

# Shasta Local Agency Formation Commission



Final  
Municipal Services Review  
& Sphere of Influence Update  
Mountain Gate Community Services District

Approved June 5, 2014

**Mountain Gate Community Services District  
Municipal Service Review & Sphere of Influence Update**

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**2. EXECUTIVE SUMMARY**

Local agency formation commissions have been tasked with updating local agency municipal service reviews (MSR) and sphere of influence boundaries (SOI) every five years since 2008 [Government Code Section 56425 *et seq.*]. This study presents a baseline review of the Mountain Gate Community Services District (CSD) services and SOI needs, satisfying the requirements of this statute.

Shasta LAFCO conducted and approved a MSR study for this District in 2012. Because review of certain required aspects were omitted from that 2012 study, and also to place the next MSR update in line with the next SOI boundary review and update (it should occur in 2019), this study slightly revises that previously approved MSR to accommodate discussion of those required issues.

**3. GENERAL BACKGROUND**

The Mountain Gate CSD service area is located in Shasta County on Interstate 5, just north of the City of Shasta Lake. The District is generally bounded on the north, northwest and northeast by U.S. Forest Service lands, on the south by Bella Vista Water District and on the southwest by the City of Shasta Lake.

Formed in May 1956, the Mountain Gate CSD was established as an independent special district to provide water to Mountain Gate area customers. The District is governed by California Government Code Section 61000 *et seq.* Fire protection and emergency services (Health & Safety Codes) were initiated in 1966. Their initial water treatment, storage, and distribution facilities were completed in 1971.

Currently, the District provides water treatment and delivery, as well as fire suppression and emergency services. The District is empowered by law to provide any of the more than 30 types of services listed in Government Code Section 61100 without requesting permission from LAFCO. A program of identifying and determining particular latent services for certain special districts has yet to be formally established by Shasta LAFCO. Therefore, the District's enabling act covers the type and provision of services permitted.

The District' adopted mission set by the Board of Directors is to provide the Mountain Gate Community with reliable, safe and clean water, and fire protection/emergency services at the lowest cost possible.

At the time of formation, the District encompassed approximately 1,280 acres or 2.5 square miles with a total population of 300 and 55 with customers. Currently the District covers approximately 3,945 acres or 6.2 square miles, serving a population of approximately

1930 according to the 2012 census. Unemployment rate for the Mountain Gate area is at 13.1%, while the rate of turnover in population is about 21%.

In 1966, the District annexed 1,350 acres (Wonderland). In the 1970s, the District added approximately 800 acres (Wonderland #4; Bryant; Holiday Road). A reduction in territory, due to overlapping boundaries of the City of Shasta Lake and the Shasta Lake FPD, occurred in 1996 with the detachment of 60 acres (see LAFCO Resolution 96-01, February 1, 1996) and was the last time the boundaries were changed. A proposal to annex the Union School area currently proceeding through LAFCO review, will add an additional 311 acres to the District boundaries. If approved, the district territory would increase to 4, 256 acres or 6.7 square miles.

#### **4. AGENCY SERVICES**

##### **a. Infrastructure, Facilities and Services**

###### ***Municipal Utilities Water Service Provision***

The District owns and operates a water distribution and water treatment facility. There are 670 water meters and 147 fire hydrants located within the District. The District obtains its normal water supply from Shasta Lake, based on a contract with the Bureau of Reclamation which allows withdrawal of up to 1350 acre-feet per year. Primary facilities associated with the water supply include the Island Intake Pump Station, the Lake Booster Pump Station, and the 12-inch diameter transmission main.

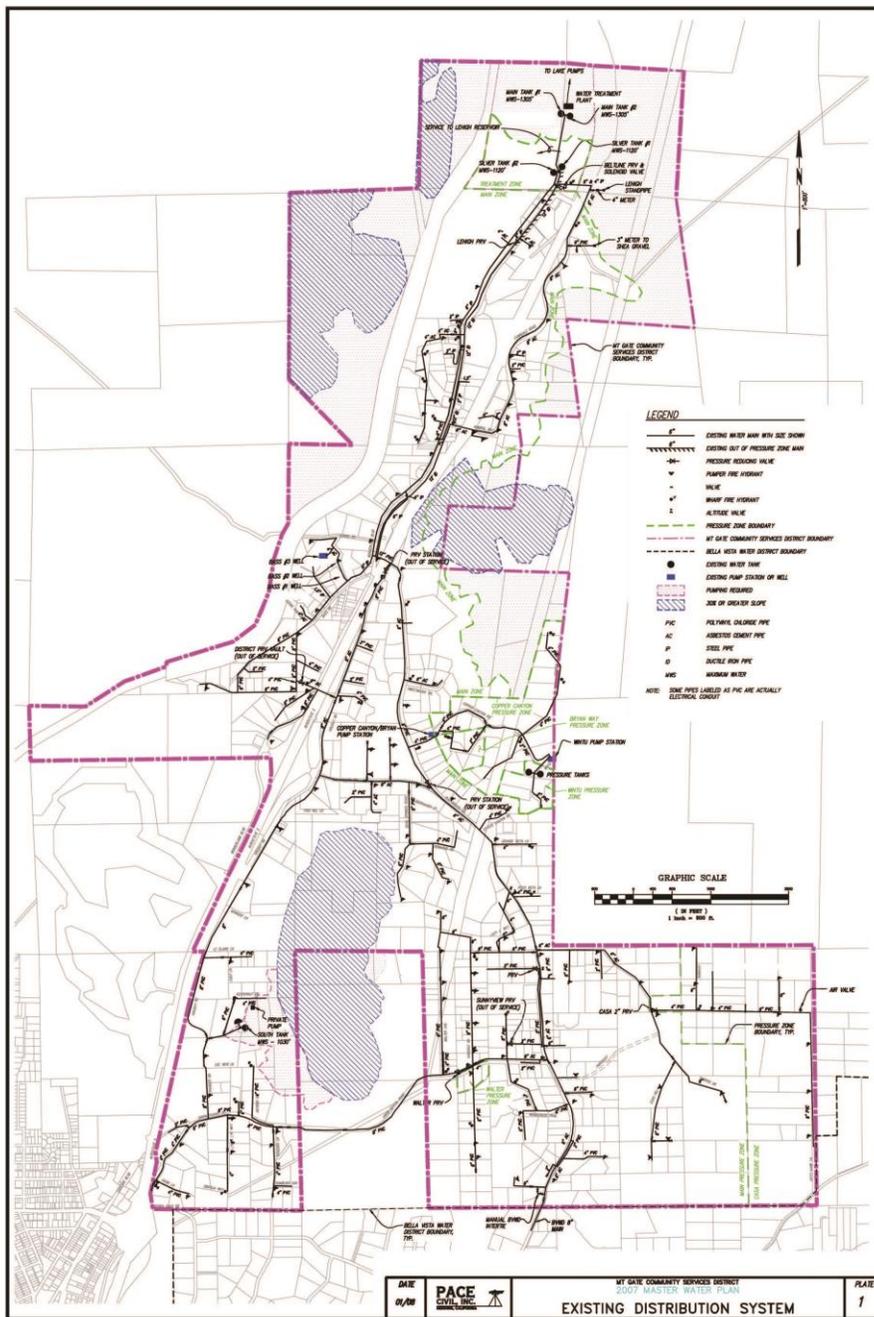
The District also has three groundwater wells that it utilizes for additional water supply. However, high carbon dioxide content of the groundwater has reduced well use to intermittent operation during the summer months. In an emergency situation, the District can also obtain water from Bella Vista Water District by installing a portable pump between two standpipes on Old Oregon Trail.

