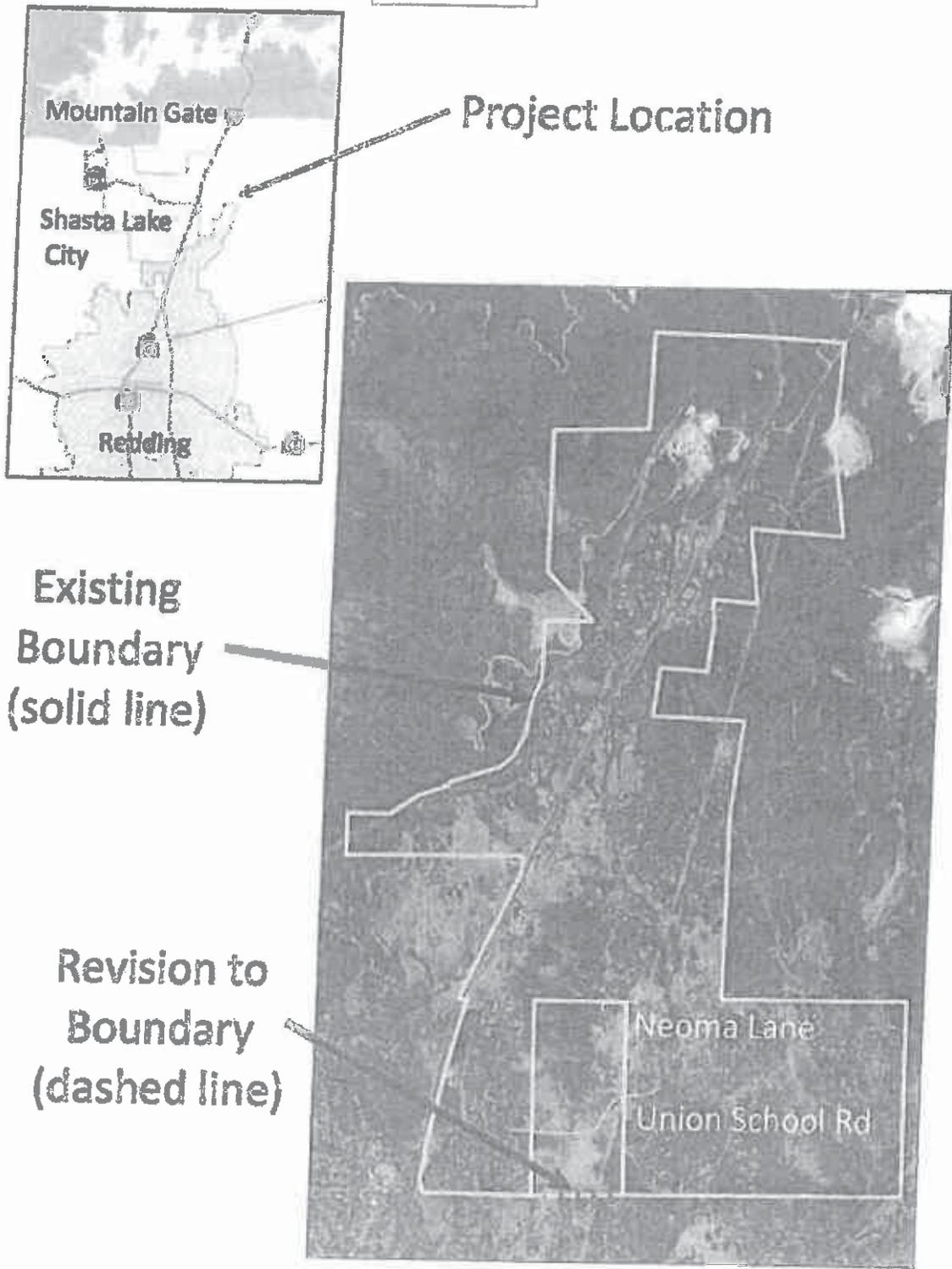


Figure 1 Project Location and Vicinity Map

Narrative for #15

- An enumeration and description of the services to be extended to the affected territory.

For this project, the Mountain Gate Community Services District (District) will provide all services currently provided to the balance of the District. These services provided are within the scope of the original District charter of 1956. Services Enumerated are:

1. Water service.

Existing water mains are currently located adjacent to established dwellings. There are no expected water main extensions or expansion of the water distribution plant or facilities due to this application. Any attachment of water meters to the existing water system is outside the scope of this application.

2. Fire service.

Current fire service for the northern half of the Project Area is provided by Shasta County Fire Department (CAL FIRE). The lower half of the Project Area is within the Shasta Lake Fire Protection District. Exhibit H presents Figure 3 that shows the Shasta Lake Fire Protection District in the Project Area. There is currently a mutual aid agreement in place for the whole Project Area between Shasta Lake Fire Protection District and the District, with Shasta Lake Fire Protection District having primary call out. With this application there would be a detachment and reattachment of these services, with the District taking over primary call out. This change will have negligible effect on either entity as the Project Area is approximately equidistant from both fire houses. Historically, the District has arrived first at fires in and near the Project Area.

- The level and range of those services.

The level and range of services to be provided to the Project Area is equal to that being delivered to the balance of the District. The District has sufficient water and fire resources available to provide current level of response time for fire and emergency services. At maximum build out of current properties of the Project Area and the balance of the District, the District has adequate resources not only to provide water to the Project Area, but also not to lessen any of the current level or range of services being provided to the balance of the District.

- An indication of when those services can feasibly be extended to the affected territory.

Once the District boundary is realigned, water services would be extended to the affected territory immediately. No additional water mains and other municipal infrastructure need to be installed. Theoretically, if a land owner in the affected territory wanted to take advantage of the new water service, it would be at their cost to purchase a meter from the District and install the private piping to their residence.

- 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.

There is no indication of changing, upgrading, or other improvements required for the approval of this project. All required water main service, roads, fire egress, and hydrants are currently in place. Should a property owner request a meter, the property owner would bear all costs for that hook up.

- Information with respect to how those services will be financed.

For fire protection, there will be a tax exchange agreement with Shasta County. This area is a burden on Shasta County fire due to the island location within the sphere of influence of District. The property owner will bear the burden of financing the water hook up fees and would pay monthly to the District for water use.

EXHIBIT H

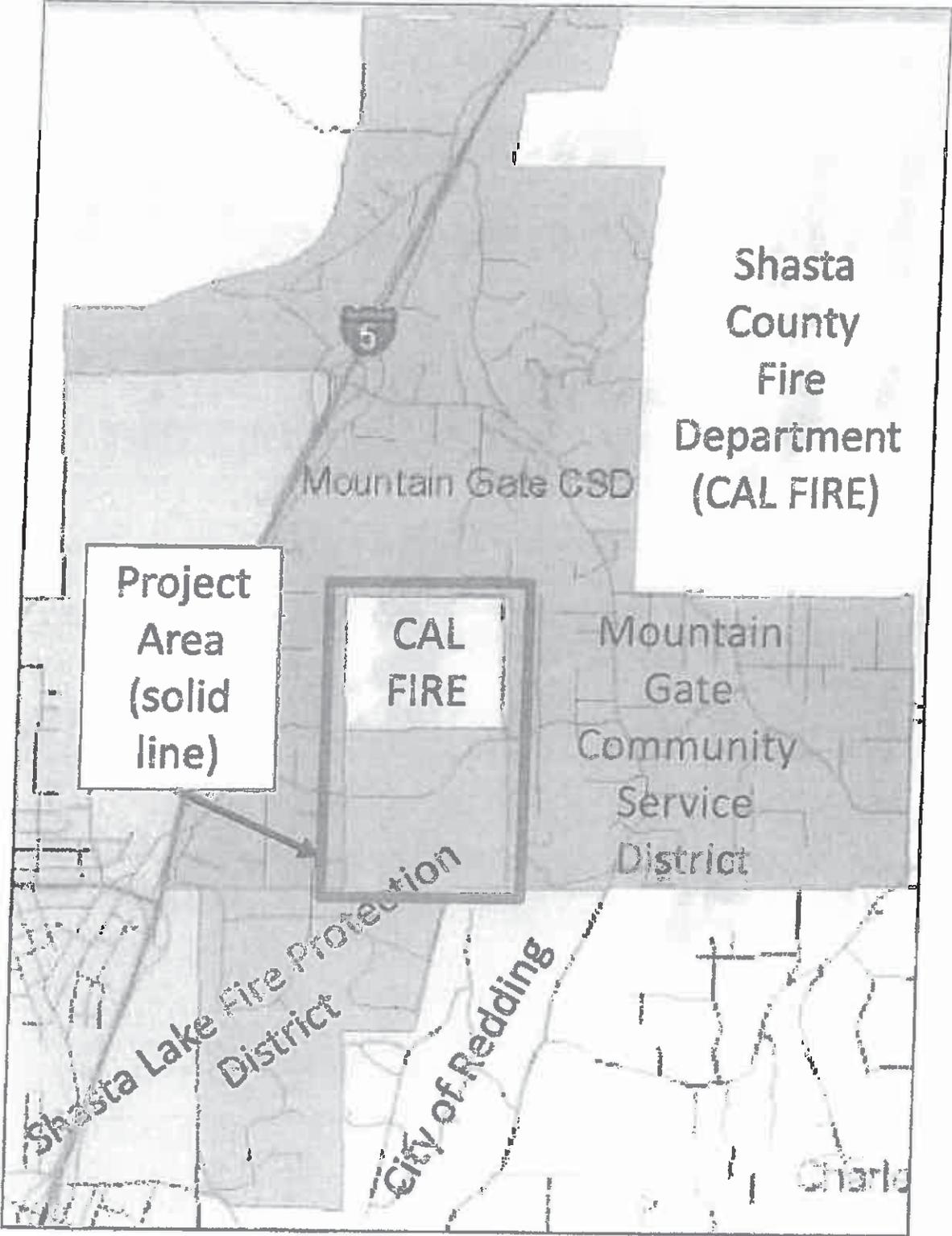


Figure 3. Fire Districts

EXHIBIT I

Narrative for #17

- (1) The present and planned land uses in the area to be included in the sphere, including agricultural and open-space lands.**

As shown in Exhibit D, the present use of the individual parcels within the Project Area is consistent with the General Plan and county Zoning. There is no active, unauthorized, current use or planned zoning changes associated with this application.

