

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO 07-27

ADOPTION OF DETERMINATIONS
FOR THE BOLINAS 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 Bolinas 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 August 3, 2007 and provided for public review of said document; and

WHEREAS, Marin LAFCO considered the data, recommendations and determinations contained in the *Bolinas Area Service Review and Sphere of Influence Update* report at noticed public hearings on August 9, 2007 and October 11, 2007 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 Bolinas 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 15305 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 minor alterations in land use limitations which do not result in any changes in land use or density.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 11th day of October, 2007, by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, McGlashan, Rodoni, Slavitz

NOES: None

ABSENT: Commissioner Heller



JEFFRY BLANCHFIELD, Chairperson

ATTEST:

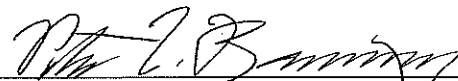

PETER V. BANNING, Executive Officer

EXHIBIT A

Statement of Written Determinations Bolinás Area Service Review

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

The alternative organizational government structure that was considered during the Bolinas Sphere of Influence Study was to reorganize Bolinas Community Public Utility District and Bolinas Fire Protection District as a single community services district. The Commission determines that this alternative would not create significant advantage to service consumers in the Bolinas area due to the disparity between the fire protection, water and sewer service areas of the two existing districts.

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

Infrastructure deficiencies of the Bolinas Fire Protection District have been recently addressed through the construction of a new fire station.

Bolinás Community Public Utility District infrastructure needs for the water and sewer systems are reviewed and determined by staff on an ongoing basis through continuous repair and replacement programs most recently including replacement of its water filtration system. No service needs are forecast beyond existing service population based on the District's analysis of available water supply and the resulting moratorium on new water service connections in place since 1971.

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

The Bolinas area had a population of approximately 1,246 in 2000 with 665 existing housing units and an estimated buildout of 975 units with no accounting for constraints on water and sewer capacity now in place. LAFCO actions will not significantly affect population growth or service availability in the study area.

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

In addition to a 12% share of overall property tax revenues, Bolinas Fire Protection District receives a special tax for operations from property owners and a new parcel tax to cover the cost of the District's new fire station facility. As is the case with other fire service agencies, the nature of emergency services does not lend itself to the use of service charges or other sources of revenue that could otherwise be within the discretion of the District's governing board.

Due to a low level of community development, there is only modest growth in property tax revenue to mitigate inflation in the cost of municipal services including fire protection. BFPD will need to address the increasing cost of service versus limited ability to increase taxes on an ongoing basis, as is the case with other fire protection agencies. The District intends to complete a business plan to address long-term financial issues.

Bolinás Community Public Utility District receives revenues for both water and sewer service fees as well as a share of property tax revenues. BCPUD therefore has some ability to respond to increasing service costs through adjustment of rates.

5. Regarding cost avoidance opportunities, the Commission determines:

Modest management and administrative costs of both districts could be saved through consolidation of Bolinás Community Public Utility District and Bolinás Fire Protection District as discussed in Section 1 above. No significant cost avoidance opportunities were identified in the Commission's study.

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

Bolinás Fire Protection District's revenue sources for fire protection are derived from property tax, not fees or rates and are therefore not subject to rate restructuring.

Bolinás Community Public Utility District receives fee-derived revenues for both water and sewer services. No specific adjustments to water or sewer rates were identified as relevant to the Commission's interest in the organization or boundaries of the two special districts under study.

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

Bolinás Fire Protection District dispatching is handled by Marin County Fire Department from their headquarters in Woodacre. Paramedic ambulance service is provided by Marin County Fire Department from Point Reyes Station. During the summer months, Marin County Fire Department staffs a second paramedic ambulance which is quartered in Stinson Beach and serves the Bolinás and Stinson Beach communities by agreement with the Stinson Beach Fire Protection District, the Bolinás Fire Protection District, and the County of Marin, reducing the response time for Advanced Life Support services to about ten minutes.

The construction of the new combined firehouse, medical clinic and helicopter site is another example of shared facilities in Bolinás. The recent completion of the facility in July, 2007 will save 20 to 40 minutes in the time it takes to transport a patient to a

hospital. Adding an ambulance bay to the new firehouse is essential to obtaining County-funded ambulance service for southern West Marin.

Although consolidation of BCPUD and BFPD might allow the two districts to share office space or other administrative functions or facilities, the possibility of sharing facilities would not outweigh the disadvantages of consolidating the two districts.

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

The budget and other documents published by Bolinas Community Public Utility District and Bolinas Fire Protection District are generally informative on the nature of services, allocation of resources to those services, performance measures, and projections. The documents are written in plain language for a general audience with an affirmative effort to keep the Bolinas community informed.

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

Both Bolinas Community Public Utility District and Bolinas Fire Protection District 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.