

Briceland Community Services District

Municipal Service Review



September 2008

Prepared by:



HUMBOLDT
Local Agency Formation Commission

For the District Sphere of Influence Report

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LOCAL AGENCY FORMATION COMMISSION AUTHORITY

Latent Powers, Enabling Legislation and Empowered Services

The fundamental role of the Local Agency Formation Commission (LAFCo) is to implement the Cortese-Knox-Hertzberg Act (The Act) consistent with local conditions and circumstances. The Act guides LAFCo's decisions. The major goals of LAFCo as established by The Act are to:

- Encourage orderly growth and development;
- Promote orderly development;
- Discourage urban sprawl;
- Preserve open-space and prime agricultural lands by guiding minimizing resource loss;
- Exercise its authority to ensure that affected populations receive efficient services;
- Promote logical formation and boundary modifications that direct the burdens and benefits of additional growth to those local agencies that are best suited to provide services;
- Make studies and obtain and furnish information which will contribute to the logical and reasonable development of local agencies to provide for present and future needs;
- Establish priorities by assessing and balancing community service needs with financial resources available to secure and provide community services and to encourage government structures that reflect local circumstances, conditions and financial resources;
- Determine whether new or existing agencies can feasibly provide needed services in a more efficient or accountable manner and, where deemed necessary,

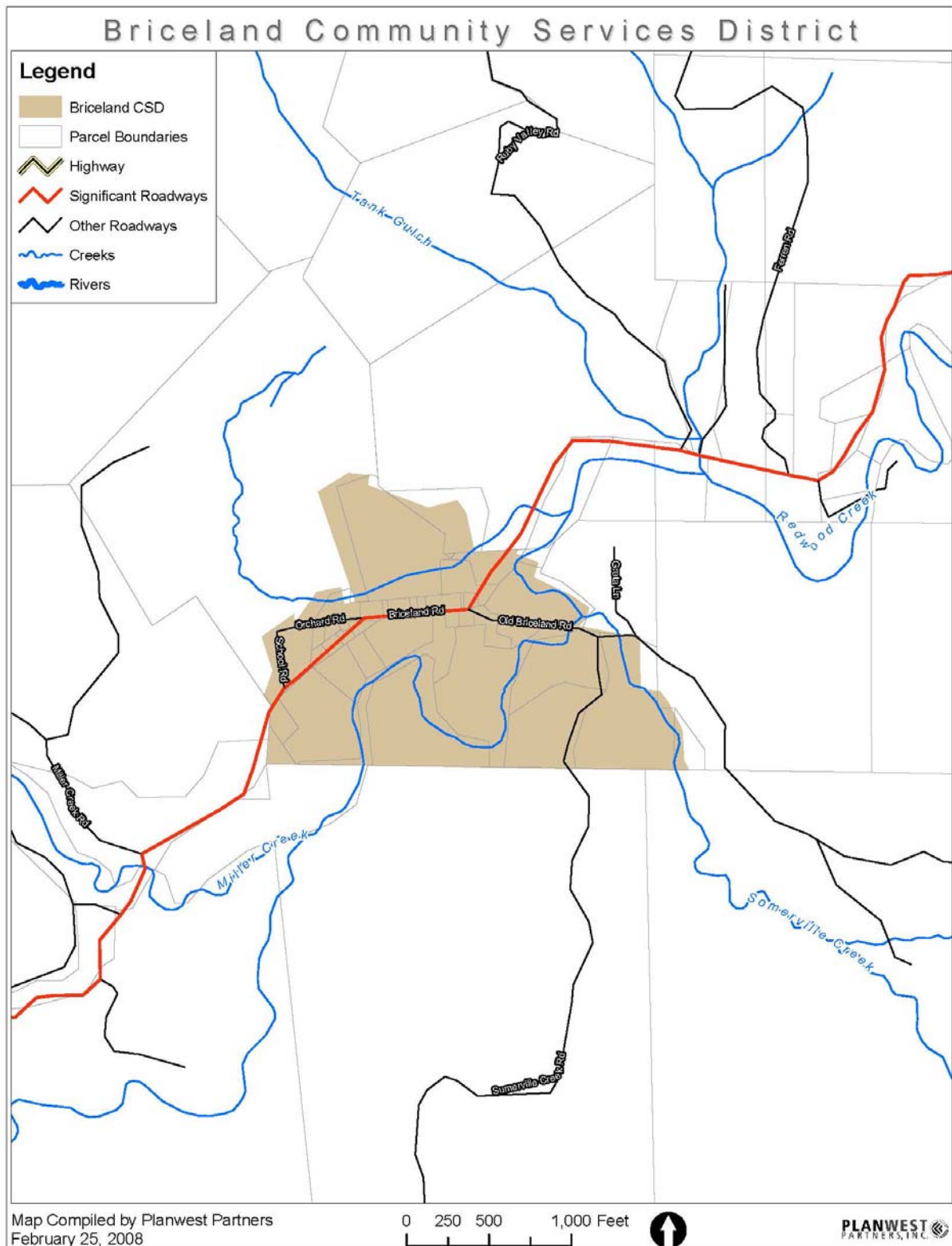
As set fourth in § 56425 (g) of The Act, on or before January 1, 2008, and every five years thereafter, Humboldt LAFCo shall review and update each Sphere of Influence (SOI).

