

EXHIBIT “A”

2013

MUNICIPAL SERVICE REVIEW

FOR THE

COLUMBIA, JAMESTOWN,

GOLD SPRINGS, GROVELAND,

ROLLING HILLS, SOUTH SONORA,

TUOLUMNE, VALLE VISTA AND

VOLPONI ACRES

LIGHTING DISTRICTS

(December 2013)
Tuolumne County LAFCO

TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 LAFCO's Responsibilities, Spheres of Influence and Municipal Service Reviews
- 1.2 Sphere of Influence
- 1.3 LAFCO Policies and Procedures Related to Municipal Services
- 1.4 LAFCO Policies Related to Overlapping District Boundaries
- 1.5 Description of Public Participation Process
- 1.6 California Environmental Quality Act

2.0 SERVICE AREA SETTING

- 2.1 Location
- 2.2 General Background
- 2.3 Review of Management Structure

3.0 EXISTING MUNICIPAL SERVICES AND PROVIDERS

- 3.1 Street Lighting Service

4.0 ZONING AND LAND USE

- 4.1 Columbia Lighting District
- 4.2 Jamestown Lighting District
- 4.3 Gold Springs Lighting District
- 4.4 Groveland Lighting District
- 4.5 Rolling Hills Lighting District
- 4.6 South Sonora Lighting District
- 4.7 Tuolumne Lighting District
- 4.8 Valle Vista Lighting District
- 4.9 Volponi Acres Lighting District

5.0 MUNICIPAL SERVICE REVIEW

- 5.1 Infrastructure Needs and Deficiencies
 - 5.1.1 Street Lighting Infrastructure Needs and Deficiencies
 - 5.1.2 Written Determinations Regarding Infrastructure Needs and Deficiencies
- 5.2 Growth and Population
 - 5.2.1 Growth and Population in Lighting Districts
 - 5.2.2 Written Determinations on Growth and Population
- 5.3 Finance Constraints and Opportunities
 - 5.3.1 Financial Constraints and Opportunities for Lighting Districts
 - 5.3.2 Written Determinations on Financing Constraints and Opportunities
- 5.4 Cost Avoidance Opportunities
 - 5.4.1 Cost of Operations for Lighting Districts
 - 5.4.2 Written Determinations on Cost Avoidance Opportunities
- 5.5 Opportunities for Rate Restructuring
 - 5.5.1 Rates for Lighting Districts
 - 5.5.2 Written Determinations for Opportunities for Rate Restructuring
- 5.6 Opportunities for Shared Facilities
 - 5.6.1 Opportunities for Lighting Districts to Share Facilities

- 5.6.2 Written Determinations on Opportunities for Shared Facilities
- 5.7 Government Structure Options
 - 5.7.1. Lighting Districts Governmental Structure
 - 5.7.2 Written Determinations on Government Structure Options
- 5.8 Management Efficiencies
 - 5.8.1 Lighting Districts Management
 - 5.8.2 Written Determinations on Management Efficiencies
- 5.9 Local Accountability and Governance
 - 5.9.1 Lighting Districts Public Participation
 - 5.9.2 Written Determinations on Local Accountability and Governance
- 5.10 Disadvantaged Unincorporated Communities
 - 5.10.1 Disadvantaged Unincorporated Communities within the Lighting Districts
 - 5.10.2 Present and Planned Capacity of Public Facilities in Disadvantaged Unincorporated Communities
 - 5.10.3 Written Determinations Regarding Disadvantaged Unincorporated Communities

6.0 REFERENCES

2013
MUNICIPAL SERVICE REVIEW FOR THE
COLUMBIA, JAMESTOWN, GOLD
SPRINGS, GROVELAND, ROLLING HILLS, SOUTH SONORA,
TUOLUMNE, VALLE VISTA AND VOLPONI ACRES LIGHTING DISTRICTS

1.0 INTRODUCTION

1.1 LAFCO's Responsibilities, Spheres of Influence and Municipal Service Reviews

This Municipal Service Review (MSR) has been prepared for the Tuolumne County Local Agency Formation Commission (Tuolumne County LAFCO). Local Agency Formation Commissions are quasi-legislative local agencies created in 1963 to assist the State in encouraging the orderly development and formation of local agencies. A Local Agency Formation Commission is established in each County in the State.

This MSR consists of a review of street lighting services provided by the Columbia, Jamestown, Gold Springs, Groveland, Rolling Hills, South Sonora, Tuolumne, Valle Vista and Volponi Acres Lighting Districts. The MSR will be considered by the LAFCO in a subsequent review of the Sphere of Influence of the districts above.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.) is the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence of each local agency.