The District's water treatment plant is located at the north end of the District. 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 currently has five treated-water storage reservoirs totaling 1.16 million gallons (MG) of storage. The existing District distribution system consists of approximately 160,000 feet of 2-inch diameter pipeline, excluding the 12-inch raw water supply mains. Approximately 3% of the distribution system consists of old 8-inch

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and smaller steel pipelines. The remainder of the distribution system consists primarily of asbestos cement, PVC and ductile iron piping.



During the 2007 Master Water Plan hydraulic analysis, it was noted that the small diameter piping of the distribution system limits the maximum fire flows that can be obtained in some areas. Fire flows are also limited in a few areas due to the elevation

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at which the hydrants are installed. These limitations were considered in the recommended plan of improvements.

With respect to upgrades and improvements to the infrastructure and facilities, the 2007 Master Water Plan, completed by Pace Civil, Inc., identifies a number of improvements needed to be able to provide the required capacity for the next twenty years of projected growth.

The following table lists major improvements needed primarily to overcome system deficiencies and to provide for future growth.

<b>TABLE 1</b> Mountain Gate Community Services District 2007 Master Water Plan Cost Summary of Staged Improvements	
<b>STAGED IMPROVEMENTS</b>	<b>Probable Project Cost (July 2007 Dollars)</b>
<b>CURRENT IMPROVEMENTS 2007-2008</b>	
1 Attempt to Repair Well No. 3 – Completed 2008	\$5,000
2 WTP Instrumentation Upgrade – Pending Funding	\$55,000
<b>TOTAL FOR CURRENT IMPROVEMENTS</b>	<b>\$60,000</b>
<b>NEAR TERM IMPROVEMENTS 2008-2015</b>	
1 Existing Island Pump Station Improvements – Completed 2009	\$305,000
2 Treatment Plant Improvements – Pending Funding	\$765,000
3 Realign 12” pipeline from Island Intake PS and modify or replace the Lake Booster PS – Pending Funding/Reduced Lake Level	
A. Alternative No. 1 – Realign pipeline and modify existing Lake Booster Pump Station	\$750,000
OR	
B. Alternative No. 2 – Realign pipeline and new Lake Booster Pump Station	\$1,270,000
4 1.0 MG Main Zone Reservoir and Piping *	\$1,265,000
5 Replace Casa Zone Pressure Reducing Station *	\$70,000
6 Create New South Zone *	\$245,000
7 Move Island Pump Station to Accommodate a Higher Shasta Dam	\$1,600,000
* Long range, maybe 2016-2017	
<b>TOTAL FOR NEAR TERM IMPROVEMENTS (With upgrading existing Lake Booster Pump Stations)</b>	<b>\$5,000,000</b>
<b>TOTAL FOR NEAR TERM IMPROVEMENTS (With new more accessible Lake Booster Pump Stations)</b>	<b>\$5,520,000</b>
<b>LONG TERM IMPROVEMENTS 2016+ (Pending Funding)</b>	
1 12” Replacement Main in North Old Oregon Trail	\$150,000
2 12” Replacement Main from WTP to Wonderland Blvd	\$615,000
3 .15 MG Copper Canyon Zone Reservoir and Pump Station	\$220,000
4 8” Replacement Main in Wonderland Blvd	\$375,000

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5 Add a New 8' by 30' Pressure Filter	\$560,000
6 Add .3 MG Baffled Reservoir at Treatment Plant	\$640,000
7 Add Second .5 MG South Zone Reservoir	
<b>TOTAL FOR NEAR TERM IMPROVEMENTS</b>	<b>\$2,892,000</b>
<b>POTENTIAL FIRE FLOW REPLACEMENT AND INTERTIE MAINS</b>  (See Table 19 for Breakdown)	<b>\$3,971,000</b>

Prior to the adoption of the 2007 Master Water Plan, the District operated on a breakdown maintenance policy. For a 13-year period customer rates were not increased, making it difficult to accommodate maintenance for infrastructure and facilities.

The District is currently planning a 1.8 million dollar upgrade to both the treatment plant and storage facilities. This project would upgrade the filter plant by installing SCADA/telemetry/controls work, install a 500,000 gallon water storage tank, increase water storage capacity, add an additional filter, and modify the existing backwash pond. The existing backwash pond will be turned into a recycle backwash pond and the water will be sold as industrial backwash water to Lehigh Cement Company. This Municipal Service Review will be updated in 2019 and will be able to reflect more accurate data resulting from the improved system.

