

LASSEN COUNTY LOCAL AGENCY FORMATION COMMISSION
Board of Supervisors Chambers 707 Nevada Street Susanville, CA 96130

SPECIAL MEETING
April 13, 2015 - 3:05 p.m.

Meeting was called to order at 3:01 p.m. by Vice Chairperson Wilson.

Roll call of members present: Jim Chapman, Jeff Hemphill and Vice Chairperson Brian R. Wilson. Absent: Rod De Boer and Chairperson Todd Eid.

Staff Present: John Benoit, Executive Officer, Jennifer Stevenson, Executive Officer Assistant and Gwenna MacDonald, Clerk.

Mr. Benoit introduced Jennifer Stevenson to the Commission, stating that Ms. Stevenson would be working with him on various projects related to Lassen Lafco.

Motion by Commissioner Hemphill to approve the agenda as submitted; Commissioner Chapman provided a second and the motion carried. Ayes: Hemphill, Chapman, and Wilson. Absent: De Boer and Eid.

Correspondence

Mr. Benoit noted that he included a letter written on behalf of Lassen LAFCO to Shasta LAFCO regarding the Meyers Health Care Annexation and he would discuss further under the Executive Officer report.

Vice Chairperson Wilson noted that consideration of the minutes from December 8, 2014 would be tabled due to lack of a quorum of members who were present at the December 8, 2014 meeting.

Minutes

Motion by Commissioner Chapman to approve the minutes of January 26, 2015; Commissioner Hemphill provided a second and the motion carried. Ayes: Chapman, Hemphill and Wilson. Absent: De Boer and Eid.

Public Comments

There were no public comments.

At 3:14 p.m. Chairperson Eid arrived and assumed his seat at the dais.

Mr. Benoit asked that the Commission consider the minutes from the December 8, 2014 meeting, as Chairperson Eid was now present.

Motion by Commissioner Chapman to approve the minutes of the December 8, 2014 meeting; Chairperson Eid provided a second and the motion carried. Ayes; Chapman, Wilson and Eid. Abstain: Hemphill. Absent: De Boer.

6 Public Hearing: Fiscal Year 2015/2016 Budget

Mr. Benoit reviewed the goal of the budget, which is to conduct business in a manner that meets the requirements of the Cortese-Knox-Hertzberg Act at a reasonable cost. He explained that the budget was restructured a few years ago to allow the Commission to maintain operations in a fiscally responsible manner, thereby reducing the annual funding contribution required from the City and County. The proposed budget relies upon the utilization of staff services in the preparation of Municipal Service Reviews and Sphere of Influence Updates, and the reduction in meetings to six per year has also resulted in substantial savings. Mr. Benoit reviewed the line items and noted that there was an increase in annual Calafco dues of two percent, and that assuming a carry-over from 2014/2015, the total budget would be \$60,848.03, to be apportioned between the City and County.

Commissioner Chapman commented that he appreciated Mr. Benoit's efforts to bring the budget back in line, and that it is important for the City and County to have budget numbers available as early as possible.

Mr. Benoit pointed out that the carry-over figure would likely be adjusted somewhat, and that at the June meeting he would have an update for the Commission. He stated that the Calafco annual conference would be held in Sacramento this year and not Southern California, which would reduce the costs and allow additional members to attend.

At 3:25 p.m. Chairperson Eid opened the public hearing and requested comments from the public. There being no comments, Chairperson Eid closed the public hearing at 3:26 p.m.

Motion by Commissioner Wilson to approve Resolution No. 2015-0002; Commissioner Chapman provided a second and the motion carried. Ayes: Wilson, Chapman, Hemphill and Eid. Absent: De Boer.

7 Workshop: Municipal Service Review and Sphere of Influence Update: City of Susanville

Mr. Benoit reviewed the draft Municipal Service Review for the City of Susanville. He explained that the MSR was the precursor to updating the Sphere of Influence, and stated the document represented a tremendous amount of work put forth by the City Administrator, Jared Hancock, and City Planner, Craig Sanders. In addition they provided an opportunity to tour various sites around the City and he stated that he found the experience helpful in preparing the document. The proposed Sphere of Influence would include the consideration of many factors, including areas that were historically looked at as the logical areas of growth north and west of the Rancheria, the preservation of agricultural land and he anticipated that the discussions would be continuing in the weeks ahead.

