

Shasta Local Agency Formation Commission



Municipal Services Review & Sphere of Influence Update County Service Area #15 - Lighting

March 2014

County Service Area # 15 - Lighting

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1. 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 an update to the baseline review of the County Service Area #15 - Lighting services and SOI needs, satisfying the requirements of this statute.

2. GENERAL BACKGROUND

County service areas (CSAs) are dependent special districts that perform specific services to specific areas. The governing board is always the county board of supervisors. They are empowered to provide a wide range and level of services to unincorporated communities beyond those provided uniformly on a county-wide basis.

Under Government Code Section 25213 *et seq.* (*Added by Stats. 2008, Ch. 158, Section 2. Effective January 1, 2009*) a CSA may be formed to provide any governmental services and facilities within the county service area that the county is authorized to perform and that the county does not perform to the same extent on a countywide basis, including, but not limited to, services and facilities for any of the following:

- (a) Law enforcement and police protection.
- (b) Fire protection, fire suppression, vegetation management, search and rescue, hazardous material emergency response, and ambulances.
- (c) Recreation, including, but not limited to, parks, parkways, and open space.
- (d) Libraries.
- (e) Television translator stations and low-power television services.
- (f) Supplying water for any beneficial uses.
- (g) The collection, treatment, or disposal of sewage, wastewater, recycled water, and stormwater.
- (h) The surveillance, prevention, abatement, and control of pests, vectors, and vector-borne diseases.
- (i) The acquisition, construction, improvement, and maintenance, including, but not limited to, street sweeping and snow removal, of public streets, roads, bridges, highways, rights-of-way, easements, and any incidental works.
- (j) The acquisition, construction, improvement, maintenance, and operation of street lighting and landscaping on public property, rights-of-way, and easements.
- (k) The collection, transfer, handling, and disposal of solid waste, including, but not limited to, source reduction, recycling, and composting.
- (l) Funding for land use planning within the county service area by a planning agency established pursuant to Article 1 (commencing with Section 65100) of Chapter 3 of Title 7,

Anderson Oaks Street Lighting
Arroyo Manor Street Lighting
Brentwood Park Street Lighting
Burney Highway Street Lighting
Chestnut Manor Street Lighting
Cottonwood-Oak Knoll Street Lighting
Crestview Acres Street Lighting
Fall River Mills Street Lighting
Francis Way Street Lighting
French Gulch Street Lighting

Mayfair Manor Street Lighting
McArthur Street Lighting
Meadowbrook Park Street Lighting
Powell Subdivision Street Lighting
Rancho Estates Street Lighting
Western Ranches Street Lighting
Westwood Manor Street Lighting
Wooded Acres Street Lighting
Live Oak Street Lighting
Verde Vale Street Lighting

These 20 dissolved districts became service zones under the new county-wide CSA #15. By Resolution 82-207 the Board of Supervisors also established an initial Parcel Charge for CSA #15. Today there are 50 service zones, established as needed, with two zones pending creation: Oak Ranch Estates and Staley Ranch.

Creation of service zones within special districts or cities are not subject to LAFCO review, but pursuant to G.C. 25217 CSAs are required to follow specific procedures, including public notice and hearing in order to approve formation of and financing for new service zones.

Shasta County has several tentative maps which are still actively being processed. Of these, two as a condition of approval will be required to install street lighting to serve the area of proposed development:

- 1) TR 1905 – Staley Ranch A 35 lot subdivision north of Fourth Street/east of Locust Street, Cottonwood; one light on Fourth Street at the entrance to the subdivision.
- 2) TR 1932 – Oak Ranch Estates A 140 lot subdivision west of Rhonda Road, Cottonwood; one light on Rhonda Road at the entrance to the subdivision.

Shasta LAFCO established a sphere of influence designation for the CSA in 1985 for services to fourteen zones. The 2004 municipal service review prepared and adopted by Shasta LAFCO for the group of county service areas does not provide baseline data on this particular District. This current study is designed to provide updated information on the District's services and affirm its existing sphere of influence boundary.

a. Infrastructure, Facilities and Services

Infrastructure needs originate in two ways: (1) the Shasta County Planning Commission may require a land developer to install street lighting as a condition of approval for that final subdivision map; or (2) a group of landowners in the unincorporated area of the County seek to provide street lighting in their neighborhood and petition the County Board of Supervisors to form a mini-district (internal service zone) that includes certain territory to accommodate establishing this service.

for each local zone, the monthly rate PG&E will be charging, and the number of parcels affected (included).

Once the annual parcel charge is established, it is fixed for life. There is a variance in annual parcel rates for each specific local zone given the variables mentioned above, but within each local zone all subject parcels pay the same rate. As a public agency, the District does not provide fee rebates, tax credits, or other relief for customers.

No change in the tax rate or the annual parcel charge rate has occurred during the past three years. Changing the annual parcel charge is tied to Proposition 218 requirements. There is no practical method for the District to unilaterally raise that rate. Any change in the rate has to be initiated by the ratepayer, and there is little incentive for the ratepayers to request this action.