The Mountain Gate Water Department maintains the following inventory of apparatus and equipment:

- 2008 Ford Ranger
- 2007 Ford Ranger
- 2003 Ford F-150
- 2008 Service Truck
- 2011 Ford F-150 Crew Cab
- 2009 Ford 550 Dump Truck
- 2010 CAT 420E Backhoe

The District is a member of the Water/Waste Agency Response Network, which supports and promotes statewide emergency preparedness, disaster response, and mutual assistance matters for public and private water and wastewater utilities. The District also maintains an emergency intertie with Bella Vista Water District. The District does not participate in any joint powers agreement at this time.

The District reports having no underutilized facilities and does not feel that there are any areas within the agency boundary that could be more efficiently served by another agency. The District did note that there may be some parcels outside of the District boundary on the east side of Kitty Hawk Lane and some undeveloped land north

of Union School Road that could be efficiently served by the District. There is a pending boundary change for the Union School Road territory (LAFCO 2014-03) which will be before the Commission the summer of 2014.

***Provision of Fire and Emergency Services***

The Mountain Gate CSD also provides fire protection and emergency services for the territory within the District. The Department receives most of its revenues from property tax, assessments, and occasionally from public safety grants. The Mountain Gate Fire Department consists of one fire station located at 14508 Wonderland Blvd. in Shasta County, California, and maintains the following inventory of apparatus and equipment:

- Fire Engine – 2001 Ford F750, 750gpm
- Fire Engine – 2007 International DT570, 1250gpm
- Water Tender – 2000 Sterling, 3,750 gallon
  - Response Vehicle – 2008 Ford F150
  - Rescue Vehicle – 2011 Ford F-350

The Department maintains mutual and automatic aid agreements with the Shasta Lake Fire Protection District and Shasta County Fire (CSA #1 managed by CAL FIRE). The Fire Department logged 296 incidents in 2009, of which 173 were for emergency medical, 75 were fire and 28 were vehicle accidents. In 2010, the Department logged 303 incidents, of which 189 were medical, 70 were fire and 30 were motor vehicle accidents.

As for areas outside of the District boundaries that could possibly be served by the Fire Department, the District felt the areas north and south of Bear Mountain Road from Old Oregon Trail to just west of Schole Drive, and both sides of Old Oregon Trail from Little Acres to Bear Mountain Road, could be easily served by their department. That specific area is currently being served by the Jones Valley Volunteer Fire Department (CSA #1) and/or CAL FIRE Station 73 – Shasta College, depending on the type of call.

When questioned about any variance or inequity in levels of services, the District responded that the only issues to note were inequity of the availability and location of the volunteer fire fighters and dependence on the mutual aid agreements. In their opinion, these can cause a variance in the time it takes for volunteers reach the station from diverse locations in order to respond to an incident.

**b. Administration, Management and Operations**

When preparing or updating a municipal service review, information about to administrative, management and operational functions, including employee categories

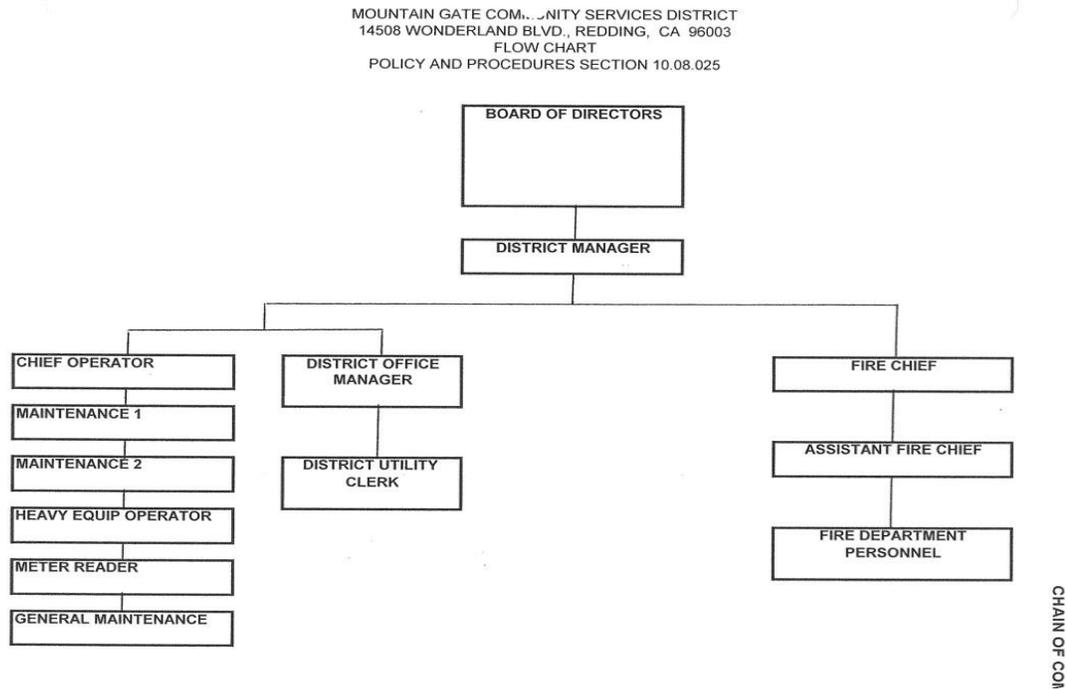
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and internal organization, agency policies, rules and regulations are evaluated with respect to efficiencies and/or cost avoidance opportunities.

The Mountain Gate CSD Board of Directors operates as the administrative and financial governing body of the District. The day-to-day management of the District is the responsibility of the General Manager as appointed by the Board. Contractual obligations, changes in Board policies and procedures and expenditures in excess of \$10,000 are decisions taken to the Board for action.

The District currently has eight employees that include a manager, a part-time fire chief, five full time employees (three of which are water-certified) and one part-time employee. The District maintains eighteen active volunteer firefighters. The General Manager oversees all staff employed by the District. The General Manager reports directly to the Board of Directors.



Annual audits, attorney needs and fee studies are contracted out to save costs that would otherwise be associated with full or part-time staff positions for these services. Currently the District contracts with Matson & Isom for their annual audit and Michael Fitzpatrick for legal services.