A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the jurisdictional Local Agency Formation Commission (Government Code §56076). Government Code §56425(f) requires that each Sphere of Influence be updated not less than every five years, and §56430 provides that a Municipal Service Review shall be conducted in advance of the Sphere of Influence update.

The statute and regulations call for a review of the municipal services provided in the County or other appropriate area designated by the LAFCO. The LAFCO is required, as part of the MSR, to prepare a written statement of findings of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies;
2. Growth and population projections for the affected area;
3. Financing constraints and opportunities;
4. Cost avoidance opportunities;
5. Opportunities for rate restructuring;
6. Opportunities for shared facilities;
7. Government structure options, including advantages and disadvantages of

- consolidation or reorganization of service providers;
- 8. Evaluation of management efficiencies;
- 9. Local accountability and governance;
- 10. The location and characteristics of any disadvantaged unincorporated community within or contiguous to the sphere of influence; and
- 11. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies related to sewers, municipal water and fire protection in any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

The Municipal Service Review precedes LAFCO action on a Sphere of Influence. Given the close relationship between an MSR and Sphere of Influence creation, amendment or update, the Sphere of Influence is discussed in more detail below.

1.2 Sphere of Influence

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years.

Local governmental agencies, special districts and municipalities must have an adopted Sphere of Influence (SOI) boundary and territory that define the probable future boundary and service area of the agency. Inclusion of a particular area within an agency's SOI does not necessarily mean that the area will eventually be annexed. The Sphere of Influence is only one of several factors LAFCO must consider in reviewing individual proposals, such as an application for an annexation to a district (California Government Code Section 56668).

In determining the Sphere of Influence for each local agency, LAFCO must consider and prepare a written statement of determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services which the agency provides, or is authorized to provide; and
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

1.3 LAFCO Policies and Procedures Related to Municipal Services

The Tuolumne County LAFCO adopted policies related to Municipal (urban) Services on November 26, 2001.

1.4 LAFCO Policies Related to Overlapping District Boundaries

All LAFCOS are responsible for coordinating timely changes in local government boundaries, including annexations, consolidations, dissolutions and mergers of special districts as well as to

simplify, and streamline governmental structure. This includes reducing the number of districts when appropriate, such as incorporating dissolution in coordination with the formation or reorganization of other districts in the same general area, to form one district providing multiple services.

1.5 Description of Public Participation Process

Tuolumne County LAFCO is a legislative body authorized by the California Legislature and delegated powers as stated in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the Act). The LAFCO proceedings are subject to the provisions of California's open meeting law, the Ralph M. Brown Act (Government Code Sections 54950 et seq.) The Brown Act requires advance posting of meeting agendas and contains various other provisions designed to ensure that the public has adequate access to information regarding the proceedings of public boards and commissions. Tuolumne County LAFCO complies with the requirements of the Brown Act.

Each municipal service review will be prepared as a draft, and will be subject to public and agency comment prior to final consideration by the Tuolumne County LAFCO. The contents of this review are based primarily upon the information provided by the staff from the Engineering Division of the Community Resources Agency, the Auditor- Controller's Office, and the Pacific Gas and Electric Company.

1.6 California Environmental Quality Act (CEQA)

The Municipal Service Review is a planning study that is statutorily exempt from environmental review pursuant to Section 15262 of the State CEQA Guidelines. The Municipal Service Review will be considered by LAFCO in connection with subsequent proceedings regarding the Columbia, Jamestown, Gold Springs, Groveland, Rolling Hills, South Sonora, Tuolumne, Valle Vista and Volponi Acres Lighting Districts' Spheres of Influence. The Sphere of Influence review or update is a project and, as such, may be subject to CEQA consideration.

2.0 SERVICE AREA SETTING

2.1 Location

Lighting Districts	Location	Service Area
Columbia	Portion of the Community of Columbia located on Parrotts Ferry Road.	Encompasses the Townsite of Columbia and surrounding area.
Jamestown	Portion of the Community of Jamestown located on State Highway 108/49.	Encompasses the Townsite of Jamestown and surrounding area.
Gold Springs	The Gold Springs Subdivision located on Parrotts Ferry Road, northwest of Columbia.	Encompasses the Gold Springs Subdivision.
Groveland	Portion of the Community of Groveland on State Highway 120.	Encompasses the Townsite of Groveland.