There are three (3) single family residences that are permitted in the Project Area. They are zoned as Unclassified and Rural Residential Mobile Home Permitted. Two are R-R-T classifications and one is unclassified single family residence. The use of these parcels is non-commercial and non-industrial. These parcels are located in the northerly end of the Project Area. The remaining 4 parcels are uninhabited and open space woodland and pasture (APN #'s 306-050-001, -003, -004) and are currently used for cattle grazing. Approximately 35% of the Project Area has a slope over 19%. There are no planned changes of current use associated by this application.

- (2) The present and probable need for public facilities and services in the area.**

The present public facilities such as schools, fire protection, law enforcement services, and postal services are currently adequate. School transportation is present and will be unchanged due to annexation of the Project Area. No changes are expected in postal, fire or law enforcement due to annexation of the Project Area. Mountain Gate Community Services District (District) will not be adversely affected. The District has adequate supply of water for use within the Project Area. Due to the fact that only 7 adults and 3 children live in the Project Area, future significant, public service needs are unlikely and are beyond the scope of this application.

- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

The relevant public service for this application is water service provided by the District. As stated in the *Shasta Local Agency Formation Commission Final Municipal Services Review Mountain Gate Community Services District* of April 2012, the District obtains its normal water supply from Shasta Lake, based on its contract with the Bureau of Reclamation which allows withdrawal of up to 1350 acre-feet per year and from three groundwater wells. The current treatment plant consists of two 8-foot diameter by 30-foot long pressure filters and has a rated capacity of 1,440 GPM (gallons per minute) per square foot of filter surface area. The firm capacity of the existing filters is approximately 1.90 MGD (million gallons per day). The existing treatment plant site is large enough to accommodate additional filters, which would allow expansion to the ultimate capacity of about 4.2 MGD. The District has recently completed an upgrade of its water storage system and now has approximately 1,430,000 gallons of water storage.

Currently there is a 6 inch and a 8 inch water main which could supply water to the affected territory. The District currently serves 667 water meters in total. If all the homes within the affected territory were to apply for meters, there would be only 3 to 4 requests and these meters would be installed on existing lines. Therefore, the District has adequate water supply and distribution systems if these meters were added later.

- (4) The existence of any social or economic communities of interest in the area.**

There are no social or economic communities of interest within the Project Area. There are 7 adults and 3 children living in the area. Any hypothetical, future, large developments in the Project Area would be subject to significant zoning changes and are not part of this application.



14508 Wonderland Boulevard • Redding, California 96003
Phone: (530) 275-3002 • Fax: (530) 275-3043 • www.mountaingatedcsd.com

November 18, 2015

RE: Property owners generally adjacent to Union School Road to Neoma Lane

Dear Resident,

My name is Jeff Cole and I am the General Manager of the Mountain Gate Community Services District. The Community Services District was established in 1956 to provide water services and in 1963 the Fire Department was added to provide fire services to the residents that lie within the boundary of Mountain Gate Community Services District.

As you know, your property is outside the district, but is in the district's sphere of influence for water and fire protection. Your property is one of the five properties that reside within an area, with at least one or two sides of your property line that lie adjacent to the Mountain Gate Community Services District boundary lines.

The Mountain Gate Community Services District Board of Directors have directed me to survey the five property owners, to see if they would be interested in annexing into the Mountain Gate Community Services District and have fire protection and water services made available to them.

Please fill out the bottom portion of this survey letter and fill in the appropriate blanks and return it to the district address as soon as possible.

Thank you,

Jeff Cole, District Manager
Mountain Gate Community Services District

Please return this portion

Dear Mr. Cole,

Please be advised that:

_____ I am interested in annexing into the Mountain Gate Community Services District

_____ I am not interested in annexing into the Mountain Gate Community Services District

Name: _____

Address: _____

mailed 11/17/15
JC

Please return this portion

Dear Mr. Cole,

Please be advised that:

I am interested in annexing into the Mountain Gate Community Services District

I am not interested in annexing into the Mountain Gate Community Services District

Name: Tom WALLIS

Address: 19721 NEOMA LANE
REDDING CA 96003

RECEIVED
NOV 20 2015
MT. GATE C.S.D.

Please return this portion

Dear Mr. Cole,

Please be advised that:

I am interested in annexing into the Mountain Gate Community Services District

I am not interested in annexing into the Mountain Gate Community Services District

Name: Azizollah Barzin Trustee
of The Barzin Trust

Address: 9419 Willow Brook Ln
Redding, Ca 96003

for parcels:

306-050-005-000
306-050-004-000
306-050-003-000
306-050-001-000

RECEIVED
NOV 23 2015
MT. GATE C.S.D.

Please return this portion

Dear Mr. Cole,

Please be advised that:

I am interested in annexing into the Mountain Gate Community Services District

I am not interested in annexing into the Mountain Gate Community Services District

Name: Chris & Kay Kobe

Address: 19701 Neoma Lane
Redding CA 96019

RECEIVED
NOV 20 2015
MT. GATE C.S.D.

Please return this portion

Dear Mr. Cole,

Please be advised that:

I am interested in annexing into the Mountain Gate Community Services District

I am not interested in annexing into the Mountain Gate Community Services District

Name: Christine Brooks

Address: 19750 Union School Rd
Redding, CA 96003

Mailed 11/17/15
JL

EXHIBIT M

SENDER COMPLETE THIS SECTION

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is ordered.
 a. Print your name and address on the reverse so that we can return the card to you.
 b. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NEW YORK OFFICE
 4431 BOUTWICK ST
 NEW YORK, NY 10014

3. Article Number

(Transfer from service label)

7008 1140 0000 7881 5287

PS Form 3871, February 2004

Domestic Return Receipt

10285-02-00-1850

POSTAGE WILL BE PAID BY ADDRESSEE

A. Registered Agent
 Addressee
 B. Shopped by (Printed Name) Agent
 Addressee
 C. Del. or Delivery
 If YES, enter delivery address below: Yes No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Date Paid) Yes No

EXHIBIT N

January 18, 2014

Shasta Local Agency Formation Commission,
1737 Yuba Street Suite B,
Redding, CA 96001

Re: Mountain Gate Community Service District Union School Road Reorganization Project

Dear Shasta Local Agency Formation Commission,

The purpose of this letter is to state that we currently have no development plans for the southern parcels involved in the Mountain Gate Community Service District Union School Road Reorganization Project (Project) currently under consideration by Shasta Local Agency Formation Commission (LAFCO). We understand the question was raised by certain board members of the Shasta Lake Fire Protection District. This document provides some history on the issue and describes our current plans for the properties in question.

The annexation Project includes 7 parcels both north and south of Union School Road as shown in Figure 1. We are the property owners of parcels 306-050-01, 306-050-04, and 306-050-03.

Currently, the area is rented out to farmers for grazing of livestock. There are no habitable structures on any of the parcels (See Figure 2). We pay \$21.72 per year in fire protection fees to Shasta Lake Fire Protection District for all three parcels. We are not opposed to the fire protection of these properties being changed from Shasta Lake Fire Protection District to the Mountain Gate Community Service District if LAFCO sees fit because the Mutual Aid Agreement between these two entities and with Shasta County Fire Department (CAL Fire) will remain in place. We support the annexation of our properties into the Mountain Gate Community Service District for water service.

In the foreseeable future, the land will not be developed further. No habitable structures are planned for any of the parcels. If we change our minds, we shall follow the normal permitting and development protocols.

In summary, no development is involved on our properties in the Mountain Gate Community Service District Union School Road Reorganization Project.