The District does not have policies or procedures that regulate communications between the Board of Directors and employees. The District currently works under by-

laws that have been approved by the Board. The District has a collection of adopted resolutions that has served as personnel guidelines until just recently. The District is working on additional policies and procedures to govern these areas.

Vacation, holiday and sick leave payments is provided to full-time employees. Payroll is done in-house on a monthly basis for full-time employees and bi-monthly for part-time employees. Payroll occurs under the Office Manager's supervision and is approved by the Board.

**c. Fiscal**

The District's budget for fiscal year 2010-11 projected an income of \$806,200, of which 71% is derived from water sales. The District receives the additional 29% of revenue through charges for tax revenue, interest, miscellaneous revenues and connection fees. The Board must approve all fees and charges before implementation.

The Board of Directors operates as a financial committee and approves all expenditures and financial policies. All District funds are invested by the Shasta County Treasurer. The General Manager drafts the annual budget and recommendations are made to the Board for approval. In addition, monthly financial statements are presented to the Board for review, comment and approval.

There currently is no specific policy regarding replacement of infrastructure. The Board is determining the priority of the recommended improvements as suggested by Pace Civil, Inc. The District has previously operated on a breakdown maintenance basis only; meaning infrastructure is repaired and/or replaced once it proves to no longer be functional.

Due to the multitude of demands on the operating budget, sufficient revenue to purchase all needed capital equipment and facilities has been limited. Like most independent special districts, Mountain Gate CSD's ability to generate new revenue is relatively limited. User fees and charges levied must be commensurate with services provided. Due to Proposition 218, voters in the District must approve assessments placed on property. Prop 218 funding to support the Fire Department has been approved.

**d. Governance**

The Board of Directors operates as the governing body for the Mountain Gate CSD. The Board is comprised of five members of the community at large. Board members are required to live within District boundaries and be registered voters. Board members receive a \$50.00 stipend per meeting, which is limited to \$100.00 per month

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per director. Board duties include approving the District's budget, setting utility rates and issuing bonds as authorized by the District.

The CSD is a registered-voter district. The five director have staggered four-year terms, with an election held every two years, but only if there are more candidates than vacancies. The only registered voters residing within the District boundaries are eligible to vote; they do not have to be property owners.

Board meetings are held the second Tuesday of the month at 6:00 pm at the District Offices, 14508 Wonderland Boulevard, Redding, California. Matters pertaining to District operations that require action by the Board are placed on an agenda for a regular meeting of the Board. Meetings are subject to the Ralph M. Brown Act and all State laws pertaining to notification of public meetings on District matters are strictly adhered to. Meeting notices are sent to all customers that include the date, time, place and purpose of the meeting in their water bill. In addition, notices are posted at the District office and five other locations around the District.

**5. REGIONAL CONTEXT/RELEVANT SERVICES BY OTHER AGENCIES**

Land use and building regulation services are provided by the County of Shasta, as are law enforcement, road services and other general services provided to the unincorporated areas of the county by various county departments. There is significant interaction and support between local and federal fire agencies, Shasta County Fire, and Cal Fire for wildland fire suppression activities in the large mountainous areas within and surrounding the Mountain Gate CSD territory is excellent.

**6. AGENCY BOUNDARY AND PROPOSED SPHERE OF INFLUENCE UPDATE MAPS.**

The last formal sphere of influence update occurred in 1987, with a minor detachment of territory that ultimately ended up within the City of Shasta Lake but not within the Shasta Lake FPD boundaries, the agency that provides fire and emergency medical and rescue to the city. This issue was resolved by the last boundary change for the CSD in 1996 (LAFCO Resolution 96-01).

It is proposed the Commission affirm the SOI boundary as amended in 1996, and as shown on Exhibit A – SOI Update Boundary Map.

**7. WRITTEN DETERMINATIONS FOR THE MUNICIPAL SERVICE REVIEW**

**a. Growth & Population Projections**

Mountain Gate CSD has established relatively standard methods to monitor current population and development trends against current District operations and program growth so as to effectively meet current service needs. As well, the District endeavors to project future population and development patterns within and in the vicinity of the District so as to be able to forecast and plan for water and fire protection needs in the foreseeable future.

It is recognized that whatever actually takes place in terms of population and development growth in the area will largely turn on decisions made by other governmental agencies – i.e., the federal government in terms of water supply, the State in terms of local agency financing decisions, and the County of Shasta in terms of its land use and development permitting decisions.

**b. Disadvantaged Unincorporated Communities (DUCs)**

Mountain Gate and its surrounding area qualify as “Disadvantaged Unincorporated Communities.” California State Parks ([www.parks.ca.gov](http://www.parks.ca.gov)) provides a Community Locator tool which helps with identifying the general income within one mile of the town center. It usually sufficient to provide a guideline for this classification (see attached sheets). The population counts shown on these reports only encompass a one mile diameter and do not reflect the actual population assigned to those communities.

The median per capita income for the state is \$46,477, and local communities qualify for designation as a DUC if their median income falls below 80% of this figure. The median income calculation for Mountain Gate is \$19,292.

**c. Present and Planned of Public Facilities**

The District has ongoing capital improvement programs to maintain and upgrade service systems. The 2007 Master Water Plan addresses the details of this identified work.

**d. Adequacy of Public Services**

District facilities are adequate for current service needs. It has the capacity to serve the areas within the proposed sphere of influence boundaries, with extension of services tied to development of parcels. The Districts policies and requirements for delivery of services are available at its business office in Mountain Gate.

**e. Infrastructure Needs or Deficiencies**

Mountain Gate CSD has established a program for evaluating water service and fire protection infrastructure in terms of capacity, condition, availability, quality, and correlations among operational, capital improvement, and finance plans.

The CSD employs effective techniques for utilizing existing resources to resolve existing infrastructure needs and deficiencies.

Specific to water service, the current contract supply amount may ultimately limit the District's ability to meet new service demands. As noted in the 2007 Master Water Plan, the District's 2007 water use was approximately 1,040 AC-FT and the available contract amount is 1,650. Total estimated water needs at District build-out are estimate to be approximately 2,170 AC-FT. Therefore, it is recommended that the District consider replacement sources for their well. The District service territory that is outside the local water basin and as a result are unable to develop additional groundwater supplies within the district.