Rolling Hills	The Rolling Hills Subdivision is located on the east side of Highway 108/49, southwest of Jamestown.	Encompasses the Rolling Hills Subdivision.
South Sonora	Includes South Washington Street, Hospital Road, Restano Way, Sunset Street and the western portion of Mono Way.	Encompasses the southern portion of the City of Sonora.
Tuolumne	Portion of the Community of Tuolumne on Tuolumne Road.	Encompasses the Townsite of Tuolumne and surrounding area.
Valle Vista	The Valle Vista Subdivision on the west side of Highway 108/49, southwest of Jamestown.	Encompasses the Valle Vista Subdivision.
Volponi Acres	The Volponi Acres Subdivision on the northwest corner of the Highway 108/49 and Golf Links Road intersection.	Encompasses the Volponi Acres Subdivision.

Property owners within the District boundaries and those receiving general street lighting services are considered customers of the districts.

2.2 General Background

The following Lighting Districts are within the unincorporated area of Tuolumne County, or within the City of Sonora, and are under LAFCO Jurisdiction. The Lighting Districts were approved to provide street lighting and maintenance of the lighting facilities. Electrical power and maintenance of the lights are provided by the Pacific Gas and Electric Company.

Lighting District	Number of Parcels within the District	Date Formed
Columbia	488	July 6, 1922
Jamestown	378	August 6, 1912
Gold Springs	145	April 23, 1973
Groveland	127	August 27, 1919
Rolling Hills	71	February 13, 1973
South Sonora	148	March 1952

Tuolumne	629	April 15, 1947
Valle Vista	46	July 27, 1971
Volponi Acres	78	May 17, 1966

The customers within the Lighting Districts are tracked by Assessor's Parcel Numbers, addresses and power pole numbering that light facilities are attached to, for tax allocation, installation and servicing purposes.

2.3 Review of Management Structure

The districts are dependent districts governed by the Tuolumne County Board of Supervisors. All of the Lighting Districts are staffed by the County Community Resources Agency and Auditor-Controller Department employees on an as needed basis. The Pacific Gas and Electric Company (PG&E) installs power poles, light standards and maintains the street light system.

3.0 EXISTING MUNICIPAL SERVICES AND PROVIDERS

3.1 Street Lighting Service

Pursuant to Sections 19004 to 19006 of the California Streets and Highway Code, the Lighting Districts have the authority to provide street lights set upon poles or suspended in the air and maintain them in the area of the Lighting Districts.

Other service providers/districts encompassing each of the Lighting Districts include:

Lighting Districts	Service Providers
Columbia	Columbia Fire Protection District Columbia Cemetery District Springfield Shaws-Flat Cemetery District Tuolumne Utilities District (water or sewer) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Jamestown	Jamestown Fire Protection District Jamestown Sanitary District Jamestown Cemetery District Tuolumne Utilities District (water) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Gold Springs	Columbia Cemetery District Tuolumne Utilities District (water and sewer) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Groveland	Groveland Community Services District (water, sewer, recreation, fire and community facilities) Oak Grove Cemetery District

	Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Rolling Hills	Jamestown Fire Protection District Jamestown Cemetery District Jamestown Sanitary District Tuolumne Utilities District (water) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
South Sonora	City of Sonora Tuolumne Utilities District (water and sewer) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Tuolumne	Tuolumne Fire District Tuolumne Sanitary District Carters Cemetery District Tuolumne Park and Recreation District Tuolumne Utilities District (water) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Valle Vista	Jamestown Cemetery District Tuolumne Utilities District (water) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)
Volponi Acres	Jamestown Cemetery District Jamestown Sanitary District Tuolumne Utilities District (water) Tuolumne County Resource Conservation District County-wide County Service Area No. 21 (ambulance)

4.0 ZONING AND LAND USE

4.1 COLUMBIA LIGHTING DISTRICT

The Columbia Lighting District (CLD) encompasses the Columbia Townsite, Columbia State Historic Park and surrounding area, and was created on July 6, 1922. The area within the CLD contains a combination of residential, commercial, open space and recreational land uses. The existing Sphere of Influence boundary matches the existing CLD boundary.

There are two parcels in the CLD area totaling 58.1 acres in Agricultural Preserve No. 195 under Board of Supervisors Resolution No.131. The parcels came out of the Williamson Act land conservation program on March 1, 1999.

The area within the CLD is zoned R-1 (Single-family Residential), RE-1(Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum), R-2 (Medium Density Residential), R-3 (Multiple-family Residential), C-0 (Neighborhood Commercial), C-1 (General Commercial), M-U (Mixed Use), BP (Business Park), K (General Recreation), AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum), O (Open Space), and P (Public). All the primary zoning districts contain the :AIR (Airport Combining) zoning district due to their proximity to the Columbia Airport.

