

**MARIN LOCAL AGENCY FORMATION COMMISSION**

RESOLUTION NO 08-05

**ADOPTION OF DETERMINATIONS  
FOR THE STINSON BEACH AREA SERVICE REVIEW**

**WHEREAS**, Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that Local Agency Formation Commissions (LAFCOs) conduct service reviews prior to, or in conjunction with, consideration of actions to establish a Sphere of Influence (SOI) as defined in Section 56076, and in accordance with Section 56425 or 56426.5, or update an SOI pursuant to Section 56425; and

**WHEREAS**, as part of such reviews, LAFCOs must compile and evaluate service-related information and make written determinations regarding infrastructure needs or deficiencies, growth and population projections for the affected area, financing constraints and opportunities for shared facilities, government structure options, including advantages and disadvantages of consolidation or reorganization of service providers, evaluation of management efficiencies, and local accountability and governance; and

**WHEREAS**, Marin Local Agency Formation Commission initiated a service review of local government services in the Stinson Beach area as part of their overall program to complete all sphere of influence and service reviews by January 1, 2008; and

**WHEREAS**, Marin LAFCO consulted with affected and interested agencies, interested parties; and

**WHEREAS**, Marin LAFCO gathered and compiled the information necessary to conduct the required review and independently evaluated such information; and

**WHEREAS**, Marin LAFCO issued a Draft Service Review on March 7, 2008 and provided for public review of said document; and

**WHEREAS**, Marin LAFCO considered the data, recommendations and determinations contained in the *Stinson Beach Area Service Review and Sphere of Influence Update* report at noticed public hearings on March 13, 2008 and May 8, 2008 and received all oral testimony and evidence, which were made, presented or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to the review, its data, recommendations and determinations; and

**WHEREAS**, the Stinson Beach Area Service Review collects and analyzes information on local government services in order to provide information to the public and to assist Marin LAFCO in its periodic review of adopted spheres of influence.

**NOW, THEREFORE**, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER**, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, as follows:

Section 1. Pursuant to powers provided in Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the Marin Local Agency Formation Commission adopts written determinations as set forth in Exhibit A.

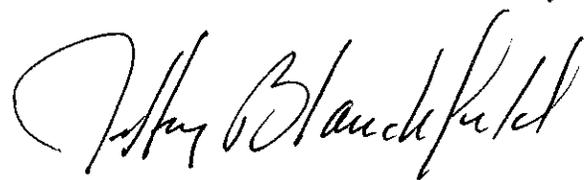
Section 2. Pursuant to Section 15306 of the State CEQA Guidelines, the Commission finds that this service review is exempt from the provisions of the California Environmental Quality Act. That exemption applies to basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on this 8th day of May, 2008, by the following vote:

**AYES:** Commissioners Adams, Asbo, Blanchfield, Heller, Rodoni, Slavitz

**NOES:** None

**ABSENT:** Commissioner McGlashan



JEFFRY BLANCHFIELD, Chairperson

**ATTEST:**



PETER V. BANNING, Executive Officer

## EXHIBIT A

### Statement of Written Determinations Stinson Beach Area Service Review

1. **Regarding government structure options, including advantages and disadvantages of consolidation or reorganization of service providers, the Commission determines:**

Consolidation of special districts serving Stinson Beach may offer marginal cost savings, but would not include a reduction in management staff requirements. Improved local political accountability through the consolidation of fire, water and sewage management functions under the control of a single local board do not appear important to either Stinson Beach County Water District (SBCWD) or Stinson Beach Fire Protection District (SBFPD) under current conditions.

2. **Regarding infrastructure needs or deficiencies, the Commission determines:**

Older, inefficient waterlines are continually replaced by SBCWD to improve system integrity and provide improved fire flow and domestic water service. A new water treatment plant, currently in planning and design review, is planned to be built near the water tank on Laurel Drive. The SBCWD Board and management maintain a 5-Year Capital Improvement Plan that is updated annually to consider any infrastructure needs. Additional infrastructure investment will not significantly expand the District's water supply, which is sufficient to serve current and projected demand.