Sincerely,

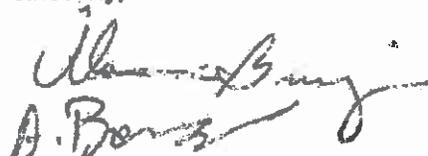

A. Barzin
Alene and Aziz Barzin,
949 Willow Brook Lane,
Redding, CA 96003

EXHIBIT O

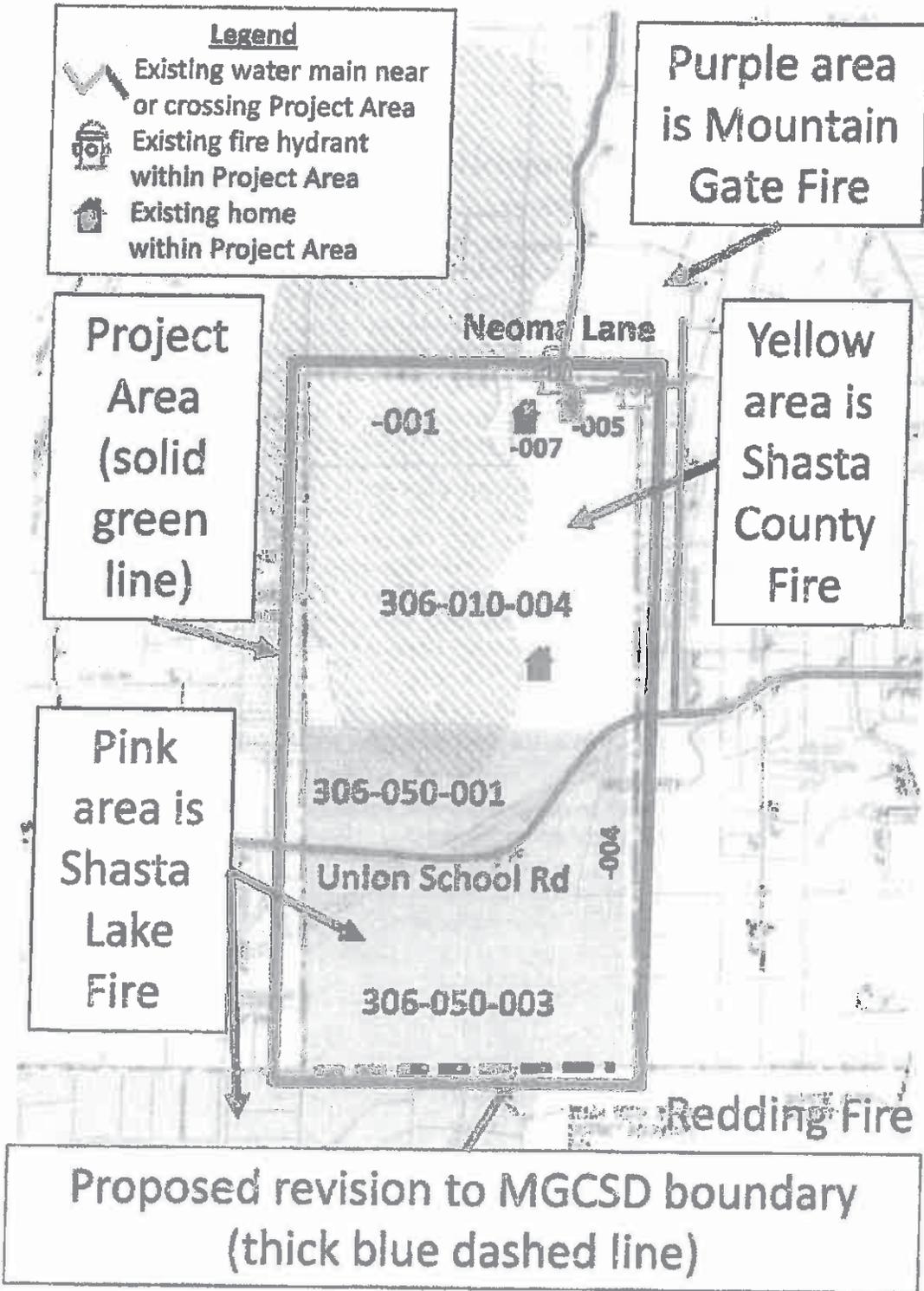


Figure 1. Project Area Map Showing Fire Districts.

EXHIBIT P



Figure 2. Aerial Photograph of Parcels 306-050-01, 306-050-04, and 306-050-03 taken 8/27/2013.

MOUNTAIN GATE COMMUNITY SERVICES DISTRICT

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services 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: Anderson, Peterson, Stierli, Gunter

Noes: None

Absent: Selby

Abstain: None


Janice M. Heck
Secretary of the Board of Directors

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services District, do hereby certify that the foregoing is a full and correct copy of Resolution Number 2015-41 of said Board of Directors, and that the same has not been amended or repealed.

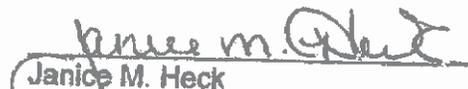

Janice M. Heck
Secretary of the Board of Directors

Exhibit B
Shasta LAFCO Certificate of Filing

Les Baugh
County Member

Irwin Fust
Special District Member Alternate

Larry Farr
City Member

Pam Giacommi
County Member Alternate

James Yarbrough
City Member Alternate

Brenda Haynes
Special District Member



Brent Weaver
City Member

Dick Fyten
Public Member

David Kehoe
County Member

Bob Richardson
Public Member Alternate

Stephen Morgan
Special District Member

James M. Underwood
Interim Executive Officer/
General Counsel

SHASTA LOCAL AGENCY FORMATION COMMISSION

Certificate of Filing

I, James M. Underwood, Interim Executive Officer of the Local Agency Formation Commission of the County of Shasta, hereby certify that:

1. The application referenced and described below has been submitted to me and has been found to be in the form prescribed by the Commission.
2. The application contains the information and data requested and required by this Commission and applicable provisions of state law and has been accepted for filing on date November 6, 2015.

Application Title: Union School Road Reorganization

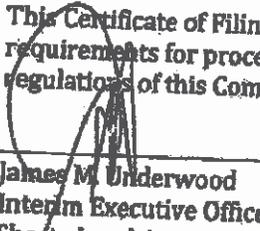
Applicant/Representative: Jeff Cole, General Manager, Mountain Gate Community Services District

Location: Shasta County, California

Date of Hearing: Thursday, February 4, 2015

Affected Agencies: Mountain Gate Community Services District, Shasta Lake Fire Protection District and Shasta County Fire Department.

This Certificate of Filing is issued pursuant to Section 56658 of the California Government Code. All time requirements for processing and consideration of this application specified by state law and the rules and regulations of this Commission shall become effective on the date of issuance of this certificate.


James M. Underwood
Interim Executive Officer
Shasta Local Agency Formation Commission
County of Shasta, State of California

December 1, 2015

2516 Goodwater Avenue, Suite A, Redding, CA 96002
Office: 530.242.1112 ~ Fax: 530.242.1113
exec@shasta.lafco.ca.gov

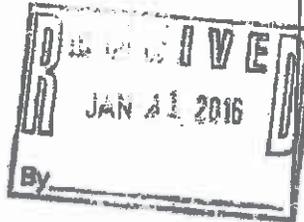
Exhibit C
Certificate of Publication of Public Hearing Notice

CERTIFICATE OF PUBLICATION
RECORD SEARCHLIGHT

SHASTA LAFCO
SHASTA LAFCO
2516 GOODWATER AVENUE SUITE A
REDDING CA 96002

REFERENCE: 554050 2016
891512

State of California
County of Shasta



FILE COPY

I hereby certify that the Record Searchlight is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the city of Redding, County of Shasta, State of California; that I am the principal clerk of the printer of said newspaper; that the notice of which the annexed clipping is a true printed copy was published in said newspaper on the following dates, to wit:

FILED ON: 01/15/16

PUBLISHED ON:
01/15/2016

NOTICE OF SCHEDULED PUBLIC HEARING AND CEQA DETERMINATIONS
Shasta LAFCO Regular Meeting

Shasta LAFCO (Local Agency Formation Commission) has scheduled a public hearing for Thursday, February 4, 2016, during a regular meeting scheduled to begin at 9:00 a.m. in the Shasta County Board of Supervisors Chambers, located at 1450 Court Street, in Redding, California on the following matter:

- To consider approval of the Mountain Gate Community Service District Reorganization (Mountain Gate CSD Union School Bond Reorganization) proposed concurrent annexation, detachment and reorganization as described in the subject application, and to consider and determine that the proposed project is exempt from CEQA pursuant to Section 15262 of the CEQA Guidelines (Section 21083, Public Resources Code).

The meeting and public hearing is open to the public and interested parties are encouraged to participate in the LAFCO processes. Links to related documents will be made available on the agenda at the Shasta LAFCO website www.shastalafco.ca.gov the week before the meeting.

Please submit written comments regarding any of these projects to Shasta LAFCO, 2516-A Goodwater Avenue, Redding, CA 96002 or by email to engs@shasta.lafco.ca.gov by January 29, 2016. For more information about this public hearing and related proposed Shasta LAFCO actions please feel free to contact a staff member at (530)242-1112.

January 11, 2016
Legal Notice of Hearings

January 15, 2016 891512

I certify under penalty of perjury that the foregoing is true and correct, at Redding, California on the above date.

RECORD SEARCHLIGHT
1101 Twin View Blvd, Redding, CA 96003

Exhibit D
Public Agency and Interested Parties Notice of Public Hearing

I.cs Baugh
County Member

Irwin Hunt
Special District .nate



Brent Weaver
City Member

Dick Fyten
Public Member

Larry Parr
City Member

Pam Giacomini
County Member Alternate

David Kohoc
County Member

Bob Richardson
Public Member Alternate

James Yarbrough
City Member Alternate

Brenda Haynes
Special District Member

Stephen Morgan
Special District Member

James M. Underwood
Interim Executive Officer,
General Counsel

Notice of Public Hearing and Request for Comments

DATE: January 11, 2016

TO: Affected Agencies and Interested Parties

FROM: Kathy Bull, Manager *K. Bull*

SUBJECT: Proposed Reorganization, LAFCO Number 2015-54 Union School Road Reorganization; Mountain Gate CSD

NOTICE IS HEREBY GIVEN that the Shasta Local Agency Formation Commission (LAFCO) will hold a public hearing on **Thursday, February 4, 2016**, at a regularly scheduled Commission meeting beginning at 9:00 a.m. in the Shasta County Board of Supervisors Chambers located at 1450 Court Street, Redding for the following matters:

Shasta LAFCO will consider a reorganization by concurrent annexation to district, detachment from district of the Mountain Gate Community Service District (CSD). This project, if approved, will annex and detach from approximately 311 acres in the unincorporated area of Shasta County and 150 acre of lands in the area of Shasta Lake Fire Protection District to transfer into the Mountain Gate CSD. The proposed reorganization map and a copy of the application that includes a description of the project are enclosed with this notice.

The proposed amendment is being made in accordance with the Cortese-Knox-Hertzberg Act (Government Code Section 56000 et seq.), which requires LAFCOs to consider the effects that a proposal may have on lands within our jurisdiction. LAFCO law contains various provisions that encourage the annexation of islands (Government Code Section 56375, 56375.3 and 56688) and provision that discourage the future creation of islands (i.e. 56744 and 56757).

Under the California Environmental Quality Act of 1970 (CEQA), the proposal will not have any significant adverse impacts upon the environment.

Shasta LAFCO is requesting written comments from all affected agencies and interested parties. Please review the enclosed documents, and return any written comments to Shasta LAFCO, 2516 Goodwater Ave, Suite A, Redding, CA 96002 or by email to exec@shasta.lafco.ca.gov no later than **January 29, 2016** in order to be included with the staff report for the Commission. All interested parties are invited to attend the public hearing on February 4, 2016. If you have any questions, please feel free to contact a staff member at (530) 242-1112.