The area of the CLD has the Parks and Recreation (R/P), Public (P), Agricultural (AG), Rural Residential (RR), Homestead Residential (HR), Estate Residential (ER), Low Density Residential

(LDR), Medium Density Residential (MDR), High Density Residential (HDR), Neighborhood Commercial (NC), General Commercial (GC), Business Park (BP) and Mixed Use (MU) General Plan land use designations based upon the Tuolumne County General Plan. The CLD contains a combination of residential, commercial and recreational land uses and densities. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.2 JAMESTOWN LIGHTING DISTRICT

The Jamestown Lighting District (JLD) encompasses the Jamestown Townsite, Railtown 1897 State Historic Park and surrounding area and was created on August 6, 1912. The area within the JLD contains a combination of residential, commercial, open space and recreational land uses. The existing Sphere of Influence boundary matches the existing JLD boundary.

The area within the JLD is zoned R-1 (Single-family Residential), RE-1 (Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum), R-2 (Medium Density Residential), R-3 (Multiple-family Residential), C-0 (Neighborhood Commercial), C-1 (General Commercial), C-2 (Heavy Commercial), M-U (Mixed Use), BP (Business Park), AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum), O (Open Space) and P (Public).

The area of the JLD has the Public (P), Agricultural (AG), Rural Residential (RR), Homestead Residential (HR), Estate Residential (ER), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), General Commercial (GC), Business Park (BP) and Mixed Use (MU) General Plan land use designations based upon the Tuolumne County General Plan. The JLD contains a combination of residential, commercial and recreational land uses and densities. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.3 GOLD SPRINGS LIGHTING DISTRICT

The Gold Springs Lighting District (GSLD) encompasses the Gold Springs Subdivision and was created on April 23, 1973. The area within the GSLD contains a combination of residential and open space land uses. The existing Sphere of Influence boundary matches the existing GSLD boundary.

The area within the GSLD area is zoned RE-1 (Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum) and O (Open Space). All the primary zoning districts contain the :AIR (Airport Combining) zoning district due to their proximity to the Columbia Airport.

The area of the GSLD has the Homestead Residential (HR), Low Density Residential (LDR) and Open Space (O) General Plan land use designations based upon the Tuolumne County General Plan. The GSLD contains a combination of residential and open space uses. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.4 GROVELAND LIGHTING DISTRICT

The Groveland Lighting District (GLD) encompasses the Groveland Townsite and surrounding area, and was created on August 27, 1919. The area within the GLD contains a combination of residential, commercial, open space and recreational land uses. The existing Sphere of Influence boundary matches the existing GLD boundary.

The area within the GLD is zoned R-1 (Single-family Residential), RE-1 (Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum), R-2 (Medium Density Residential),

C-1 (General Commercial), C-2 (Heavy Commercial), BP (Business Park), M-U (Mixed Use), O (Open Space) and P (Public).

The area of the GLD has the Public (P), Estate Residential (ER), Low Density Residential (LDR), Medium Density Residential (MDR), Neighborhood Commercial (NC), General Commercial (GC) and Mixed Use (MU) General Plan land use designations based upon the Tuolumne County General Plan. The GLD contains a combination of residential, commercial and recreational land uses and densities. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.5 ROLLING HILLS LIGHTING DISTRICT

The Rolling Hills Lighting District (RHLD) encompasses the Rolling Hills Subdivision and was created on February 13, 1973. The area within the RHLD contains residential land uses. The existing Sphere of Influence boundary matches the existing RHLD boundary.

The area within the RHLD is zoned R-1 (Single-family Residential), has the Low Density Residential (LDR) General Plan land use designation based upon the Tuolumne County General Plan, and contains residential land uses. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.6 SOUTH SONORA LIGHTING DISTRICT

The South Sonora Lighting District (SSLD) encompasses the southern portion of the City of Sonora, which includes South Washington Street, Hospital Road, Restano Way, Sunset Street and the western portion of Mono Way. The SSLD was created in March 1952. The area within the SSLD contains residential and commercial land uses. The existing Sphere of Influence boundary matches the existing SSLD boundary.

The SSLD has the Single Family Residential (SFR), Estate Residential (ER), Special Planning-Mixed Use (SP-MU), Commercial (C), Light Manufacturing (LM) and Public (P) General Plan Land Use designations based upon the City of Sonora General Plan, and contains residential and commercial land uses. Future development will be based upon designated land uses and the ability to meet the development requirements of the City of Sonora.