It would be appropriate for the District to monitor the status its water supply contract, primarily because the "timely availability of water supplies adequate for projected needs" must be integrated into LAFCO's evaluation of future annexation proposals. Furthermore, any short- or long-term conservation program or limitations imposed by the USBR could have the effect of significantly altering the character and nature of the large community, which LAFCO would want to take into consideration when making sphere of influence decisions. The District would have to be able to demonstrate a sustained ability to meet fire flow and fire safety standards for future proposals.

Due to a limited volunteer pool, the Mountain Gate Fire Department can be somewhat constrained in their ability to respond incidents. The fire departments in the area do rely on the mutual and automatic aid agreements with other fire service agencies in order to generate sufficient manpower.

**f. Financing Constraints and Opportunities**

As an "enterprise" district, Mountain Gate CSD derives its water service funding primarily from fees and charges levied for services provided. As such, the District must maintain a reasonable nexus between fees and charges levied and the cost of the service provided. That having been said, Mountain Gate CSD seeks to be as efficient and innovative as possible in maximizing use of existing fiscal resources. As well, the CSD is progressive in its efforts to take advantage of revenue enhancing and funding development opportunities. The District's fire protection component is inherently limited in its funding opportunities, for the reasons discussed further up in this report.

Mountain Gate CSD employs cost avoidance techniques that are standard in the industry and aimed at eliminating duplicative services, reducing high administration to operational cost ratios, implementing economies of scale, and creative use of personnel and volunteer resources. The District has operated on a breakdown maintenance policy and largely ignored the need to replace aging infrastructure. A proactive approach to replacing outdated or deteriorating equipment should be investigated and pursued by the District.

**g. Opportunities for Rate Restructuring**

As noted above under Financing Constraints and Opportunities, there are inherent statutory limitations on the District's ability to restructure rates. With that in mind, Mountain Gate CSD should regularly review fees and charges levied so as to maintain a reasonable nexus between rates and actual costs.

Mountain Gate CSD will also want to employ effective rate setting procedures and methodologies, identify conditions that could impact future rates, and give due consideration to timely restructuring opportunities without impairing the quality of services.

**h. Status of and Opportunities for Shared Facilities**

There are presently inherent limitations – geographically, jurisdictionally, and operationally – on Mountain Gate CSD water service facilities being extended to and shared with other areas and other water service purveyors.

However, the District should continue to communicate with the City of Shasta Lake and the Bella Vista Water District and other local agencies regarding the possible implementation of a Regional Water Supply Facility.

With respect to fire protection and emergency medical response services, mutual and automatic aid agreements between Mountain Gate CSD and other fire protection agencies demonstrate an effort to maximize the sharing of facilities and manpower. Options to further maximize or create shared resources should be considered whenever feasible.

**i. Accountability for Community Service needs, governmental structure, and operational efficiencies.**

The District meets monthly, notices meetings, and offers the public an opportunity to participate in their meetings, which are mainly focused on provision of water and maintenance of facilities.

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The Mountain Gate CSD works effectively with other water purveyors and fire protection agencies in exploring inter-governmental options that have the potential to achieve economies of scale and greater efficiencies in the delivery of services.

Mountain Gate CSD administrators and the CSD Board of Directors have developed an understanding of the various governmental restructuring and jurisdictional change options provided under the LAFCO statute as they would pertain to and affect CSDs.

Mountain Gate CSD continues to strive towards an effective internal organization to provide efficient, quality public water service and fire protection. The CSD plans to improve service delivery, reduce waste, eliminate duplications of effort and contain costs in their day-to-day operations.

The District should continue to work to maintain qualified employees, build and maintain adequate contingency reserves, and encourage and maintain open dialogue with the public and other public and private agencies.

The practice or habit of hiring management from the Board may have its challenges. The Board is encouraged to seek candidates from diverse areas, with current management continuing to work successfully with the Board in mutual desire to operate an efficient and successful District.

CSD/Fire Department administrators recognize the importance of fostering local accountability.

The CSD is working towards effective decision-making, operational, and management processes. These strides towards professionalism will insure that District decision makers are accessible and accountable to the public, to encourage and value public participation, to disclose programs, plans, and fiscal decisions, to solicit public input when considering program and infrastructure plans, and to evaluate outcomes of plans, programs, and operations and disclose the result to the public.

### **8. WRITTEN DETERMINATIONS FOR THE SPHERE OF INFLUENCE UPDATE**

#### **a. Present and planned land uses**

Shasta County designates much of the area served as rural residential, agricultural, and timber lands. This is a rural area, with community development either clustered around the Mountain Gate or scattered about on secondary roads.

**b. Present and probable need for public facilities; adequacy of services**

The District has ongoing capital improvement programs to maintain and upgrade service systems. The 2007 Master Water Plan addresses the details of this identified work.

**c. Present capacity of public facilities and adequacy of services**

District facilities are adequate for current service needs. It has the capacity to serve the areas within the proposed sphere of influence boundaries, with extension of services tied to development of parcels. The District's policies and requirements for delivery of services are available at its business office in Mountain Gate.

**d. Existence of social or economic communities of interest**

The District has a close relationship geographically with the City of Shasta Lake, the Bella Vista Water District, CSA #1 – Shasta County Fire, Shasta Lake FPD, and the Bureau of Reclamation. The City of Redding, 12 miles south, is a major shopping and service industry hub for local residents.

**e. Present and probable needs of disadvantaged unincorporated communities (DUCs) within the area.**

As identified in the MSR section, Mountain Gate qualifies as disadvantaged communities. Shasta County is undertaking a study of these DUCs as part of their General Plan update and additional information should be available for an expanded analysis of this designation during the next MSR/SOI Update is due in 2019.

**9. CONCLUSION**

In this review, Shasta LAFCO has endeavored to accurately assess the current services and organizational status of Mountain Gate CSD as a provider of water service and fire protection. As well, LAFCO has made what we believe are substantiated determinations based upon prescribed statutory factors.