Enclosures: *Application*
CEQA Negative Declaration

2516 Goodwater Avenue, Suite A, Redding, CA 96002
Office 530.242.1112 ~ Fax: 530.242.1113
exec@shasta.lafco.ca.gov

Handwritten scribble

Shasta County Office of Education
1644 Magnolia
Redding, CA 96001

Shasta Union High School District
2200 Eureka Way
Redding, CA 96001

Shasta College
P.O. Box 496006
Redding, CA 96049-6006

French Gulch ESD
P.O. Box 368
French Gulch, CA 96033

Shasta Lake Fire Protection District
4126 Ashby Court
Shasta Lake, CA 96019

Shasta Mosquito & Vector Control District
P.O. Box 990331
Redding, CA 96099

Western Shasta Resource Conservation District
6270 Parallel Road
Anderson, CA 96007

Gateway Unified School District
4411 Mountain Lakes Blvd.
Redding, CA 96003

California Department of Fish & Wildlife
Attn: Amy Henderson
601 Locust
Redding, CA 96001

Shasta County Planning Department
Attn: Rick Simon
1855 Placer Street
Redding, CA 96001

Shasta County Surveyor
1855 Placer Street
Redding, CA 96001

City of Shasta Lake
P.O. Box 777
Shasta Lake, CA 96019

Shasta County Auditor
1450 Court Street
Redding, CA 96001

Shasta County Assessor
1450 Court Street
Redding, CA 96001

Shasta County Registrar of Voters
1643 Market Street
Redding, CA 96001

Shasta County Fire Department (CSA #1)
Attn: Chief Mike Hebrard
875 Cypress Avenue
Redding, CA 96001

Mountain Gate Community Services District
Attn: Jeff Cole
14508 Wonderland Blvd
Redding, CA 96003

Stephen Morgan
Shasta Lake Fire Protection District
1426 Ashby Court
Shasta Lake, CA 96019

Chris Kobe
P.O. Box 776
Shasta Lake, CA 96019

Shasta County Administrative Offices
Attention: Megan Dorney
1450 Court Street, Suite 308A
Redding, CA 96001-1670

Angel Christy Lynn
19413 Leclair Ln
Redding, Ca 96003

Danielson Michael W & Roberta
13959 Cody Ln
Redding, Ca 96003

Calantropio Bruce P & Kary L
Po Box 379
Shasta Lake, Ca 96019

Mccarthy Michael P Trust
11 Higuera St
San Luis Obispo, Ca 93401

Union Pacific Railroad Company
1400 Douglas Street
Omaha, Ne 68179

Rife Ronald O & Donna Lee Tr
Po Box 71001
Shasta Lake, Ca 96079

Brizendine Family Trust
19481 Rambling Oak Dr
Redding, Ca 96003

Englund Ruberth S L
19463 Rambling Oak Dr
Redding, Ca 96003

Corcoran Peter A & Joy A
13567 Phaedra Ln
Redding, Ca 96003

Schroder Judith A & Bertrand
Claudia E Tr
Po Box 1097
Shasta Lake City, Ca 96019

Schroder Judith A & Bertrand
Claudia E Tr
Po Box 1097
Shasta Lake City, Ca 96019-1097

Zimmerman Norman K & Patricia A
Rev Liv Trust
2019 Ladera Dr
Lincoln, Ca 95648

Nelsen Timothy Vern
2508 Alder St
Bakersfield, Ca 93301

Beadle Michael A & Marilyn
Po Box 962
Rainier, Wa 98576-9605

Perleberg Ruth G
2241 Gold St
Redding, Ca 96001

Garland Daniel Raymond
19486 Union School Rd
Redding, Ca 96003

Scherf Fredrich Family Living Trust
2332 Ravenwood Dr
Lemon Grove, Ca 91945

Rose Ernestine
6240 Oliver Rd
Paradise, Ca 95969

Brooks Kristine & Doug 2013 Trust
19750 Union School Rd
Redding, Ca 96003

Walters James R Trustee
Po Box 585
Lakehead, Ca 96051

Trublood Shaun
13922 Walter Ave
Redding, Ca 96003

Mccarty Billy & Melba J
1433 Colusa St
Corning, Ca 96021

Gordon Carey A
13884 Walter Ave
Redding, Ca 96003

Brooks Kristine & Doug 2013 Trust
Etal
19750 Union School Rd
Redding, Ca 96003

Barzin Trust
Po Box 492414
Redding, Ca 96049-2414

Hoagland John & Rebecca
13582 Hanna Way
Redding, Ca 96003

Pimentel Edward & Shanna L
25150 S Cow Creek Rd
Millville, Ca 96062

Evans James Oscar & Churstie
Marion
Po Box 7
Big Bend, Ca 96011

Goble Lance & Deborah Lynn
13450 Mitchellinda Dr
Redding, Ca 96003

Bonnett Gerald L & Pamela
19518 Natalie Way
Redding, Ca 96003

**Stiles Melvin & Lois
19614 Natalie Way
Redding, Ca 96003**

**Stiles Melvin E & Lois E
19614 Natalie Way
Redding, Ca 96003**

**Tierra Oaks Golf Club Inc
19700 La Crescenta Dr
Redding, Ca 96003**

**Ross Revocable Living Trust
13497 Tierra Heights Rd
Redding, Ca 96003**

**Holcomb Gregory W Tr
13330 Tierra Heights Rd
Redding, Ca 96003**

**Rackl Kevin Lawrence Etal
15101 Summer Shade Ln
Redding, Ca 96003**

**Larson Kenneth & Eric
4431 California St
San Francisco, Ca. 94118**

**Evans Richard L & Diana L Tr
19735 Michelle Way
Redding, Ca 96003**

**Kobe Christopher L & Kay E Tr
Po Box 776
Shasta Lake, Ca 96019**

**Evans Richard L & Diana L Tr
19735 Michelle Way
Redding, Ca 96003**

Easy Peel® Labels
Use Avery® Template 5162®

Recycled Paper



Bend along line to
expose Pop-up Elements™



Kenneth Larsen
4431 California Street
San Francisco, CA 94118

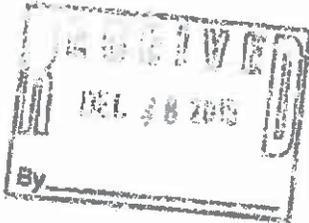
Christine Kuhn and Doug Brooks
19750 Union School Road
Redding, CA 96003

Tom and Hilly Wallis
19721 Neoma Lane
Redding, CA 96003

Chris and Kay Kobe
PO Box 776
Shasta Lake City, CA 96019

Aziz and Alene Barzin
949 Willow Brook Lane
Redding, CA 96003

Exhibit E
Shasta County Board of Supervisors Resolution 2015-141
Tax Exchange Agreement



FILE COPY

RESOLUTION NO. 2015-141

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
PERTAINING TO AN EXCHANGE OF TAX REVENUE
RELATED TO AN ANNEXATION BY THE
MOUNTAIN GATE COMMUNITY SERVICES DISTRICT**

WHEREAS, Revenue & Taxation Code Section 99, as amended, provides for the affected agencies to determine an appropriate property tax transfer for all jurisdictional changes of organizations occurring within Shasta County prior to the proposal being considered by the Shasta Local Agency Formation Commission (LAFCO); and

WHEREAS, in the case of a jurisdictional change that will result in a special district providing one or more services to an area where those services have not been previously provided by any local agency, the provisions of Revenue & Taxation Code Section 99.01, as amended, shall also apply; and

WHEREAS, the Mountain Gate Community Services District has submitted an application to Shasta LAFCO to annex approximately 311 acres in the unincorporated area of Shasta County into the Mountain Gate Community Services District; and

WHEREAS, a portion of the area will also be concurrently annexed from the Shasta Lake Fire Protection District into the Mountain Gate Community Services District; and

WHEREAS, the annexation by the Mountain Gate Community Services District has been identified by LAFCO as "LAFCO No. 2015-54-Union School Road Reorganization: Mountain Gate CSD"; and

WHEREAS, a map showing the proposed area to be annexed to the Mountain Gate Community Services District (the "Annexation") is attached as Exhibit A; and

WHEREAS, the phrase "area of the Annexation" shall refer to the area to be annexed by the Mountain Gate Community Services District; and

WHEREAS, the current distribution of property taxes for the affected properties within the area of the Annexation has been determined and provided to each affected agency; and

WHEREAS, the County of Shasta and the Mountain Gate Community Services District wish to agree to a distribution of property tax revenues and sales tax revenues in the area of the Annexation;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Shasta does hereby agree to the following distribution of property taxes generated in the area of the Annexation after the effective date of the Annexation:

1. Base Year Property Tax Revenue, as defined by the Revenue & Taxation Code, shall be distributed as follows:
 - a. To the County of Shasta, 100 percent of the base year property tax revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - b. To the Mountain Gate Community Services District, zero percent of the base year property tax revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - c. To each Special District (as defined in Revenue & Taxation Code Section 95(m)) affected by the Annexation, 100 percent of the base year property tax revenue allocated to each Special District pursuant to the Tax Rate Allocation Factors established by law.
 - d. To the Mountain Gate Community Services District, zero percent of the base year property tax revenue allocated to all other Special Districts affected by the Annexation pursuant to the Tax Rate Allocation Factors established by law.
 - e. Should an independent property tax exchange agreement between the Mountain Gate Community Services District and a Special District affected by the Annexation be adopted in compliance with the provisions of Revenue & Taxation Code section 99.01, the provisions of that agreement shall govern over the provisions in Paragraph 1(c) and 1(d) of this Resolution.
 - f. No Tax Rate Allocation Factors shall be changed or otherwise impacted by this Resolution.
2. Annual Property Tax Increment Revenue, as defined by the Revenue & Taxation Code, shall be distributed as follows:
 - a. To the County of Shasta, 100 percent of the current and future annual property tax increment revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - b. To the Mountain Gate Community Services District, zero percent of the current and future annual property tax increment allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.