Additionally, an MSR shall be conducted with, or in conjunction with the action to establish or to update a SOI pursuant to The Act. Together, the SOI and MSR documents analyze the District's ability to serve existing and future residents.

In order to prepare and to update Spheres of Influence in accordance with § 56425, Humboldt LAFCo shall conduct a service review of the municipal services provided in the Briceland Community Services District (District). The commission shall include in the designated for service review area any other geographic area as is appropriate for an analysis of the services to be reviewed, and shall prepare a written statement of determinations with respect to the following:

- (1) Growth and population projections for the affected area;
- (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies;
- (3) Financing ability of agencies to provide services;
- (4) Status of and, opportunities for, shared facilities;
- (5) Accountability for community service needs, including governmental structure and operational efficiencies;
- (6) Any other matter related to effective or efficient service delivery, as required by commission policy.

Figure 1. Briceland CSD Map - District Boundary and Sphere of Influence



AGENCY PROFILE

Formation

The Briceland Community Services District (District) was formed as an independent special District on September 20, 1989 under Community Services District law pursuant to Government Code § 61000-61934. The governing board is elected and consists of a five (5) member Board of Directors to supervise the business of the District. The Board members are elected by District residents and hold a four year term of office.

The District was formed for the purposes of improving the water system that was supplying water to houses in the Briceland area. The water system that was in place at the time was an antiquated system put in by the original settlers in the 1880's. In forming the Briceland CSD, District proponents planned on using State Safe Drinking Water Grant Funds to identify additional water sources and develop two 21,000 gallon water tanks. New treatment and distribution facilities were also proposed.

Figure 1 (above) shows the District boundary and Sphere of Influence (SOI). The District consists of approximately 68 acres. The District is located in a remote area of southern Humboldt County between Redway and Shelter Cove.

GROWTH AND POPULATION

Demographics

The population served by the District is approximately 75 persons. The Humboldt County population is estimated to be 132,821 with 61,281 (46%) in the incorporated cities and 71,540 (54%) in the unincorporated areas.ⁱ Based on a Department of Finance (DOF) estimated annual population growth rate of 0.60% (607 persons per year), DOF projects that the County's population will reach 145,858 by 2025.

As of January of 2008, there were approximately 59,370 housing units in Humboldt County with an average of 2.36 persons per household.ⁱⁱ A total of 3,975 new housing units were required to support growth in Humboldt County between 2001 and 2008.ⁱⁱⁱ The County's 2003 Housing Element does not project housing demand past 2008. However, if the 2001-2008 housing demand were to continue at the same rate in the future (e.g., 568 units per year), the demand for new housing units between 2008 and 2025 would be 9,656 within the County as a whole, 5,214 within the unincorporated areas of the County.

The County has identified the Briceland CSD and some adjacent parcels as a Water Study Area (WSA), which is used to focus on planned land uses, timing and location of new facilities for unincorporated areas within the County.

County General Plan Growth Projections

As part of the Humboldt County General Plan Update, the County has defined Urban Study Areas (USA) and Water Study Areas (WSA) within districts in order to develop land use planning scenarios and to focus the analysis for timing and location of new facilities.

Identification of these proposed areas will allow the County to work with the affected service providers to assess infrastructure capabilities and constraints, and to develop plans for the timing and financing of services. The Briceland WSA is used in this report to provide demographic information only. The area's land use guidelines and development potential are covered in the Humboldt County General Plan Update, where Briceland is identified as a Rural Community Center.

The County estimates there were 36 housing units within the Briceland WSA in 2005. Based on the County's housing growth projections of between 0.5% and 2.5%, the Briceland WSA could have between 40 and 62 total housing units by 2025. The high build-out estimate for total development potential within the WSA takes into consideration physical and zoning constraints. This represents 26 new housing units within the Briceland WSA.

SERVICES

The District has approximately 25 existing service connections and does not retail water to any other Districts.

WATER

Water System Description:

The sole water source for the District is a spring on private property. The District, through agreement with the owner and recorded deed, receives 90% of the spring's flow. The spring's flow is variable and dependent on rainfall. However, in the summertime, the spring outputs 5 – 7 gallons per minute (gpm), or between 7,200 and 10,080 gallons per day (gpd).

Water from the spring passes through two slow sand filter bays with an intermediate settling basin. Filter loading rates are well below Surface Water Treatment Rule (SWTR) requirements for slow sand filters. The distribution system consists of two pressure zones that are supplied from a single 42,000 gallon concrete storage tank. Approximately 1,600 feet of AC pipe connect the storage tank to the distribution system. Another 2,300 feet of pipeline of unknown size and composition are within the vicinity.

According to the 2006 Department of Health Services (DHS) inspection report, the District produced approximately 3.88 million gallons of drinking water in 2005. Average daily use is estimated at 10,630 gpd, and peak daily use was reported as 40,000 gpd.