Commissioner Chapman stated that the discussion over the probable growth areas and expansion of the City had been occurring for the past fifty years, and when the City grows south and west, you have to be very careful. There are people in those neighboring areas who do not want the level of service provided to City residents, as was discovered during the Fitzgerald annexation, and the proposed growth north of the City was proposed as a means to steer growth away from the agricultural lands. Another consideration is that City planners operate with a different mindset than County planners, and City building standards should be considered when considering development. The question of how to move the Sphere out to include the airport property without encroaching into agriculture land is also a critical question and one that should not be entered into lightly. It is also important to make sure the Sphere of Influence is in agreement with the Susanville Area Plan as adopted by the County. It may be an old document, but outdated doesn't mean invalid and it may be a good opportunity to overhaul that document as well.

Vice Chairperson Wilson requested the following corrections to the Draft:

Page 25: Section 4.4 Auxiliary Funding: It should be clarified that the High School Resource Officer is funded by Lassen High School.

Page 33: Section 5.7, second paragraph, fifth line: The X's listed should be replaced with of an actual dollar amount.

Page 66: Parks and Recreation: the section states that the City Council sets rates semi-annually and they are not updated that frequently.

Commissioner Chapman suggested adding amount for the remaining balance in the Water CIP fund.

Page 68: Number 6 Current Water Demand states that the demand for water will outweigh supply by the year 2025, and that statement is incorrect.

Number 2 Parks and Recreation: Request clarification on the determination that the City has unmet park needs.

Commissioner Chapman observed that #2 is probably true if you remove the Susan Ranch Park property.

There was a general discussion regarding areas of possible expansion of City boundaries including Johnstonville, the Skyline extension area, and avoiding agricultural areas, particularly those with Class 2 soils.

Vice Chairperson Wilson suggested that a conservative approach be taken with a document, which is updated every five years. The City does not anticipate any large development within the next few years, and being too ambitious with expanding the five-year Sphere of Influence could be misconstrued.

Commissioner Chapman stated that there were five, ten, fifteen and twenty-year boundaries and suggested avoiding leap frogging, islands, and focus developing the short-term areas first. He also suggested that consideration be given to pulling the SOI line back from areas like Lake Forest and the Rancheria and encourage development on areas that are already annexed.

Vice Chairperson Wilson requested a qualification on the assertion that there is not enough land for housing that the City needs per the Housing Element. The discussion has come up in the past regarding developers who are looking at the area, and not wanting to develop on land with rocky soil is not the same issue as having inadequate land available for housing.

Chairperson Eid observed that it was likely that a lot of time would be spent hammering out the details.

Commissioner Chapman stated that it was a fifty-year discussion that was worth having.

Vice Chairperson Wilson added that it was likely that water issues would bring the matter to the forefront of discussions.

8 Payment of Claims: January 18 – February 28, 2015 and March 2015

Motion by Commissioner Hemphill to approve claims for January 18 – February 28, 2015 and March 2015 in the amount of \$8,401.77; Commissioner Wilson provided a second and the motion carried. Ayes: Chapman, Hemphill, Wilson and Eid. Absent: De Boer.

9 Executive Officer Report

Mr. Benoit provided the following updates:

The Meyers Healthcare District Annexation the process is moving along and there is a new executive officer at Shasta LAFCO. He referred to the letter he submitted to Shasta LAFCO regarding the proposed annexation of territory and the ability for landowners within the healthcare district to vote on any special assessments or taxes.

He explained that he has been working on the Fall River Mills, McArthur, and Northwest Lassen Fire Protection Districts Sphere of Influence there was a big blow up, and Chief Brent Cassidy has requested that that Lassen LAFCO be the principal LAFCO for the process.

The Big Valley water users have been affected by decree in Modoc Superior Court. Supervisor Aaron Albaugh has been working with Assemblyman Brian Dahle and the general issue involves a landowner who takes exception to the Water Master's action and will be appealing to Modoc and Lassen LAFCO to form water districts.

The consolidation of the Herlong PUD and West Patton Village is scheduled to be going before the Board of Supervisors soon.

The question has been asked by the Standish/Litchfield fire protection district regarding the establishment of an assessment district which was related to a development project led by Everd McCain. The Fire Protection District has not received any of the money collected, however a service still has to be provided for residents in the area. He has been asked to follow up with the County to identify if the assessment has been implemented and collected from the property owners in the area.

10 Commissioner Reports No business.

Motion by Commissioner De Boer, second by Commissioner Wilson to adjourn until June 8, 2015; motion carried unanimously. Ayes: Chapman, De Boer, Hemphill, Wilson and Eid.

The meeting adjourned at 4:20 p.m.

Todd Eid, Chairperson

Gwenna MacDonald, Recording Secretary

Approved _____