- c. To each Special District (as defined in Revenue & Taxation Code Section 95(m)) affected by the Annexation, 100 percent of the current and future annual property tax increment revenue allocated to each Special District pursuant to the Tax Rate Allocation Factors established by law.
- d. To the Mountain Gate Community Services District, zero percent of the current and future annual property tax increment revenue allocated to all other Special Districts affected by the Annexation pursuant to the Tax Rate Allocation Factors established by law.
- e. Should an independent property tax exchange agreement between the Mountain Gate Community Services District and a Special District affected by the Annexation be adopted in compliance with the provisions of Revenue & Taxation Code section 99.01, the provisions of that agreement shall govern over the provisions in Paragraph 2(c) and 2(d) of this Resolution.
- f. No Tax Rate Allocation Factors shall be changed or otherwise impacted by this resolution.

BE IT FURTHER RESOLVED that the County Executive Officer, to the extent permissible by law, is hereby authorized to sign any documents pertaining to implementation of this resolution and to act as the Board of Supervisors representative in the above related tax exchange matter.

DULY PASSED AND ADOPTED this 15th day of December, 2015 by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Moty, Giacomini, Baugh and Kehoe
NOES: None
ABSENT: Supervisor Schappell
ABSTAIN: None
REFUSE: None



LEONARD MOTY, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G LEES
Clerk of the Board of Supervisors

By: 

Deputy

Exhibit A

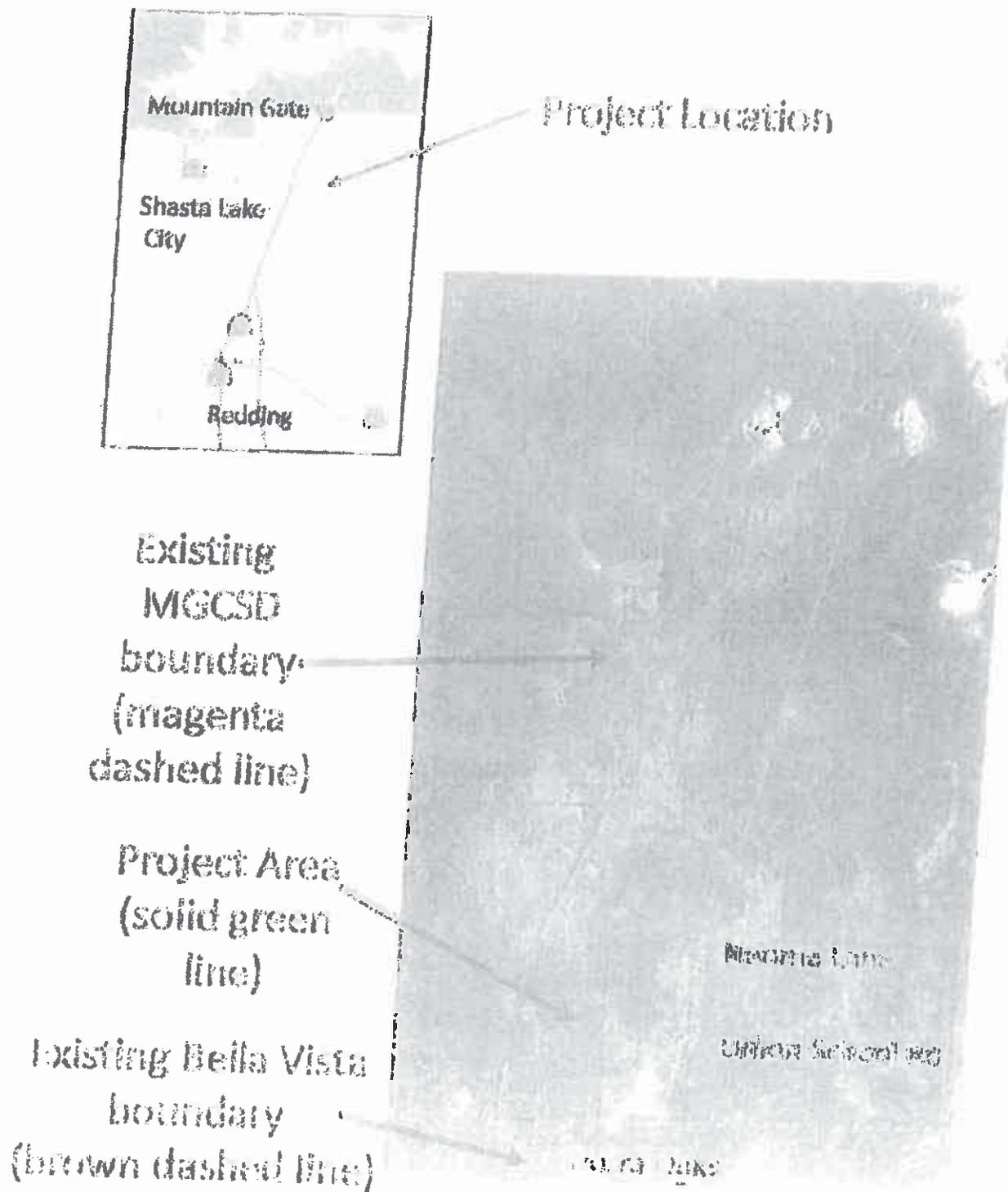


Figure 1. Location Map of Project Area

Exhibit F
Shasta Lake Fire Protection District Resolution 15-15 Detachment

RESOLUTION NO. 15-15

COPY

**A RESOLUTION OF THE SHASTA LAKE FIRE PROTECTION DISTRICT
LAFCO FILE NO. 2013-03 – DETACHMENT OF SERVICES PROVIDED WITHIN THE
MOUNTAIN GATE COMMUNITY SERVICES FIRE PROTECTION DISTRICT**

WHEREAS, request has been made to the Board of Directors of the Shasta Lake Fire Protection District for negotiation in accordance with section 99.1 of the Revenue and Taxation Code and;

WHEREAS, this request relates to the annexation and resulting detachment of primary fire service responsibilities to the 150 acre portion of lands that reside within the reorganization project boundary, APN#s 306-050-003, 306-050-001 and 306-010-004, and the resulting transfer of such responsibility to the Mountain Gate Community Fire Protection District;

WHEREAS, following completion of the annexation, the Shasta Lake Fire Protection District will no longer be providing fire services to the detached lands absent as required under any Mutual Aid Agreement,

WHEREAS, the Shasta Lake Fire Protection District presently receives annual tax monies, to facilitate fire protection services, from the property being detached and assigned to the jurisdiction of the Mountain Gate Community Facilities District.

WHEREAS, the annual tax monies received from the property being detached total \$342.32, annually.

WHEREAS, the Board of Directors of Shasta Lake Fire Protection District voted unanimously to support, by motion, the Union School Road Reorganization project on February 10, 2014; however, the annexation was not completed for failure to secure a tax sharing agreement between the County of Shasta and Mountain Gate Community Fire Protection District; and,

WHEREAS, the Shasta Lake Fire Protection District is again presented with the annexation to detach the same lands and tax monies to the Mountain Gate Community Facilities District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Shasta Lake Fire Protection District hereby consents to detach the primary fire service responsibilities to the 150 acre portion of lands that reside within the reorganization project boundary, APN#s 306-050-003, 306-050-001 and 306-010-004.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Shasta Lake Fire Protection District hereby agree and acknowledge that the current and future tax revenues derived from these parcels presently benefitting the Shasta Lake Fire Protection District shall be transferred to the Mountain Gate Community Services Fire Protection District.

BE IT FURTHER RESOLVED that the Secretary of the Board is hereby authorized and directed to transmit notice of this resolution to Shasta LAFCO and Shasta County office of the Auditor.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Shasta Lake Fire Protection District at a regular meeting of said Board held on October 12, 2015, by the following vote:

AYES: DIRECTORS SMITH, MORNINGSTAR, CHASE, KILSON & MORGAN
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE


Chairman of the Board

ATTEST:


Clerk of the board

Exhibit G
Mountain Gate CSD Resolution 2016-01
County Tax Exchange Agreement



14508 Wonderland Boulevard • Redding, California 96003
Phone: (530) 275-3002 • Fax: (530) 275-3043 • www.mountaingatecsd.com

RESOLUTION 2016-01

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MOUNTAIN GATE COMMUNITY SERVICES DISTRICT
TO RESCIND RESOLUTION 2015-38 AND ADOPT A TAX EXCHANGE AGREEMENT
BETWEEN MOUNTAIN GATE COMMUNITY SERVICES DISTRICT AND
THE COUNTY OF SHASTA**

WHEREAS, Revenue & Taxation Code Section 99, as amended, provides for affected agencies to determine an appropriate property tax transfer for all jurisdictional changes of organizations occurring within Shasta County prior to the proposal being considered by the Shasta Local Agency Formation Commission (LAFCO)

NOW, THEREFORE, BE IT RESOLVED, that the Mountain Gate Community Services District Gate Community Services District do hereby agree to the distribution of property taxes generated in the area of the Annexation, outlined in the County of Shasta Resolution 2015-141 attached hereto as Exhibit "A".