It is recommended that the municipal service review and sphere of influence update for the Mountain Gate Community Services District be adopted as proposed on Exhibit A, SOI Map.

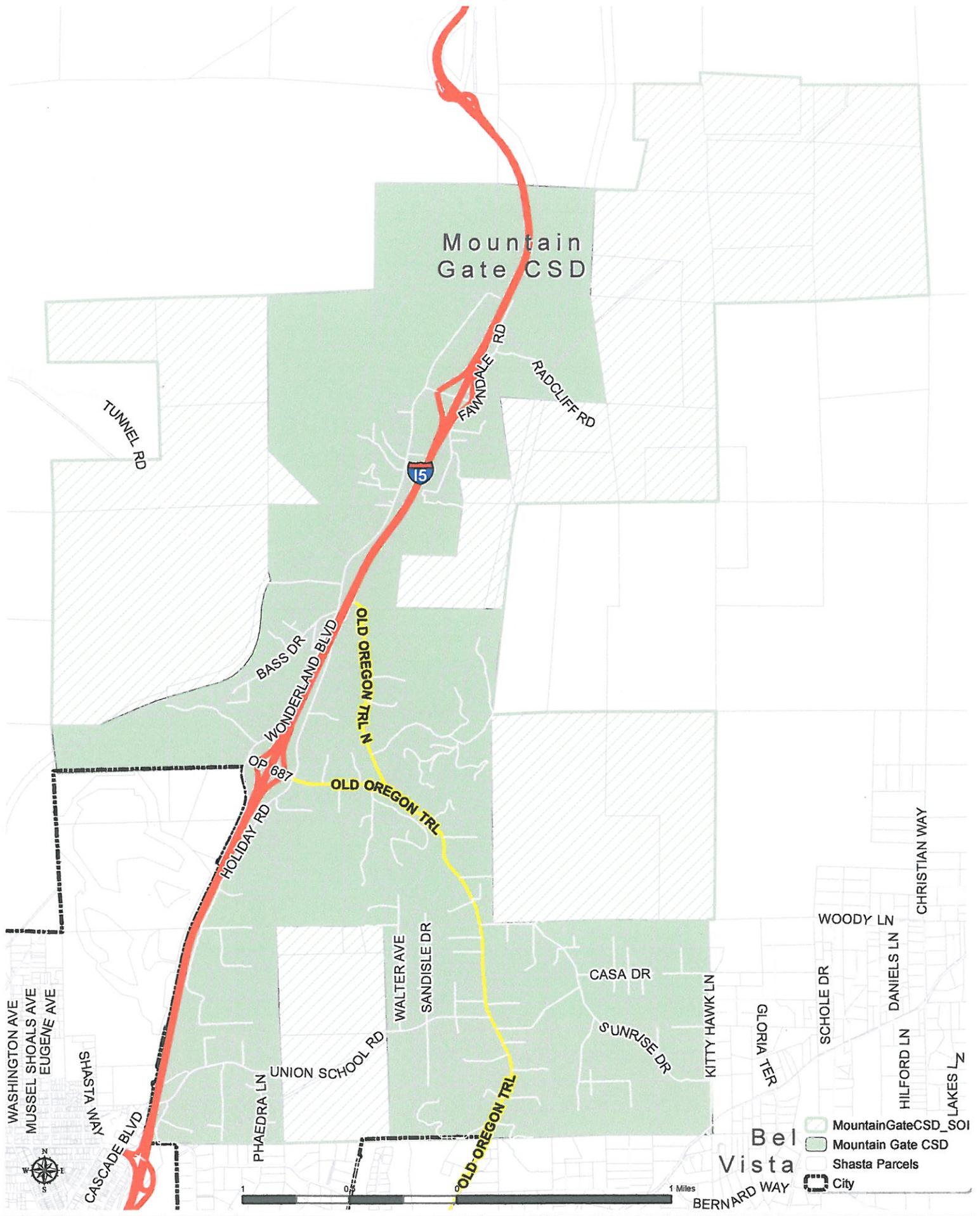
**10. REFERENCES**

- a. Mountain Gate Community Services District (interviews, records)
- b. County of Shasta
- c. Shasta LAFCO files for this district.
- d. Internet research on various sites.

**11. EXHIBITS**

- a. Map of proposed SOI Boundary
- b. Community Calculator – Mountain Gate Area
- c. Notice of Intent to Adopt CEQA Determination – Statutory Exemption PRC 21083
- d. No Effect Determination – California Department of Fish & Wildlife

# Mountain Gate Community Service District SOI



# California State Parks LWCF Service Area Report

Project ID: 1354  
Date Created: 05/30/2014  
Coordinates: 40.715, -122.337

This is your LWCF Service Area report for the project you have defined.  
Please refer to your Project ID in any future communications about this project.

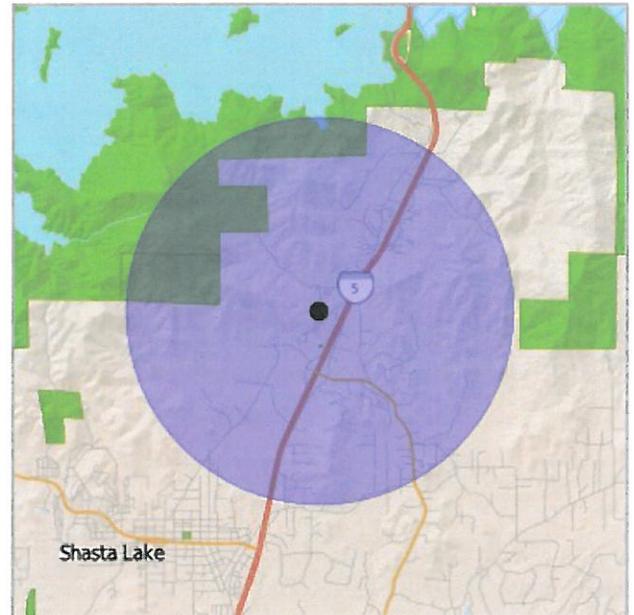
## Project Area Statistics

County:	Shasta
City:	Unincorporated
Total Population:	1,930
Margin of Error:	(+/- 333)
Per Capita Income:	\$ 19,292
Margin of Error:	(see table next page)
# People Below Poverty:	539
Park Acres in Area:	1,134.96
Park Acres / 1,000 Population:	588.13

### Data Sources:

American Community Survey (ACS) 5-year estimates  
Parks data from Calif. Protected Areas Database 2013b (Sept. 2013) -  
[www.CALands.org](http://www.CALands.org)

## Project Area Map



## Report Background

The project area statistics have been calculated based on the selected radius (in miles) from the point location of your project. The buffer is referred to as the project service area.