4.7 TUOLUMNE LIGHTING DISTRICT

The Tuolumne Lighting District (TLD) encompasses the Tuolumne Townsite and surrounding area, and was created on April 15, 1947. The area within the TLD contains a combination of residential, commercial, open space and recreational land uses. The existing Sphere of Influence boundary matches the existing TLD boundary.

The area within the TLD is zoned R-1 (Single-family Residential), RE-1 (Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum), R-2 (Medium Density Residential), R-3 (Multiple-family Residential), C-0 (Neighborhood Commercial), C-1 (General Commercial), M-U (Mixed Use), O (Open Space) and P (Public).

The area of the TLD has the Public (P), Low Density Residential (LDR), High Density Residential (HDR), General Commercial (GC), Neighborhood Commercial (NC), Mixed Use (MU) and Open Space (O) General Plan land use designations based upon the Tuolumne County General Plan. The TLD contains a combination of residential, commercial and recreational land uses and densities. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.8 VALLE VISTA LIGHTING DISTRICT

The Valle Vista Lighting District (VVLD) encompasses the Valle Vista Subdivision and was created on July 27, 1971. The area within the VVLD contains residential land uses. The existing Sphere of Influence boundary matches the existing VVLD boundary.

The area within the VVLD is zoned R-1 (Single-family Residential), has the Low Density Residential (LDR) General Plan land use designation based upon the Tuolumne County General Plan, and contains residential land uses. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

4.9 VOLPONI ACRES LIGHTING DISTRICT

The Volponi Acres Lighting District (VALD) encompasses the Volponi Acres Subdivision and land, on the south side of Golf Links Road. The VALD was created on May 16, 1966. The area within the VALD contains residential and commercial land uses. The existing Sphere of Influence boundary matches the existing VALD boundary.

The area within the VALD is zoned R-1 (Single-family Residential), RE-1 (Residential Estate, One Acre Minimum), C-0 (Neighborhood Commercial) and C-1 (General Commercial). The VALD has the Low Density Residential (LDR) and General Commercial (GC) General Plan Land Use designations, based upon the Tuolumne County General Plan, and contains residential and commercial land uses. Future development will be based upon designated land uses and the ability to meet the development requirements of the County of Tuolumne.

5.0 MUNICIPAL SERVICE REVIEW

The Cortese-Knox-Hertzberg Act identifies eleven factors, listed in Section 1.1 above, to be addressed when preparing a Municipal Service Review. For each factor, information is gathered and analyzed, with written determinations prepared for LAFCO's consideration. This Service Review will be used as an information base to update the Sphere of Influence of each of the Lighting Districts, including any annexation considerations, and provides a basis for the public, County and LAFCO to discuss changes to the respective Spheres of Influence.

5.1 Infrastructure Needs and Deficiencies

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

5.1.1 Street Light Infrastructure Needs and Deficiencies

The infrastructure of the respective Lighting Districts is in good condition due to maintenance provided by PG&E. Any needed repairs are driven by complaints, such as a light being out or a pole being damaged. PG&E also does routine maintenance and bills the County. The Community Resources Agency and PG&E has not received any complaints concerning the operation of the Lighting Districts since the 2007 Municipal Service Review. If a customer of a lighting district wants a new street light installed, it requires either two Board members to sign the request, or one Board member and twenty tax payers of the district to sign a petition.

5.1.2 Written Determinations Regarding Infrastructure Needs and Deficiencies:

1. The street light systems in the respective Lighting Districts are adequate.

2. With the exception of the Gold Springs Lighting District, the Lighting Districts have the ability and capacity to service all parcels/patrons with appropriate lighting.
3. In the future, replacement of infrastructure may be necessary.
4. The Gold Springs Lighting District does not contain any street lights and, therefore, does not provide any service.

5.2 Growth and Population

Purpose: To evaluate service needs based upon existing and anticipated growth patterns and population projections.

5.2.1 Growth and Population in the lighting districts:

Lighting District	Lot Status (Tuolumne County Assessor's Records)	Approximate Current Population	Estimated Population at Build-Out *
Columbia	Within the CLD boundaries, there are approximately 501 parcels with 256 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 300+ additional residential units based upon the zoning and size of the parcels.	542	1,146
Jamestown	Within the JLD boundaries, there are 392 parcels with 114 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 120± additional residential units based upon the zoning and size of the parcels.	1,043	1,326
Groveland	Within the GLD boundaries, there are 130 parcels with 45 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 50± additional residential units based upon the zoning and size of the parcels.	50	156
Gold Springs	Within the GSLD boundaries, there are 143 parcels with 11 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 20± additional residential units based upon the zoning and size of the parcels.	355	381
Rolling Hills	Within the RHLD boundaries, there are 69 parcels with 4 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 4 additional residential units based upon the zoning and size of the parcels.	200	209