Government Code 54711 permits the Board of Supervisors, sitting as the District Board of Directors, to increase the secured tax revenue if utility provider costs exceed funds provided by the 1% secured tax rate.

Street lights are the property of the utility provider (in this case, PG&E), hence the District neither depreciates nor plans for replacement of these lights.

d. Governance

By law the Shasta County Board of Supervisors serves as the governing Board of Directors of County Service Area #15 – Lighting. District board directors are not elected separately, but become eligible to provide this service when they are elected and seated on the County Board of Supervisors through general or special election or by special appointment.

No additional compensation is provided to Board of Supervisor members when serving as the District's Board of Directors. Elected Board of Supervisors serve four year terms with staggered elections. The Board of Supervisors meets weekly throughout the year, but only meets as the District's Board of Directors as needed.

Public notice of meetings are published in a local newspaper of general circulation once a week for three weeks in advance of any scheduled public hearings. Hearings are held in the Board of Supervisors' regular meeting chamber, and are scheduled during their regular meeting period during the day. The Board of Supervisors adjourns as the county board and reconvenes as the Board of Directors of the District to address the business at hand. Once concluded, the District Directors adjourn their meeting, and the Board of Supervisors often reconvenes their regular session to continue the work of that day's agenda. There is adequate meeting space in this location for District public meetings, which are open to and accessible by the public.

Per capita income for the entirety of Shasta County is calculated as \$27,240, and 17% of the population noted (or 27,667 out of 159,712 people) have income below state poverty levels. As a general observation, this identifies Shasta County as a severely disadvantaged community or entity, coming in just under the 60% level by \$626.

c. Present and Planned Public Facilities

Service needs are driven by Planning Commission decisions and/or community involvement in identification of a need for additional services. Services are not provided to individual parcels outside the District boundaries. Services are provided on a first come, first served basis. Demand for additional services is very low.

The very nature of the District's services precludes a need to address emergency situations. If the District becomes aware that a street light is not functioning properly, it contacts PG&E to request repair service to the location.

d. Adequacy of Public Services

Delivery of services is adequate for the needs of its 50 existing zones.

e. Infrastructure Needs or Deficiencies

No deficiencies are known to exist within this system, and facilities are fully utilized.

f. Financing Constraints and Opportunities

The district is governed by the structure of its services (see MSR comments above)

g. Opportunities for Rate Restructuring

The district is governed by the structure of its services (see MSR comments above)

h. Status of and Opportunities for Shared Facilities

The District has no joint powers or other agreements or arrangements with other agencies.

i. Accountability for Community Service Needs, Governmental Structure, and Operational Efficiencies

The District service needs are directly attached to Shasta County Planning permit requirements which attaches lighting services to land development approvals as

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

Shasta County and most local communities within it qualify as disadvantaged unincorporated communities under the guidelines for SB 244. 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 will be due in 2019.

8. Conclusion

It is recommended that the municipal service review and sphere of influence update for the County Service Area #15 - Lighting District be adopted as proposed.

9. References

- a. County of Shasta
- b. Shasta LAFCO files for this district
- c. Internet research on various sites

10. Exhibits

- a. 2014 Map of proposed SOI Boundary
- b. Map showing service zones referenced in this narrative
- c. 1985 Map of Sphere of Influence Designation
- d. Community Calculator Reports for Median Income – Eastern & Western Shasta County
- e. DUCs: Populated Places in Shasta County per SB 244
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LAFCO RESOLUTION 2014-03

RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION
MAKING WRITTEN DETERMINATIONS AND MODIFYING THE SPHERE OF INFLUENCE
OF CSA #15 - LIGHTING DISTRICT

WHEREAS, the CSA #15 - Lighting District sphere of influence boundary was last established in 1985; and

WHEREAS, the Executive Officer, pursuant to the Government Code section 56000 *et seq.*, has prepared a municipal service review and proposed an updated sphere of influence boundary for the CSA #15 - Lighting 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 report and recommendation, the environmental document, applicable general and specific plans and all testimony, correspondence and exhibits received during the 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 Igo-Ono Community Service District's Sphere of Influence.
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 Commission applied for and received a No Effect Determination from the California Department of Fish & Wildlife for this project.
4. The Commission pursuant to Government Code Section 46425 makes the following determinations in modifying the Sphere of Influence:
 - A. Present and planned land uses in the area including rural residential, agriculture and open space. Lands within the county-wide District are developed primarily with a

wide variety of uses. Recreational and open space land remains in the District and surrounding area.

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

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 closeness of the individual communities in and around Igo and Ono, and the detached location of this area in relation to other more developed portions of Shasta County.

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. There are two communities within the existing and proposed sphere of influence that meet the State law definition as Disadvantaged Unincorporated Communities.

4. The District Sphere of Influence is hereby modified to include the area specifically described on the attached map labeled "Exhibit A."

9. This resolution was adopted on March 6, 2014 and is effective on the date signed by the Chair.

AYES: BAUGH, BOSETH, FLYTEN, HAINES, KEHOE, MORGAN, YARBROUGH

NOES: NONE

ABSTAINS: NONE

Dated: 3/6/14



Les Baugh, Chair
Shasta Local Agency Formation Commission