Population and people in poverty are calculated by determining the percent of any block groups that intersect with the service area. The service area is then assigned the sum of all the block group portions. An equal distribution in block groups is assumed.

Per capita income is calculated as a weighted average of the block group values that fall within the service area.

More information on the calculations, and a detailed description of the margin of error are available at:

[http://www.mapsportal.org/lwcf/LWCF\\_Calculation\\_Documentation.pdf](http://www.mapsportal.org/lwcf/LWCF_Calculation_Documentation.pdf)

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean, and may not include recreation facilities where those occupy most of a site. Users can send update information on parks data to:  
[parkupdates@parks.ca.gov](mailto:parkupdates@parks.ca.gov)



**LWCF Service Area Calculator**  
is a service of the  
California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)

**LWCF Service Area Calculator**  
created by GreenInfo Network  
[www.greeninfo.org](http://www.greeninfo.org)



# California State Parks LWCF Service Area Report

Project ID: 1354  
Date Created: 05/30/2014  
Coordinates: 40.715, -122.337

## TABLE OF PER CAPITA INCOME FOR PROJECT AREA

ID	Acres	Acres in SA	PCI	PCI MOE
060890117031	617	317	\$ 19,970	\$ 5,081
060890117032	276	18	\$ 17,000	\$ 3,396
060890117033	1,489	153	\$ 17,620	\$ 3,279
060890118031	11,658	1,516	\$ 31,259	\$ 14,380
060890118032	2,561	951	\$ 44,889	\$ 11,852
060890118033	7,934	5,031	\$ 10,862	\$ 3,790



**LWCF Service Area Calculator**  
is a service of the  
California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)

**LWCF Service Area Calculator**  
created by GreenInfo Network  
[www.greeninfo.org](http://www.greeninfo.org)



Les Baugh  
County Member

Irwin Fust  
Special District Alternate

Patrick Jones  
City Member

Dick Fyten  
Public Member

Larry Farr  
City Member Alternate

Pam Giacomini  
County Member Alternate

David Kehoe  
County Member

Vacant  
Public Member Alternate

James Yarbrough  
City Member

Brenda Haynes  
Special District Member

Stephen Morgan  
Special District Member

Jan Lopez  
Executive Officer



## NOTICE OF INTENT TO ADOPT - STATUTORY EXEMPTION

To: Affected and Interested Agencies and Persons

From: Shasta LAFCO  
Local Agency Formation Commission  
2516 Goodwater Avenue, Suite A  
Redding, CA 96002

Project Title: Mountain Gate Community Services District MSR/SOI Update 2014

Project Location-Specific: Community of Mountain Gate approximately 12 miles north of Redding, CA

Project Location – City: Mountain Gate      Project Location – County: Shasta County

Description of nature, purpose and beneficiaries of project: Establish Municipal Service Review and Sphere of Influence boundary update pursuant to G.C. 56425. This project does not include any boundary changes. Please see Exhibit A, Map of Sphere of Influence Update attached herewith and incorporated by reference.

Name of Public Agency Approving Project: SHASTA LAFCO

Name of Person or Agency Carrying out the project: SHASTA LAFCO

Exempt Status (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a);
- Emergency Project (Section 21080(b)(4); 15269(b)(c);
- Categorical Exemption. *State type and section number* : \_\_\_\_\_
- Statutory Exemption. *State code number* : Guidelines Section 15262 - Feasibilities & Planning Studies (Section 21083, Public Resources Code)**

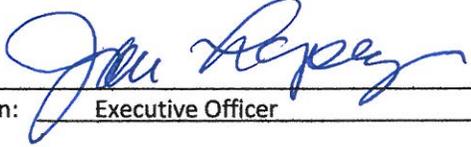
Reasons why project is exempt:

Project comprised of studies and evaluations and establishment of planning boundary for future growth pursuant to the requirements of G.C. 56425. There is no material effect on lands within the study area.

Lead Agency

Contact Person: Jan Lopez

Phone: 530-242-1112

Signature: 

Title of Person: Executive Officer

Date: May 30, 2014



State of California - Department of Fish and Wildlife  
**NO EFFECT DETERMINATION REQUEST**  
 DFW 866 (Rev 01/13)

Lead agencies or project applicants that anticipate their project having no effect on fish and wildlife may use this form to request a "No Effect" Determination (NED) from the California Department of Fish and Wildlife (Department). This form prompts submittal of required information specified in the California Code of Regulations (Title 14 Section 753.5(c)(1)(A)). The California Environmental Quality Act (CEQA) document that was prepared for the project or a link to the webpage where the CEQA document has been published must also be provided with the written request.

Requests should be submitted when the CEQA document is released for public review, or as early as possible in the public comment period. Requests should include sufficient documentation to support a no effect determination, and must be submitted to the appropriate [Regional Office](#). Requests for projects with multi-region or statewide impacts should be submitted to the [Habitat Conservation Planning Branch](#).

If insufficient documentation is submitted, or if the project will cause a physical disturbance to habitat regardless of the magnitude of effect or size of a project a NED will not be issued. Please refer to Title 14 California Code of Regulations 753.5(d) for determination criteria.