PASSED AND ADOPTED by the Board of Directors on this 13th day of January, 2016 by the following vote

AYES: Peterson, Gunter, Selby, Anderson, Stierli

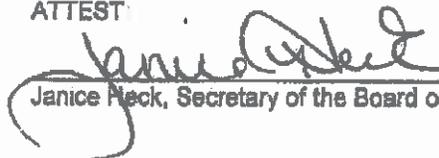
NOES: none

ABSENT: none

ABSTAINED: none


David Selby, Chairman

ATTEST:


Janice Neck, Secretary of the Board of Directors

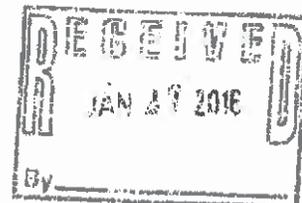


EXHIBIT "A"

RESOLUTION NO. 2015-141

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
PERTAINING TO AN EXCHANGE OF TAX REVENUE
RELATED TO AN ANNEXATION BY THE
MOUNTAIN GATE COMMUNITY SERVICES DISTRICT

WHEREAS, Revenue & Taxation Code Section 99, as amended, provides for the affected agencies to determine an appropriate property tax transfer for all jurisdictional changes of organizations occurring within Shasta County prior to the proposal being considered by the Shasta Local Agency Formation Commission (LAFCO); and

WHEREAS, in the case of a jurisdictional change that will result in a special district providing one or more services to an area where those services have not been previously provided by any local agency, the provisions of Revenue & Taxation Code Section 99.01, as amended, shall also apply; and

WHEREAS, the Mountain Gate Community Services District has submitted an application to Shasta LAFCO to annex approximately 311 acres in the unincorporated area of Shasta County into the Mountain Gate Community Services District; and

WHEREAS, a portion of the area will also be concurrently annexed from the Shasta Lake Fire Protection District into the Mountain Gate Community Services District; and

WHEREAS, the annexation by the Mountain Gate Community Services District has been identified by LAFCO as "LAFCO No. 2015-54-Union School Road Reorganization: Mountain Gate CSD"; and

WHEREAS, a map showing the proposed area to be annexed to the Mountain Gate Community Services District (the "Annexation") is attached as Exhibit A; and

WHEREAS, the phrase "area of the Annexation" shall refer to the area to be annexed by the Mountain Gate Community Services District; and

WHEREAS, the current distribution of property taxes for the affected properties within the area of the Annexation has been determined and provided to each affected agency; and

WHEREAS, the County of Shasta and the Mountain Gate Community Services District wish to agree to a distribution of property tax revenues and sales tax revenues in the area of the Annexation;

THIS INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST DEC 16 2015

CLERK OF THE BOARD
By: *[Signature]*

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Shasta does hereby agree to the following distribution of property taxes generated in the area of the Annexation after the effective date of the Annexation:

1. Base Year Property Tax Revenue, as defined by the Revenue & Taxation Code, shall be distributed as follows:
 - a. To the County of Shasta, 100 percent of the base year property tax revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - b. To the Mountain Gate Community Services District, zero percent of the base year property tax revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - c. To each Special District (as defined in Revenue & Taxation Code Section 95(m)) affected by the Annexation, 100 percent of the base year property tax revenue allocated to each Special District pursuant to the Tax Rate Allocation Factors established by law.
 - d. To the Mountain Gate Community Services District, zero percent of the base year property tax revenue allocated to all other Special Districts affected by the Annexation pursuant to the Tax Rate Allocation Factors established by law.
 - e. Should an independent property tax exchange agreement between the Mountain Gate Community Services District and a Special District affected by the Annexation be adopted in compliance with the provisions of Revenue & Taxation Code section 99.01, the provisions of that agreement shall govern over the provisions in Paragraph 1(c) and 1(d) of this Resolution.
 - f. No Tax Rate Allocation Factors shall be changed or otherwise impacted by this Resolution.
2. Annual Property Tax Increment Revenue, as defined by the Revenue & Taxation Code, shall be distributed as follows:
 - a. To the County of Shasta, 100 percent of the current and future annual property tax increment revenue allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.
 - b. To the Mountain Gate Community Services District, zero percent of the current and future annual property tax increment allocated to the County of Shasta pursuant to the Tax Rate Allocation Factors established by law.

- c. To each Special District (as defined in Revenue & Taxation Code Section 95(m)) affected by the Annexation, 100 percent of the current and future annual property tax increment revenue allocated to each Special District pursuant to the Tax Rate Allocation Factors established by law.
- d. To the Mountain Gate Community Services District, zero percent of the current and future annual property tax increment revenue allocated to all other Special Districts affected by the Annexation pursuant to the Tax Rate Allocation Factors established by law.
- e. Should an independent property tax exchange agreement between the Mountain Gate Community Services District and a Special District affected by the Annexation be adopted in compliance with the provisions of Revenue & Taxation Code section 99.01, the provisions of that agreement shall govern over the provisions in Paragraph 2(c) and 2(d) of this Resolution.
- f. No Tax Rate Allocation Factors shall be changed or otherwise impacted by this resolution.

BE IT FURTHER RESOLVED that the County Executive Officer, to the extent permissible by law, is hereby authorized to sign any documents pertaining to implementation of this resolution and to act as the Board of Supervisors representative in the above related tax exchange matter.

DULY PASSED AND ADOPTED this 15th day of December, 2015 by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Moty, Giacomini, Baugh and Kehoe
NOES: None
ABSENT: Supervisor Schappell
ABSTAIN: None
RECUSE: None



LEONARD MOTY, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

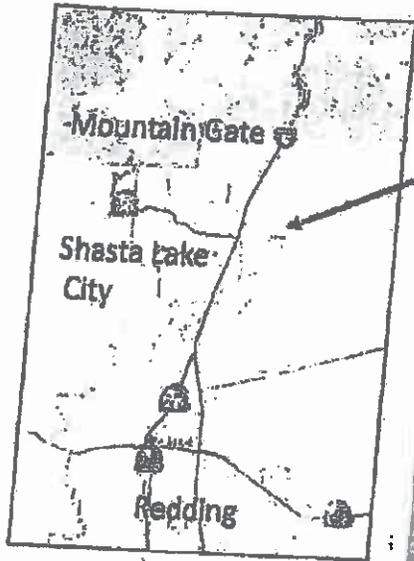
ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: 

Deputy

Exhibit A



Project Location

Existing
MGCS
boundary
(magenta
dashed line)

Project Area
(solid green
line)

Existing Bella Vista
boundary
(brown dashed line)



Figure 1. Location Map of Project Area

Exhibit H
Mountain Gate CSD Resolution 2016-02 – Shasta Lake Fire
Protection District Tax Exchange Agreement



14508 Wonderland Boulevard · Redding, California 96003
Phone: (530) 275-3002 · Fax: (530) 275-3043 · www.mountaingatecsd.com

RESOLUTION 2016-02

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MOUNTAIN GATE COMMUNITY SERVICES DISTRICT
ADOPTING A TAX TRANSFER AGREEMENT
BETWEEN MOUNTAIN GATE COMMUNITY SERVICES DISTRICT AND
SHASTA LAKE FIRE PROTECTION DISTRICT**

WHEREAS, in accordance with Revenue & Taxation Code Section 99, as amended, provides for affected agencies to determine an appropriate property tax transfer for all jurisdictional changes of organizations occurring within Shasta County prior to the proposal being considered by the Shasta Local Agency Formation Commission (LAFCO).

WHEREAS, The Shasta Lake Fire Protection District presently receives annual tax monies, to facilitate fire protection services, from the property being detached and assigned to the jurisdiction of the Mountain Gate Community Services District.

WHEREAS, The Board of Directors for the Shasta Lake Fire Protection District support the annexation to detach land and tax monies to the Mountain Gate Community Services District.

NOW, THEREFORE, BE IT RESOLVED, that the Mountain Gate Community Services District Gate Community Services District do hereby agree and acknowledge that all current and future tax revenues derived from these parcels presently benefitting the Shasta Lake Fire Protection District be transferred to the Mountain Gate Community Services District in accordance with Shasta Lake Fire Protection District's Resolution No 15-15 attached hereto as Exhibit "A".

PASSED AND ADOPTED by the Board of Directors on this 13th day of January, 2016 by the following vote:

- AYES: Peterson, Gunter, Selby, Anderson, Sticli
- NOES None
- ABSENT None
- ABSTAINED None


David Selby, Chairman

ATTEST

Janice Heck, Secretary of the Board of Directors

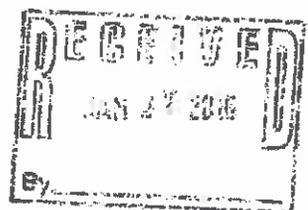


EXHIBIT "A"

RESOLUTION NO. 15-15

**A RESOLUTION OF THE SHASTA LAKE FIRE PROTECTION DISTRICT
LAFCO FILE NO. 2013-03 – DETACHMENT OF SERVICES PROVIDED WITHIN THE
MOUNTAIN GATE COMMUNITY SERVICES FIRE PROTECTION DISTRICT**

WHEREAS, request has been made to the Board of Directors of the Shasta Lake Fire Protection District for negotiation in accordance with section 99.1 of the Revenue and Taxation Code and;

WHEREAS, this request relates to the annexation and resulting detachment of primary fire service responsibilities to the 150 acre portion of lands that reside within the reorganization project boundary, APN#s 306-050-003, 306-050-001 and 306-010-004, and the resulting transfer of such responsibility to the Mountain Gate Community Fire Protection District;

WHEREAS, following completion of the annexation, the Shasta Lake Fire Protection District will no longer be providing fire services to the detached lands absent as required under any Mutual Aid Agreement,

WHEREAS, the Shasta Lake Fire Protection District presently receives annual tax monies, to facilitate fire protection services, from the property being detached and assigned to the jurisdiction of the Mountain Gate Community Facilities District.

WHEREAS, the annual tax monies received from the property being detached total \$342.32, annually.

WHEREAS, the Board of Directors of Shasta Lake Fire Protection District voted unanimously to support, by motion, the Union School Road Reorganization project on February 10, 2014; however, the annexation was not completed for failure to secure a tax sharing agreement between the County of Shasta and Mountain Gate Community Fire Protection District; and;

WHEREAS, the Shasta Lake Fire Protection District is again presented with the annexation to detach the same lands and tax monies to the Mountain Gate Community Facilities District.

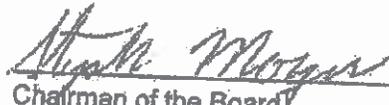
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Shasta Lake Fire Protection District hereby consents to detach the primary fire service responsibilities to the 150 acre portion of lands that reside within the reorganization project boundary, APN#s 306-050-003, 306-050-001 and 306-010-004.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Shasta Lake Fire Protection District hereby agree and acknowledge that the current and future tax revenues derived from these parcels presently benefitting the Shasta Lake Fire Protection District shall be transferred to the Mountain Gate Community Services Fire Protection District.

