MEMORANDUM
LOCAL AGENCY FORMATION COMMISSION

TO:        Local Agency Formation Commission
FROM:      Stephen Lucas, Executive Officer
SUBJECT:   LAFCO File No's: 19-04 (1212 Glenwood Ave) and 19-05 (1417 Glenwood Ave)
Sewer Extension Approvals
DATE:      September 26, 2019 for the meeting of October 3, 2019

Background Summary

1. The owners of two unincorporated parcels, **1212 Glenwood Avenue** (APN 042-350-007-Brians) and **1417 Glenwood Avenue** (APN 042-320-042-Jones) reported failing septic systems and requested sewer service from the City of Chico (City) sewer system.

2. The City subsequently sent the LAFCO Executive Officer two documented Emergency Extension of Services Applications which were approved by the Executive Officer pending a full review by the Commission. Attached to both emergency approvals was a cautionary notice (**Attachment 1**) that advised the City, prior to sewer connection, of the potential requirement to annex the parcels.

3. The City followed up the Emergency approvals with the submittal of two regular Applications for Extended Services by Contract or Agreement which were considered and approved by the Commission. The Commission conditioned the two applications as follows:

   - **LAFCo File No. 19-05 - 1212 Glenwood Avenue** (APN 042-350-007-Brians), Approved January 7, 2019
     
     **Section 3. Conditions requested by LAFCo:**
     
     A. *The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within six (6) months of the approval of this extension of services authorization.***

   - **LAFCo File No. 19-06 - 1417 Glenwood Avenue** (APN 042-320-042-Jones), Approved February 7, 2019
     
     **Section 3. Conditions requested by LAFCo:**
     
     A. *The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within five (5) months of the approval of this extension of services authorization.***

4. The above conditions required the City to initiate the annexations by July 7, 2019 which was not achieved. Staff notified (**Attachment 2**) the City of this lapsed condition and
requested the City advise the Commission as to the City's intended actions to comply with
the above conditions.

Requested Extension

The City provided a letter (Attachment 3) on August 21, 2019, requesting an extension of time to
comply with the annexation conditions. As explained in their letter, City staff has been working
with LAFCO staff to develop a comprehensive annexation plan that will address the remaining
five islands within the City, including the 43 acre, 75 parcel Glenwood Avenue island area
shown below (Figure 1) which contains the affected parcels.

The goal of the comprehensive plan is to provide for a fixed annexation schedule that the City
and LAFCO can rely upon and that allows the City to integrate the annexation area into their
service plans over a period of years. This is especially important in light of the large 400
acre/690 parcel North Chico Annexation that was approved in June of 2019 and the pending
annexation of the Chapman and Mulberry neighborhood (205 acre/472 parcel), which will be
effective July 1, 2020.

Aside from the large annexations discussed above, the City continues to struggle with the
population increases and related service impacts resulting from the relocation of 10,000 -
15,000 persons displaced by the Camp Fire. The next few years will remain fiscally challenging
for the City to meet its responsibilities and provide effective services. It is the City's hope that a
fixed annexation plan will provide some stability to how quickly it assumes jurisdictional
responsibility for additional residents.

ACTION REQUESTED: Consider public testimony and grant a time extension for the
implementation of Conditions (A) of Section 3 of projects 19-05 (Res No.09 2018/19) and 19-06
(Res No.13 2018/19) for a period of one year time from the date of original approval.
Emergency Service Extension Authorization Caution Notice

November 14, 2018
1212 Glenwood Ave (Brians)
APN 042-350-007

This parcel is contiguous to City boundaries and therefore it is feasible to annex to the City in order to obtain sewer services.

Staff will recommend to the Commission that the sewer service extension authorization be conditioned to require the City to initiate annexation of the parcel. Such a condition was placed on previous service extension applications by the Commission.

If annexation cannot be supported by the City, the City may wish to reconsider whether or not to provide sewer services under this Emergency Authorization and wait for the Commission to consider the request without the decision burdened by an existing sewer connection that would be difficult to undo.

Alternatively, the City may wish to advise the property owner to immediately seek annexation if circumstances allow.
Brendan Vieg, Deputy Director  
Community Development Department  
City of Chico  
P.O. Box 3420  
Chico, CA 95927

Re: LAFCO File No. 19-04 (Glenwood Ave) and 19-05 (Glenwood Ave)

Dear Brendan:

At the request of the City of Chico, the Butte Local Agency Formation Commission (LAFCo) conditionally authorized the City to extend sewer services to the following parcels:

- LAFCo File No. 19-05 (Attachment 1) - 1212 Glenwood Avenue (APN 042-350-007 - Brians)  
  Approved January 7, 2019

  Section 3. Conditions requested by LAFCo:

  A. The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within six (6) months of the approval of this extension of services authorization.

- LAFCo File No. 19-06 (Attachment 2) - 1417 Glenwood Avenue (APN 042-320-042 - Jones)  
  Approved February 7, 2019

  Section 3. Conditions requested by LAFCo:

  A. The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within five (5) months of the approval of this extension of services authorization.

The time period for these conditions to be met has expired on July 7, 2019, and we have not as of yet received notification from the City concerning the above conditions. Please advise the Commission as to the City’s intended actions to comply with the above conditions.

Sincerely,

Steve Lucas  
Executive Officer

cc: LAFCO
Sent via E-mail as a PDF

Stephen Lucas
Executive Officer
Butte Local Agency Formation Commission
1453 Downer Street, Suite C
Oroville, CA 95965

Re: LAFCO File No’s. 19-05 (1212 Glenwood Ave) and 19-06 (1417 Glenwood Ave)

Dear Mr. Lucas:

The LAFCo Executive Officer approved the above referenced emergency sewer service extensions for 1212 Glenwood Avenue on November 14, 2018 and for 1417 Glenwood Avenue on December 17, 2018. The Commission confirmed and approved the permanent sewer extensions on January 3 and February 7, 2019, respectively. Both service extensions were conditioned as follows:

1212 Glenwood - Section 3. Conditions requested by LAFCo:

- The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within six (6) months of the approval of this extension of services authorization.

1417 Glenwood - Section 3. Conditions requested by LAFCo:

- The City of Chico shall initiate, through a resolution of application, the annexation of the subject parcel or the entire 43 acre island area within five (5) months of the approval of this extension of services authorization.

The City of Chico respectfully requests that Butte LAFCo extend the conditional annexation timeframes for both service extensions for a period of one year from approval. This request for a one year extension is consistent with current discussions between City and LAFCo staff to develop a Comprehensive Island Annexation Plan that will stipulate defined timeframes for annexing the remaining islands in the City’s Sphere of Influence, including the 43-acre island identified above.

Sincerely,

Brendan Vieg
Director, CDD (Housing and Planning)