Date Submitted: May 30, 2014

<b>Applicant Name:</b> Shasta Local Agency Formation Commission	<b>Phone Number:</b> 530-242-1112
<b>Address:</b> 2516-A Goodwater Avenue	<b>Fax Number:</b> 530-242-1113
<b>City:</b> Redding <b>State:</b> CA <b>Zip:</b> 96002	<b>Email:</b> exec@shasta.lafco.ca.gov
<b>Contact Person:</b> Jan Lopez, Executive Officer	<b>Phone Number:</b> Same as above
<b>Address:</b> Same	<b>Fax Number:</b> same
<b>City:</b> Redding <b>State:</b> CA <b>Zip:</b> 96002	<b>Email:</b> same
<b>CEQA Lead Agency:</b> Shasta Local Agency Formation Commission	
<b>Project Name:</b> Mountain Gate Community Services District MSR & SOI Update	
<b>SCH Number and/or Local Agency ID number:</b> None	<b>CEQA Document Type:</b> <input type="button" value="Select CEQA Document Type"/>
<b>Project Location:</b> (Include street address, city, county, lat/long, township/range/section, or other description that clearly indicates the location of the project site. Submit an aerial photograph and/or topographic map showing the project location if otherwise not included with the CEQA document) The project is situated at Mountain Gate, a town approximately 12 miles north of Redding, CA, and bisected by Interstate 5. The attached map demonstrates its service boundaries.	
Use "Comment" section on next page if more room is needed.	
<b>Brief Project Description:</b> (Include details on the type of project; e.g. new construction [with square footage], demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages, etc.) This mandated update establishes baseline information for this agency's services and sphere of influence boundaries. The agency provides M&I water and fire protection and emergency services to its residents and ratepayers. The sphere of influence boundary proposed for adoption was last amended or revised by the Commission in 1987.	
Use "Comment" section on next page if more room is needed.	
<b>Justification of No Effect Determination</b> [Explain how the proposed project has no effect on fish and wildlife consistent with 14 CCR § 753.5(d)]: CEQA Document Type: Statutory Exemption, Section 15262-Feasibility & Planning Studies. LAFCO is mandated to conduct a services review (GC 56430) and a sphere of influence update (GC 56425) by 01/01/08, and is further required to review these two actions every five years thereafter, as needed. All local agencies must have these updated studies reviewed and established before LAFCO can approve any future b	
Use "Comment" section on next page if more room is needed.	

*original*



State of California - Department of Fish and Wildlife  
**NO EFFECT DETERMINATION REQUEST**  
DFW 866 (Rev 01/13)

**COMMENTS (Continued from previous page)**

**Project Location:** (Include street address, city, county, lat/long, township/range/section, or other description that clearly indicates the location of the project site. Submit an aerial photograph and/or topographic map showing the project location if otherwise not included with the CEQA document)

No additional information to add.

**COMMENTS (Continued from previous page)**

**Brief Project Description:** (Include details on the type of project; e.g. new construction [with square footage], demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages, etc.)

No additional information to add.

**COMMENTS (Continued from previous page)**

**Justification of No Effect Determination** [Explain how the proposed project has no effect on fish and wildlife consistent with 14 CCR § 753.5(d)]:

No additional comments.

# Shasta Local Agency Formation Commission

## RESOLUTION 2014-16

### RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION MAKING WRITTEN DETERMINATIONS AND UPDATING THE SPHERE OF INFLUENCE OF MOUNTAIN GATE COMMUNITY SERVICES DISTRICT

WHEREAS, a sphere of influence boundary for Mountain Gate Community Services District was first set in 1987 (Resolution 87-1) with no further updates, and prepared and accepted a municipal service review for the District in 2012; and

WHEREAS, the Executive Officer, pursuant to the Government Code section 56000 *et seq.*, has reviewed and made minor adjustments to the narrative of the 2012 municipal service review, and has proposed an updated sphere of influence boundary recommendation based upon this analysis for Mountain Gate Community Services District; and

WHEREAS, in the manner required by law, the Executive Officer has given notice of the public hearing by the Commission on the proposal; 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, all of which are included herein by reference.

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

1. The project before the Commission is a proposed update of the Mountain Gate Community Services District's Sphere of Influence Boundary and acceptance of its related Municipal Services Review.
2. Shasta LAFCO, as the lead agency, circulated a Notice of Intent to Adopt a Statutory Exemption for this project, responded to written comments received during the review period and intends to certify a Statutory Exemption pursuant to the California Environmental Quality Act (CEQA) for the proposed update of its Sphere of Influence.
3. The Executive Officer applied for a No Effect Determination from the California Department of Fish and Wildlife for this project.
4. The Commission, pursuant to Government Code Section 56425, makes the following specified determinations based upon data within the municipal service review to update the Mountain Gate Community Services District's Sphere of Influence Boundary:
  - A. *Present and planned land uses in the area.*

These uses include residential, rural residential, commercial, industrial, and state and federal lands. Recreational, agricultural and open space lands remain within the

District. The Shasta County General Plan and Zoning ordinances address the kind of permitted uses in this area. The rural communities are unincorporated.

B. *Present capacity of the public facilities and adequacy of public services that the agency provides or is authorized to provide.*

These services very adequately meet the needs of landowners who utilize their services.

C. *Existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.*

There is an expected affinity for a social and economic community of interest due to the remoteness of the local communities within this area and other more developed portions of Shasta County along the I-5 Corridor.

D. *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal or industrial water, or structural fire protection, the present and probable need for those facilities and services of any disadvantaged unincorporated community within the existing Sphere of influence.*

Other local agencies provide these services within the existing and proposed sphere of influence boundary. All of the communities within the District's proposed sphere of influence boundary qualify under the statutory definition as "Severely Disadvantaged Unincorporated Communities."

5. The Executive Officer is hereby directed to complete Update proceedings, and to schedule the subsequent review and update, as necessary, of the Mountain Gate Community Services District's municipal service review and sphere of influence boundary five years from this approval date as required by statute.

6. The Mountain Gate Community Services District Sphere of Influence is hereby updated and approved. Adopted on June 5, 2014, by the following vote:

AYES: Baugh, Fytew, Haynes, Kehoe, Morgan, Yarbrough

NOES: None

ABSTAINS: None

ABSENT: Farr

Dated: 6-5-2014



Les Baugh, Chair  
Shasta Local Agency Formation Commission

Attest:

  
Jan Lopez, Executive Officer

# Mountain Gate Community Service District SOI