BE IT FURTHER RESOLVED that the Secretary of the Board is hereby authorized and directed to transmit notice of this resolution to Shasta LAFCO and Shasta County office of the Auditor.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Shasta Lake Fire Protection District at a regular meeting of said Board held on October 12, 2015, by the following vote:

AYES: DIRECTORS SMITH, MORNINGSTAR, CHASE, WILSON & NORDMAN
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE


Chairman of the Board

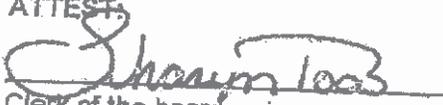
ATTEST:

Clerk of the board

Exhibit I
Mountain Gate CSD Resolution 2015-42 – Authorizing
Reorganization Application

MOUNTAIN GATE
COMMUNITY SERVICES DISTRICT

Established 1956

14508 Wonderland Boulevard • Redding, California 96003
Phone: (530) 275-3002 • Fax: (530) 275-3043 • www.mountaingatesd.com

RESOLUTION NO. 2015-42

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN GATE COMMUNITY SERVICES DISTRICT RESCINDING RESOLUTION 2014-03
AND ADOPTING RESOLUTION 2015-42 AUTHORIZING THE SUBMISSION OF THE LAFCO
APPLICATION AND ASSOCIATED CEQA DOCUMENTATION ASSOCIATED WITH THE
ANNEXATION OF CERTAIN PROPERTIES
ON THE NEOMA LANE AND UNION SCHOOL ROAD**

WHEREAS, the Board of Directors of the Mountain Gate Community Services District (District) approved District Resolution 2015-41 which stated that the District will act as a proponent for the annexation of certain properties on Neoma Lane and Union School Road into the District service area and seek approval from the Shasta County Local Agency Formation (LAFCO) for a service area boundary adjustment;

WHEREAS, the Board of Directors directed in District Resolution 2015-41 that the General Manager ensure compliance with all regulatory requirements, including the completion of an environmental assessment and the necessary documentation pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, the LAFCO application and appropriate CEQA documentation has been completed to the satisfaction of the General Manager;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the MGCSD does hereby direct the General Manager to submit the subject LAFCO application and associated CEQA documentation to LAFCO.

PASSED AND ADOPTED this 24th day of November 2015 at Mountain Gate, California, the following Directors voting thereon:

Aye: Anderson, Peterson, Stierli, Gunter

Noes: None

Abstained: None

Absent: Seib


Gary Gunter, Vice Chairman

Attest:


Janice Heck,
Secretary of the Board of Directors

MOUNTAIN GATE COMMUNITY SERVICES DISTRICT

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services 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: Anderson, Peterson, Stierli, Gunter
Noes: None
Absent: Selby
Abstain: None


Janice M. Heck
Secretary of the Board of Directors

State of California)
)
County of Shasta) ss.

I, Janice M. Heck, Secretary of the Mountain Gate Community Services District, do hereby certify that the foregoing is a full and correct copy of Resolution Number 2015-42 of said Board of Directors, and that the same has not been amended or repealed.


Janice M. Heck
Secretary of the Board of Directors



14508 Wonderland Boulevard • Redding, California 96003
Phone: (530) 275-3002 Fax: (530) 275-3047 www.mountaingatecsd.com

RESOLUTION NO. 2016-11

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MOUNTAIN GATE COMMUNITY SERVICES DISTRICT RESCINDING RESOLUTION 2013-11 AND ADOPTING RESOLUTION 2015-41 AUTHORIZING THE ANNEXATION OF PROPERTIES ON THE NEOMA LANE AND UNION SCHOOL ROAD

WHEREAS, there are a number of properties on Neoma Lane and Union School Road, as shown approximately on the attached map, that are located within the Mountain Gate Community Services District (MGCSD) sphere of influence and have been assumed to lie within the service area of MGCSD, but have been historically precluded from the district water service since 1956;

WHEREAS, the District owns two separate water mains which traverse these lands and are therefore outside of the water district;

WHEREAS, the responding landowners are in unanimous favor for the project;

WHEREAS, recognizing that the affected landowners will be valuable District customers that rely on District water service, annexation of the subject lands on Neoma Lane and Union School Road, as shown approximately on the attached map, is desirable.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the MGCSD does hereby confirm that the district shall act as proponent for the annexation of these lands into the MGCSD service area and shall seek approval from the Shasta County Local Agency Formation Commission for a service area boundary adjustment.

BE IT FURTHER RESOLVED that the General Manager shall ensure compliance with all regulatory requirements including the completion of an environmental assessment and the necessary documentation pursuant to the California Environmental Quality Act.

PASSED AND ADOPTED by the Board of Directors this 24th day of November, 2015 by the following vote:

AYES: Anderson, Peterson, Stierli, Bunkel
NOES: None
ABSENT: Selby
ABSTAINED: None



Gary Gunter, Vice Chairman

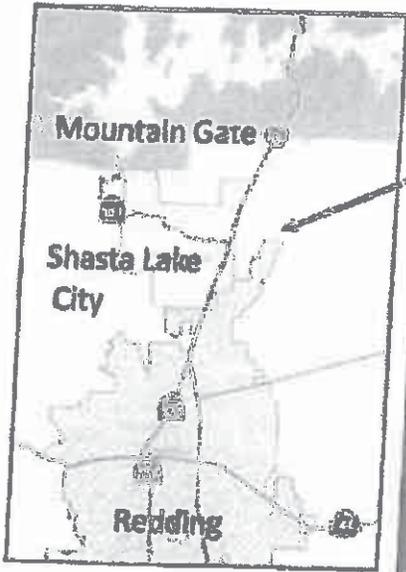
ATTEST:



Janice Heck, Secretary

SEAL

EXHIBIT F



Project Location

Existing Boundary (solid line)

Revision to Boundary (dashed line)

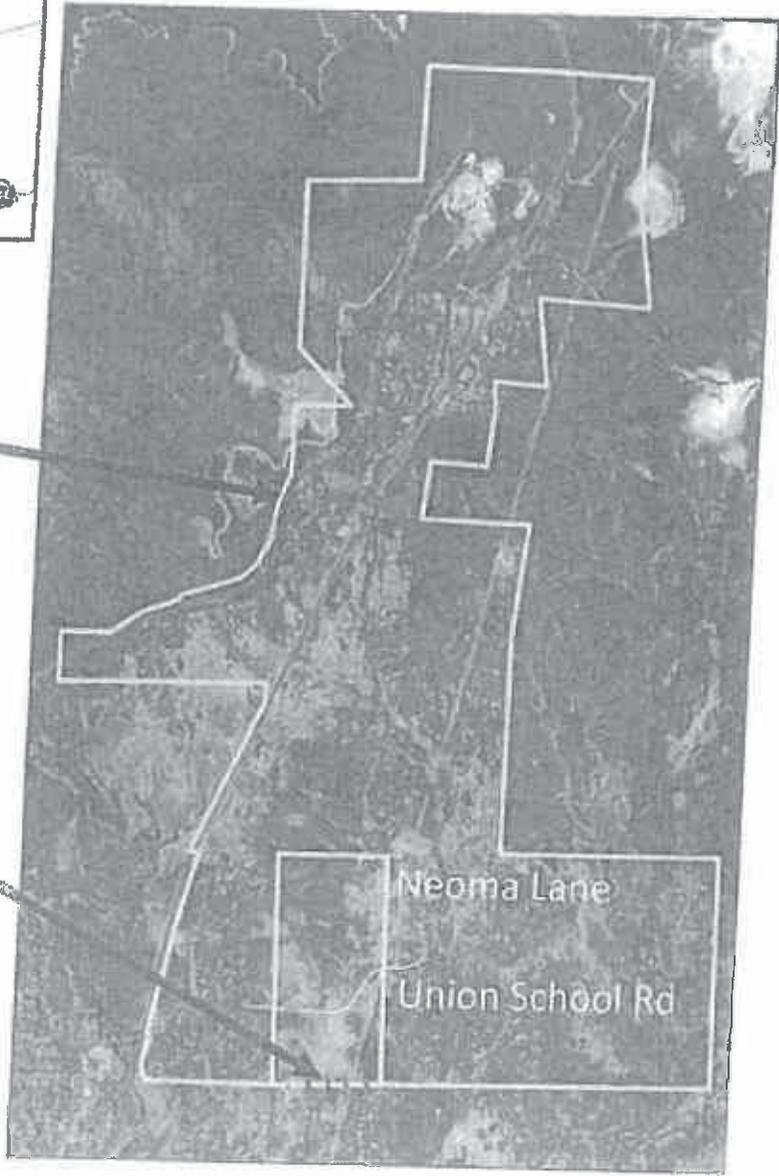


Figure 1 Project Location and Vicinity Map

Exhibit J
CEQA Documentation



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND Wildlife
Region 1 - Northern
601 Locust Street
Redding, CA 96001
http://www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Mountain Gate Community Services District
14506 Wonderland Blvd
Redding, CA 96003

CEQA Lead Agency: Mountain Gate Community Services District

Project Name: Linien School Road Reorganization

CEQA Document Type: Negative Declaration

State Clearing House Number and/or local agency ID number: N/A

Project Location: The project site is generally located on the north and south sides of Union School Road between Walter Avenue and Phaedra Lane, in the southern portion of the Mountain Gate Community Services District.

Brief Project Description: The project's sole intention is to align the Mountain Gate Community Services District (MGCSD) boundary line to comply with LAFCO recommendations of uniform boundary lines and elimination of service "islands". Since 1956, the MGCSD has provided water and fire protection for its district residents. Currently, Shasta County Fire provides service on the north half of the "island" and Shasta Lake Fire Protection District provides service to the lower half. These fire service areas will be detached and MGCSD will continue with fire protection.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By [Signature] Date March 6, 2014

Title Interior Conservation Program Supervisor

SHASTA LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 2016-01

**RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION
MAKING WRITTEN DETERMINATIONS AND ORDERING A REORGANIZATION OF
TERRITORY DESIGNATED AS LAFCO # 2015-54 MOUNTAIN GATE CSD – UNION
SCHOOL ROAD REORGANIZATION**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of Shasta Local Agency Formation Commission (Shasta LAFCO) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 or “CKH Act” Section 56000 of the California Code; and

WHEREAS, at the time and in the manner required by law (Government Code 56658) the Executive Officer gave notice of the proposal and set a hearing date of February 4, 2016.

