

**CITY OF REDDING, CALIFORNIA
COUNCIL POLICY**

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CITY SERVICES OUTSIDE CITY LIMITS	88-335	1401	09/20/88	1

BACKGROUND

The issue of providing services outside the City is of crucial importance to the long-range future of Redding. The efficient and orderly provision of urban services, the reduction of capital improvement and maintenance costs, the prevention of sprawl, and the conservation of public finances are central issues to address; the issues which are important to avoid are listed in Exhibit 1 which includes the creation of isolated, noncontiguous communities dependent upon the uneconomical and premature extension of governmental services. Therefore, there is a need for City policies which pertain to City services and provision of City services outside of the City.

PURPOSE

The purpose of these policies are to set guidelines and requirements for the extension of City services to areas outside the City in accordance with the City's expansion strategy and to prevent or minimize rate increases for existing residents.

POLICY

Generally, it is the policy of the City to eliminate incentives for urban development to occur outside the City by the following measures:

- a. The withholding of City services unless it can be shown that there is an equal or near equal return to the City based on the cost of such service or that the provision of such service outside the City benefits directly the health and safety of residents of the City and that provision of such service does not induce additional urban development outside the City nor make annexation of the area served more difficult.
- b. By controlling the location extension, and timing of sewer, water, and electric lines.
- c. By using the Redding General Plan to determine the intensity of use of a property.
- d. By operating services outside the City at a profit so that existing residents do not subsidize development outside the City.
- e. By supporting or requiring development standards equal to or better than those of the City.

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- f. By retaining majority control of all regional-sewage systems that provide service within the Plan Area.
- g. By generally opposing development of community septic system, sewer-lift stations, or temporary sewage disposal facilities.
- h. By requiring annexation before provision of service.
- i. By entering into reimbursement agreements only within the City limits.
- j. By requiring utility lines to be developed in accordance with various master utility plans.
- k. By maintaining adequate capacity in existing City facilities for property owners already in the City.
- l. Through key open-space acquisitions such as public lands to the north and northwest.
- m. By opposition to the creation of new or the expansion of existing special districts within the City's sphere of influence, except in the case of an existing district's providing a single service and that that district and the City have already entered into a contract to permit overlapping annexations.

Exhibit "1"

Potential Negatives Associated with Service Outside the City:

- Utilizes capacity in trunk lines and treatment plants that is otherwise reserved for City landowners who have paid for them.
- Reduces the opportunity for the City to augment its tax base by loss of potential property tax, sales tax, fees, per-capita distributions, or government grants.
- Projects that could impact City streets, parks, or programs are not sharing in their cost or are not accountable for their impacts.
- Land-use approvals may or may not be in accord with City plans.
- Increased difficulty in developing master plans if land-use patterns are different.
- Increased costs of annexation if City must acquire existing electric facilities.
- Annexations are more difficult to accomplish if the City must deal with numerous small parcels, rather than fewer large-parcel owners.
- Greater chance for duplication of services and increased cost to the customer.
- The further spreading of an already too thin staff on activities and projects outside the City.
- Urban development can occur without a full-range of urban services.
- Increased property owner/developer shopping between jurisdictions for better deal.
- Encourages urban development to occur outside the City (sprawl).
- Urban development outside the City can be an impediment to orderly expansion of the City and provision of services.
- Development using City services outside the City undermines those who have invested in the City.
- Potential for differences in street and land-use problems and development could exceed design capacities of City services.
- Loss of prime incentive to annex.
- Undercutting the cost of housing being developed and marketed in the City.
- City residents are responsible for financing of major capital improvements and could be left responsible for paying debt service or faced with inadequate capacity when ready to develop.
- Potential subsidy of unincorporated development or residents.

Exhibit "1" Continued

Potential Positives Associated with Services Outside of the City:

- Provision of retail electric service outside City would violate service area designation established by the California Energy Commission (City corporate boundaries).
- Possibility of sharing costs for a service over a larger customer base.
- May avoid formation of special district.
- May encourage more wide-scale master planning.
- Where appropriate, will encourage common solution to cross-jurisdictional problems.
- Better delineation of benefit zones in assessment districts.