

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO 07-21

ADOPTION OF DETERMINATIONS  
FOR THE INVERNESS 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 Inverness 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 May 4, 2007 and provided for public review of said document; and

WHEREAS, Marin LAFCO considered the data, recommendations and determinations contained in the *Inverness Area Service Review and Sphere of Influence Update* report at a noticed public hearing on May 10, 2007 and June 14, 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 Inverness 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.

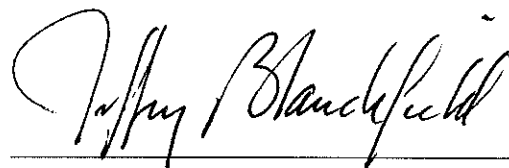
Section 2. Pursuant to Section 15306 of the State CEQA Guidelines, the Commission finds that this service review is exempt from the provisions of the California Environmental Quality Act. That exemption applies to basic data collection, research, experimental management, and resource evaluation activities 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 14<sup>th</sup> day of June, 2007, by the following vote:

AYES: Commissioners Asbo, Adams, Blanchfield, Heller, Ródoni, Slavitz

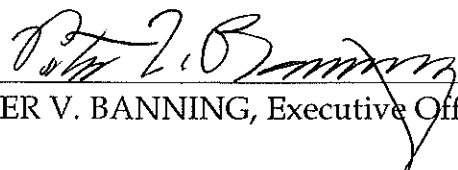
NOES: None

ABSENT: Commissioner McGlashan



JEFFRY BLANCHFIELD, Chairperson

ATTEST:

  
PETER V. BANNING, Executive Officer

## EXHIBIT A

### Statement of Written Determinations Inverness Area Service Review

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

The Inverness PUD fire department is part of a Cooperative Fire Agreement with the Point Reyes National Seashore that includes participation from other fire agencies in West Marin. A Cooperative Agreement for Local Government Fire Suppression is also in place with the Governor's Office of Emergency Services. The contractual relationships (including mutual aid and automatic aid) make up for some of the deficiencies in station location and the disadvantages of small-scale organizations among member agencies.

The 1983 Inverness Communities Plan made a recommendation for Inverness residents to work with LAFCO staff towards territorial expansion of the Inverness PUD. Since then, many improvements have been made to update the water system and an efficient management structure has been established. Therefore, territorial expansion is not necessary at this time.

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

Infrastructure needs for the District's water and fire protection functions are reviewed and determined annually by the staff and governing board, projecting three to five years in advance. In the near future, the District will have to plan for the replacement of one Type I structure engine and the staff SUV. The ability of the District's fire station to accommodate new vehicles will be an ongoing issue.

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

The IPUD had a population of 700 in 2000 with 480 existing units and an estimated buildout of 495 housing units. The District's growth potential is limited due to a constrained local water supply. The District will be able to provide fire and water services for projected population in the study area. LAFCO actions will not significantly affect population growth in the study area.

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

The District's fire related revenue is derived primarily from property tax. The water system's revenue is derived from service fees consisting of a basic charge covering the expenses that apply equally to all customers and a usage charge based on units or gallons of water used.

Service charges supporting provision of IPUD's domestic water service may be adjusted by the District's governing board as needed to cover costs. Property tax revenues supporting the District's fire protection service may be augmented only by special tax or benefit assessment requiring voter approval. Solutions to budgetary problems or financial opportunities with respect to the District services would not be affected by changes of organization anticipated by adopted spheres of influence or other changes in the relationships between local agencies.

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

Staff has not identified significant cost avoidance opportunities in fire or water services in the Inverness study area that could result from changes of organization anticipated by adopted spheres of influence or other changes in the relationships between local agencies.

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

The water system has the opportunity for rate restructuring during the annual budget process. The Board of Directors determines whether debt service ratio for the water system revenue bonds is 1:2 or lower. If not, staff prepares various new rates for consideration. Public hearings are held and new rates are adopted.

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

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

IPUD and North Marin Water District maintain an emergency inter-tie at the south end of the IPUD service area that provides an interconnection with the water supply of the North Marin Water District. In the event of an emergency, either district can, pursuant to agreement provisions, obtain water from the other agency via the inter-tie.

The District has mutual aid agreements with County Fire and Point Reyes National Seashore. The District contracts with County Fire for dispatch services, and an automatic mutual aid response protocol was established with County Fire in 1994.

There are no obvious opportunities for additional shared facilities in the operations of IPUD with other districts or agencies.

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

Inverness Public Utility District has the resources and management capability to provide water and fire services to the study area in both the short and long term.

Management efficiency in the maintenance of public facilities in the District's service area would not be enhanced or inhibited by adopted spheres of influence or other changes in the relationships between local agencies.

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

The Board of Directors is elected by and accountable to the voters who reside in the District. The District maintains a website and has a well-developed budget process.