South Sonora	Within the SSLD boundaries, there are 148 parcels with 54 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of additional residential units based upon the zoning in the City of Sonora and size of the parcels.	194	321
Tuolumne	Within the TLD boundaries, there are 628 parcels with 118 of these being vacant. Total residential build-out within the Sphere of Influence could result in the development of approximately 130 additional residential units based upon the zoning and size of the parcels	1,356	1,635
Valle Vista	Within the VVLD boundaries, there are 44 parcels with none of these being vacant.	135	135
Volponi Acres	Within the VALD boundaries, there are 78 parcels of with 10 of these being undeveloped. Total residential build-out within the Sphere of Influence could result in the development of approximately 10 additional residential units based upon the zoning and size of the parcels.	184	208

**Population is based upon the 2010 Census for Tuolumne County indicating an average of 2.36 people per dwelling.*

The majority of individuals who reside in the lighting districts are year-round residents; however, there are seasonal households as well.

5.2.2 Written Determinations on Growth and Population

1. There is a likelihood of growth in the lighting districts.
2. In the lighting districts, the majority of the properties may have attached second residences not to exceed 1,200 square feet, some parcels can be divided or discretionary permits issued, to allow larger second residences or additional residential development.
3. There is no plan to modify the street lighting infrastructure in response to the growth of the respective districts.

5.3 Finance Constraints and Opportunities

Purpose: To evaluate factors that affect the financing of needed improvements.

5.3.1 Financial Constraints and Opportunities for Lighting Districts

The lighting districts have minimal financial constraint because all of the nine lighting districts in Tuolumne County were created prior to the passage of Proposition 13. Seven of the districts have received a portion of the ad-valorem tax for at least 36 years and one for 95 years. The Gold Springs Lighting District is not currently funded. Eight of the lighting districts have a balance in their accounts to maintain and improve their systems, and have reserves. These districts will continue to receive their apportionment of the ad-valorem tax.

2010-2011 FISCAL YEAR BUDGET

DISTRICT	REVENUE	EXPENSES	CONTINGENCY
Columbia Lighting District	29,736	7,612	379,832
Jamestown Lighting District	24,592	9,529	137,447
Gold Springs Lighting District	0	0	0
Groveland Lighting District	20,877	3,498	281,194
Rolling Hills Lighting District	6,632	1,824	52,540
South Sonora Lighting District	8,682	1,976	128,431
Tuolumne Lighting District	32,523	11,347	241,798
Valle Vista Lighting District	3,098	1,888	14,574
Volponi Acres Lighting District	6,293	2,517	45,619

5.3.2 Written Determinations on Financing Constraints and Opportunities

1. There is no need for the lighting districts to improve facilities to accommodate more development than what the General Plan land use designations and zoning within the lighting districts will allow.
2. The County of Tuolumne Auditor-Controller Staff prepares a balanced budget for the Lighting Districts each Fiscal Year and follows the Governmental Accounting Standings Board (GASB) 34 accounting standards.
3. The funding source for providing street lighting is a portion of the ad-valorem tax that will continue to be received.
4. The Gold Springs Lighting District does not received ad-valorem tax and is not funded.
5. The annual expenses for eight of the lighting districts are less than the annual revenue.

5.4 Cost Avoidance Opportunities

Purpose: To identify practices or opportunities that may help eliminate unnecessary costs.

5.4.1 Cost of Operations for Lighting Districts

The County of Tuolumne Board of Supervisors contracts with the PG&E to maintain the streetlights and provide power to all of the Lighting Districts, with the exception of the Gold Springs Lighting District. The Engineering Division of the Community Resources Agency forwards all Lighting District related questions to the PG&E to handle. Many citizens in the Lighting Districts call PG&E directly in regards to street lighting issues. PG&E is the electricity provider in Tuolumne County and typically the street lights are on the same power poles dispersing power to the residents. PG&E sends an invoice to the County Auditor-Controller Office to reimburse PG&E for providing their service in maintaining street lights in the various lighting districts.

According to planned land uses in the Lighting District's respective service areas and Spheres of Influence, street lighting infrastructure facilities may require improvements in the future. The Lighting Districts should be able to pay construction and operational costs for those as needed with the existing funds in their accounts.