SBFPD is outfitted with updated rolling stock expected to provide adequate service for a ten-year period. The District's firehouse and storage facility have been recently upgraded and remodeled. SBFPD continues to lack adequate meeting and office space. The District is currently developing a 10-year strategic plan to anticipate infrastructure and staffing needs.

3. **Regarding growth and population projections for the affected area, the Commission determines:**

The Stinson Beach area had a population of approximately 751 in 2000 with 751 existing housing units and an estimated buildout of 885 units under existing general plan and zoning designations. Stinson Beach has limited opportunity for future expansion since federal and state lands (GGNRA and Mt. Tamalpais State Park) and the Pacific Ocean surround the community. Stinson Beach is already extensively developed and there remain only limited infill opportunities for growth.

LAFCO actions will not significantly affect population growth or service availability in the study area.

**4. Regarding financing constraints and opportunities, the Commission determines:**

SBCWD receives revenues for both water and wastewater fees for service. SBFPD receives revenues from property taxes as well as from grants, but has not sought voter approval of a special tax for fire protection or other emergency services.

Fees for service may be adjusted at the discretion of district governing boards (under the provisions of Proposition 218) to cover increased service costs; property taxes are limited by Proposition 13 provisions. Existing sources of revenue are sufficient to support current levels of service provided by each special district. Each district has clear alternatives for raising new or additional revenues if required.

This study has not identified any financing opportunities that could be available to the two districts if they were to reorganize as a community services district.

**5. Regarding cost avoidance opportunities, the Commission determines:**

This study has not identified significant cost avoidance opportunities in fire or water services in the Stinson Beach study area that could result from annexations anticipated by adopted spheres of influence or other changes in the relationships between local agencies. Consolidation of the special districts serving Stinson Beach would afford some opportunities for reducing administrative costs. However, a consolidated district would still require senior managers for fire and water/wastewater services.

**6. Regarding opportunities for rate restructuring, the Commission determines:**

The SBCWD receives fee-derived revenues for water services. Rates and fees are determined by operational costs and capital improvement needs.

SBFPD's revenues are derived primarily from property taxes and grant income. The Fire District does not collect a parcel tax. Emergency service agencies generally do not derive significant revenues from fees or service charges and are therefore not subject to rate restructuring.

**7. Regarding opportunities for shared facilities, the Commission determines:**

SBFPD has existing partnerships for sharing facilities and services such as receiving dispatch and ambulance from Marin County Fire Department. The District also has a cooperative relationship with Bolinas Fire, which includes wildland firefighting and emergency medical training.

SBFPD has an effective working relationship with the Stinson Beach County Water District, including maintenance and replacement of fire hydrants by SBCWD.

Consolidation of SBCWD and SBFPD might provide office and meeting facilities that are not now sufficiently available to SBFPD. Relative to the existing actions of the two districts, consolidation would not significantly enhance shared facility economies already undertaken.

**8. Regarding evaluation of management efficiencies, the Commission determines:**

Both SBCWD and the SBFPD have the resources and management capability to provide water, wastewater and fire protection services to the study area given continuation of the present service demand and regulatory requirements. Stinson Beach Fire's upcoming strategic planning efforts will assist the District in responding to demographic changes in the Stinson Beach community.

**9. Regarding local accountability and governance, the Commission determines:**

Both SBCWD and SBFPD have elected governing boards conducting public business in general compliance with applicable State laws. The districts also maintain websites with updated information, and distribute periodic written reports or newsletters to their customers.

Although SBFPD and SBCWD effectively work together in the interests of the community, accountability for local services would be enhanced through consolidation of special districts. Consolidation would allow at least partial ability of the local governing board to weigh service priorities and allocate resources in ways that cannot be accomplished by separate organizations with more narrowly focused service roles.