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665 has reviewed this proposal and prepared report, including recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the Commission has heard, discussed and considered all evidence for and against the proposal, including but not limited to, the Executive Officer’s analysis and proposed conditions and recommendations, the environmental document, applicable general and specific plans, and all testimony, correspondence and exhibits received prior to or during this noticed public hearing; and

WHEREAS, the following facts are known to the Commission to be true:

1. The Mountain Gate CSD submitted a Resolution of Detachment of Services provided within the Mountain Gate Community Services Fire Protection District by Resolution 15-15 dated October 12, 2015.
2. The Mountain Gate CSD submitted a Resolution rescinding Resolution 2014-03 and adopting Resolution 2015-42, authorizing the submission of the LAFCO application and associated CEQA documentation associated with the annexation of certain properties on the Neoma Lane and Union School Road dated November 24, 2015.
3. The Mountain Gate CSD submitted a Resolution of an Exchange of Tax Revenue related to the annexation by the Mountain Gate Community by Resolution 2015-141 dated December 15, 2015.
4. The Sphere of Influence for the Mountain Gate CSD was updated and approved by Resolution 2014-16 dated June 5, 2014.

NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED as follows:

1. The Sphere of Influence for the Mountain Gate CSD was updated and approved by Resolution 2014-16 dated June 5, 2014. The foregoing finding and determinations are true and correct, are supported by substantial evidence in the records, and are adopted as herein above set forth.
2. The Commission, pursuant to Government Code Section 56425, makes the following specified determinations based upon data within the Shasta LAFCO staff report to update the Mountain Gate Community Services District’s Sphere of Influence Boundary:

- a. The boundaries of the proposed affected territories are definite and certain and conform to lines of assessment; and
 - b. There is a demonstrated need for municipal services and controls and that the Community Services District has the capability of meeting this need; and
 - c. The proposed reorganization is a reasonable expansion of the MG CSD; and
 - d. This proposal is in compliance with the policies and priorities of Section 56377 of the Cortese-Know-Hertzberg Act of 2000.
3. The Commission, as Responsible Agency, certifies it has independently reviewed and considered the Negative Declaration prepared by the MG CSD, as Lead Agency, concerning potential impacts associated with the proposed reorganization in accordance with the California Environmental Quality Act (CEQA). The Commission finds the Negative Declaration (finding of no significant adverse environmental effect) is adequate and directs the Executive Officer to file a Notice of Determination within five (5) working days with the Humboldt County Clerk.
 4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by law.
 5. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the Shasta LAFCO office, 2516 Goodwater Avenue, Suite A, Redding, California 96002.
 6. The Mountain Gate CSD – Union School Road Reorganization is hereby approved as presented on the attached map which includes certain properties on Neoma Lane and Union School Road, contingent upon the satisfaction of following terms and conditions:
 - a. Completion of the 30-day reconsideration period provided under G.C. Section 56895.
 - b. Submittal of a final map and geographic description of the affected territory conforming to State Board of Equalization requirements.
 - c. The effective date shall be the date of Certificate of Completion recordation. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
 - d. Upon effective date of the proposal, the affected territory will be subject to authorized charges, fees, assessments, and taxes lawfully enacted by the MG CSD. The affected territory will also be subject to MG CSD rates, rules, regulations, and ordinances.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 4th day of February 2016 and adopted by the following vote:

AYES:
 NOES:
 ABSTAINS:
 ABSENT:

Dated: _____

Stephen Morgan, Chair
 Shasta Local Agency Formation Commission

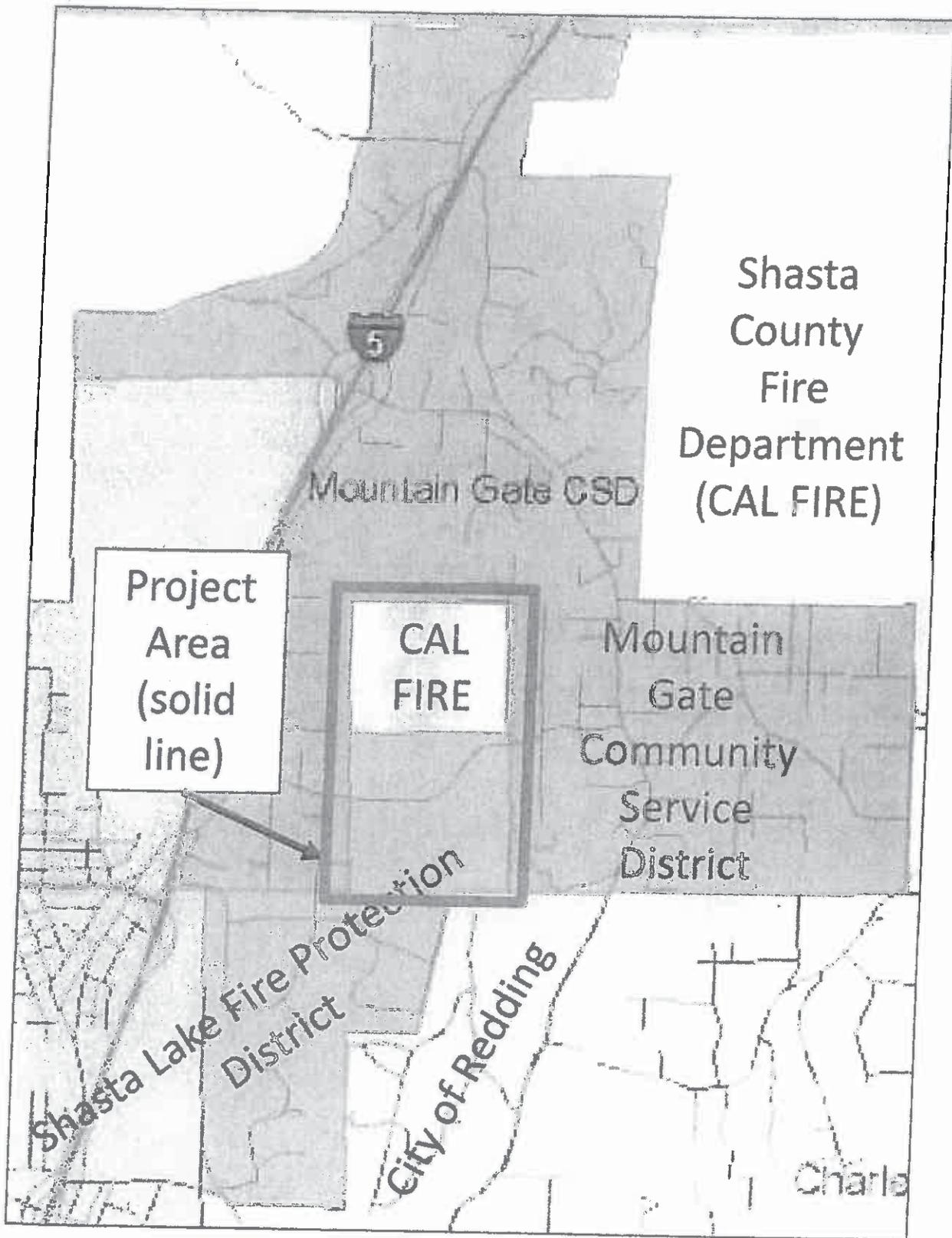


Figure 3. Fire Districts

Narrative for #15

- **An enumeration and description of the services to be extended to the affected territory.**

For this project, the Mountain Gate Community Services District (District) will provide all services currently provided to the balance of the District. These services provided are within the scope of the original District charter of 1956. Services Enumerated are:

1. **Water service.**

Existing water mains are currently located adjacent to established dwellings. There are no expected water main extensions or expansion of the water distribution plant or facilities due to this application. Any attachment of water meters to the existing water system is outside the scope of this application.

2. **Fire service.**

Current fire service for the northern half of the Project Area is provided by Shasta County Fire Department (CAL FIRE). The lower half of the Project Area is within the Shasta Lake Fire Protection District. Exhibit H presents Figure 3 that shows the Shasta Lake Fire Protection District in the Project Area. There is currently a mutual aid agreement in place for the whole Project Area between Shasta Lake Fire Protection District and the District, with Shasta Lake Fire Protection District having primary call out. With this application there would be a detachment and reattachment of these services, with the District taking over primary call out. This change will have negligible effect on either entity as the Project Area is approximately equidistant from both fire houses. Historically, the District has arrived first at fires in and near the Project Area.

- **The level and range of those services.**

The level and range of services to be provided to the Project Area is equal to that being delivered to the balance of the District. The District has sufficient water and fire resources available to provide current level of response time for fire and emergency services. At maximum build out of current properties of the Project Area and the balance of the District, the District has adequate resources not only to provide water to the Project Area, but also not to lessen any of the current level or range of services being provided to the balance of the District.

- **An indication of when those services can feasibly be extended to the affected territory.**

Once the District boundary is realigned, water services would be extended to the affected territory immediately. No additional water mains and other municipal infrastructure need to be installed. Theoretically, if a land owner in the affected territory wanted to take advantage of the new water service, it would be at their cost to purchase a meter from the District and install the private piping to their residence.

- **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.**

There is no indication of changing, upgrading, or other improvements required for the approval of this project. All required water main service, roads, fire egress, and hydrants are currently in place. Should a property owner request a meter, the property owner would bear all costs for that hook up.

- **Information with respect to how those services will be financed.**

For fire protection, there will be a tax exchange agreement with Shasta County. This area is a burden on Shasta County fire due to the island location within the sphere of influence of District. The property owner will bear the burden of financing the water hook up fees and would pay monthly to the District for water use.