5.4.2 Written Determinations on Cost Avoidance Opportunities

1. The County of Tuolumne does not have the facilities or staff to provide street light maintenance services to the Lighting Districts. Minimal time is taken by County Staff to assist PG&E to provide the best service to District customers.
2. The five member Board of Directors (Board of Supervisors) conducts Lighting District business at their regularly scheduled meeting dates as needed, with other County business, at no additional charge.
3. The Community Resources Agency Staff spends on the average, less than 10 minutes a month on Lighting District relate business.
4. The Gold Springs Lighting District should be dissolved because it does not contain any street lights and, therefore, does not provide any service.
5. The South Sonora Lighting District is inside the incorporated City of Sonora and should be dissolved and their services be provided by the City of Sonora.
6. The Groveland Lighting District could be dissolved and their services provided by the Groveland Community Services District.

5.5 Opportunities for Rate Restructuring

Purpose: To identify opportunities to positively impact rates without decreasing service levels.

5.5.1 Rates for Lighting Districts

The Board of Directors (Board of Supervisors) strives to keep costs to operate the Lighting Districts as low as possible through negotiations with PG&E.

5.5.2 Written Determinations on Opportunities for Rate Restructuring

The Board of Directors strives to keep costs as low as possible through negotiations with PG&E.

5.6 Opportunities for Shared Facilities

Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.

5.6.1 Opportunities for Lighting Districts to Share Facilities

None of the Lighting Districts are physically adjacent to each other, although they are “connected” to each other through the PG&E power line system. The Lighting Districts are sharing PG&E’s infrastructure, by using their power poles to attach the street lights and electricity to power the lights.

As shown on the chart in Section 3.0 “Existing Municipal Services and Providers,” all of the Lighting Districts are overlaid by multiple special districts. The Groveland Lighting District is within the Groveland Community Services District (GCSD) boundaries; as such, the Lighting District could be dissolved and potentially added to the services of the GCSD. The Tuolumne Lighting District

and Jamestown Lighting District could be reorganized with other districts in their respective areas if their communities choose to form a Community Services District. The South Sonora Lighting District could be dissolved and its service provided by the City of Sonora. The Gold Springs Lighting District could be dissolved because it provides no services and has no funding. This type of action is consistent with LAFCO Law related to reorganization and reducing the number of districts.

5.6.2 Written Determination on Opportunities for Shared Facilities

1. Lighting districts are sharing PG&E's infrastructure, by using the power poles to attach the street lights and electricity to power the lights.
2. The Groveland Lighting District could be dissolved and their services provided by the Groveland Community Services District.
3. The Tuolumne and Jamestown Lighting Districts could be reorganized with other districts in their respective areas into a Community Services District in conjunction with a reorganization combining multiple districts in these two communities.
4. The South Sonora Lighting District could be dissolved and their serviced provided by the City of Sonora.
5. The Gold Springs Lighting District could be dissolved because it provides no services and has no funding.

5.7 Government Structure Options

Purpose: To consider the advantages and disadvantages of various government structures that could provide public services.

5.7.1. Lighting Districts Governmental Structure

The Lighting Districts in Tuolumne County are operated efficiently with the Board of Supervisors acting as the Board of Directors, and with an existing tax base paying for the services that PG&E provides.

The other forms of government that can provide street lighting services are a Community Services District, a Municipal Utility District and an incorporated city. The Community Services District and a Municipal Utility District have a five (5) member Board of Directors elected by the constituents within the area to be served. There is no benefit to creating a special district to replace the existing Lighting Districts, especially since a tax or user fee may have to be created at an added expense to citizens.

If there is a proposal to create a Community Services District or Municipal Utility District that would encompass the Lighting District geographically, consideration should be given toward dissolving the Lighting District and transferring its function to the new district.

The Gold Springs Lighting District does not currently have any street lights, and has never had a funding mechanism in place since its formation in 1973. Consideration should be given to dissolving the Gold Springs Lighting District. Such an action would reduce the number of districts in the County.

The Groveland Lighting District could be dissolved and its functions assumed by the Groveland

Community Services District.

Since the South Sonora Lighting District is within the incorporated City of Sonora, it should be dissolved and its services provided by the City of Sonora.

5.7.2 Written Determinations on Government Structure Options

1. The lighting districts in Tuolumne County are operated efficiently, with the Board of Supervisors acting as the Board of Directors, and with an existing tax base paying for the services that PG&E provides.
2. Consideration should be given to reorganizing the Columbia, Jamestown, Volponi Acres, Rolling Hills, Valle Vista and Tuolumne lighting districts with other districts in their respective areas into a new Community Services District if the citizens of those areas desire to create one.
3. Consideration should be given to dissolving the Gold Springs Lighting District because it provides no services and has no funding.
4. Consideration should be given to dissolving the Groveland Lighting District and its functions assumed by the Groveland Community Services District.
5. Consideration should be given to dissolving the South Sonora Lighting District and having its services provided by the City of Sonora.