Water System Condition Assessment:

The District's water system is operating in marginal condition. Several deficiencies exist with the existing system. Source capacity is unable to meet current maximum day demands, the treatment system is unable to meet turbidity performance standards during winter months, and

storage capacity is barely able to meet even one day of maximum day demands. Also, recommended fire suppression storage is not available. Existing peak daily use is approximately 400% of available source capacity during dry periods.

Source capacity is a significant problem, but the system has no other options for additional sources of water. Therefore, the District carefully watches storage tank levels during summer months. The District should promote conservation measures, as the current peak water usage of 40,000 gpd is excessive. For a population of 75 people, this represents a water usage of over 533 gallons per capita per day, which is extremely high. Whether the high usage is due to leakage or actual usage is unknown. According to the 2007 DHS inspection report, the water system received the following appraisal:

- Turbidity performance standards were not met the previous four winters.
- A distribution system pipeline data sheet is required.
- Routine water system monitoring for GM, nitrate, radon, Ra-228, and VOCs is required.
- The District needs to adopt a cross-control ordinance.

The District has since completed its routine water system monitoring and has adopted a cross-control ordinance.

The District currently has a moratorium on new connections. There are currently at least 4 homes within the District that have requested service connections; the oldest application is approximately 16 years old.

OTHER SERVICE PROVIDERS

The County of Humboldt provides general governmental services and law enforcement services throughout the territory of the District. The Beginnings Volunteer Fire Department provides fire protection services within the District.

FINANCING CONSTRAINTS AND OPPORTUNITIES

According to District records, they operate their water system on an annual budget of approximately \$6,000. The majority of this income is from service charges, but funding also comes from interest revenue. Replacement or depreciation funds are not accumulated through revenues. The District has not developed a Capital Improvement Plan to date, and they currently have approximately \$20,000 in reserves.

SERVICE RATES

Service rates are included in property tax charges and are \$20.00 per month or \$240.00 per year.

LOCAL ACCOUNTABILITY

Contact Information

Briceland Community Services District	
Contact:	Jerry Wilson
Mailing Address:	C/o Jerry Wilson, 6525 Briceland-Thorne Road, Garberville, CA 95542
Phone Number:	(707) 923-2407
Types of Services:	Water
Population Served:	75
Size of Service Area (Acres):	68 acres
Date of Formation:	September 20, 1989

District Board meetings are held the first Thursday of April and October at 6:30 pm and are held at the Beginnings Octagon.

MUNICIPAL SERVICE REVIEW DETERMINATIONS

Written Determinations

56430. (a) In order to prepare and to update SOI in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, region, subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

(1) Growth and population projections for the affected area.

The District currently serves a population of approximately 75 persons and has 26 service connections. The Briceland WSA is expected to receive up to 26 new housing units before reaching build-out conditions. The District will need to find a new source of water and expand its water system infrastructure to serve this additional growth.

Because the County Framework Plan limits further subdivision development in this area to one unit per 2.5 acres, and the existing densities within the District already exceed 1 unit per acre, there will be no significant growth within the District.

(2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.

The District's water system is in poor condition. Several deficiencies exist with the existing system. Source capacity is unable to meet current maximum day demands, the treatment system is unable to meet turbidity performance standards during winter months, and storage capacity is barely able to meet even one day of maximum day demands, approximately 0.5 miles of

distribution system piping is undersized for adequate fire flows and/or in need of replacement, and recommended fire suppression storage is not available.

The District is focused on maintaining service to existing customers and has no expansion plans at this time. The District is currently under a moratorium for new connections. The District experiences limited source capacity, which is currently less than reported average day demands. The spring is capable of producing approximately 100 gallons per capita per day. Efforts should be made to promote conservation and maintain water usage at this available rate.

(3) Financial ability of agencies to provide services.

The majority of the District's income comes from service charges, but funding also comes from property taxes, interest revenue, connection fees, and other smaller sources. These should be periodically reviewed and adjusted as necessary.

4) Status of, and opportunities for, shared facilities.

Because of the small size of the District and relatively remote location away from other local agencies and water systems, there are no significant cost avoidance opportunities available to the District. There are currently negotiations in place to develop a mutual aid agreement with a number of local CSD's in the vicinity.

(5) Accountability for community service needs, including governmental structure and operational efficiencies.

A five-member Board of Directors oversees the business of the District. The Board members are elected by District residents and hold a four year term of office.

(6) Any other matter related to effective or efficient service delivery, as required by commission policy.

The Briceland Community services District is focused on maintaining service to existing customers and has no expansion plans at this time. The District currently is under moratorium on new service connections by ordinance, due to water shortages and statutory constraints. There are currently negotiations in place to develop a mutual aid agreement with a number of local CSD's in the area.

SOURCES

Humboldt County General Plan Update. Community Infrastructure and Services Technical Report, Preliminary Draft, October 2007. <http://co.humboldt.ca.us/planning/gp/gpdemo/GPU-TOC-Demo3.htm#ch7>

ⁱ Department of Finance, 2008. Population Estimates for Cities, Counties and the State, May 2008.

ⁱⁱ Ibid

ⁱⁱⁱ Humboldt County, 2003. Humboldt County General Plan Housing Element. Approved December 16, 2003. Amended November 30, 2004.