5.8 Management Efficiencies

Purpose: To evaluate the management capabilities of the organization.

5.8.1 Lighting Districts Management

In evaluating the Subject Lighting Districts' capability to respectively serve the existing and proposed Spheres of Influence areas, LAFCO can examine the Lighting Districts' ability to maintain management and budget efficiencies over the existing lands.

The Board of Directors (Board of Supervisors) is available to their constituents. There are no newsletters or notifications to property owners concerning the operation of the respective Lighting Districts.

The Board of Directors (Board of Supervisors) strives for maximum budget efficiency through the budget preparation process and maintains a balanced budget. The Board of Supervisors negotiates the contract with PG&E for the maintenance of the Lighting Districts.

All of the current lighting facilities were installed decades ago, are completely funded through allocations of the ad-valorem tax (constituents do not make payments); PG&E is contacted to maintain and install lighting facilities and the County Auditor-Controller Office pays PG&E for providing the service. Nearly all of the annual business for the subject Lighting Districts entails replacing light bulbs and paying for electricity.

5.8.2 Written Determinations on Management Efficiencies

1. The Board of Directors (Board of Supervisors) is available to their constituents.
2. It is reasonable to conclude that management is sufficient.

5.9 Local Accountability and Governance

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

5.9.1 Lighting Districts Public Participation

LAFCO may consider the agency's record of local accountability in its management of community affairs.

As mentioned in Section 5.8, there is no newsletter, but the public may attend any Board of Directors (Board of Supervisors) meeting and present their concerns. Board of Directors meetings are held each 1st and 3rd Tuesday of each month at 9:00 a.m. in the Board of Supervisors chambers located in the Tuolumne County Administration Center, 4th Floor, 2 South Green Street, Sonora.

5.9.2 Written Determinations on Local Accountability and Governance

The lighting district Board of Directors (Board of Supervisors) conducts business during regularly scheduled meetings that are open to the public.

5.10 Disadvantaged Unincorporated Communities (DUC)

Section 56430(a)(2) of the Government Code requires that LAFCO include in a Municipal Service Review, a description of the location and characteristics of any Disadvantaged Unincorporated Communities within or contiguous to the Sphere of Influence of a District. Section 56425(e)(2) further requires LAFCO to adopt additional determinations for an update of a Sphere of Influence of a Special District that provides public facilities and services related to sewer, water and fire protection.

Section 65302.10(a) defines a Disadvantaged Unincorporated Community as a fringe, island of legacy community in which the median household income is 80% or lower than the Statewide median household income. An unincorporated legacy community is a geographically isolated community that is inhabited and has existed for at least 50 years.

5.10.1 Disadvantaged Unincorporated Communities within the Lighting Districts

The Columbia, Jamestown, Gold Springs, Groveland, Rolling Hills, South Sonora, Tuolumne, Valle Vista and Volponi Acres lighting districts serve areas identified in Section 2.1, Location.

The Census indicates that the median household income for the State of California is \$61,632 per year. 80% of the Statewide median income is \$49,306 per year. If the median household income for a community is less than 80% of the Statewide median household income, the community is classified as a Disadvantaged Unincorporated Community (DUC).

The 2010 Census indicates that the following communities inside the Lighting District Boundaries are a Census Designated Place (CDP) and have the following median household incomes:

COMMUNITY	MEDIAN HOUSEHOLD INCOME	Disadvantaged Unincorporated Community?	Lighting District
Columbia	34,231	Yes	Columbia
Groveland	31,587	Yes	Groveland
Jamestown	27,764	Yes	Jamestown
Sonora	31,424	No-Incorporated City	South Sonora
Tuolumne City	35,291	Yes	Tuolumne

The 2010 Census Data indicates that the communities of Columbia, Groveland, Jamestown, and Tuolumne City are Disadvantaged Unincorporated Communities (DUCs) which are located inside the District boundaries for the Columbia, Groveland, Jamestown, and Tuolumne Lighting Districts as shown in the table above. The Gold Springs, Rolling Hills, Valle Vista and Volponi Acres lighting districts were formed to serve parcels in these subdivisions, which are not recognized as Census Designated Places. Income information for these subdivisions is not available to confirm their DUC designation. It is likely that the Rolling Hills, Valle Vista and Volponi Acres subdivisions meet the criteria for a DUC.

5.10.2 Present and Planned Capacity of Public Facilities in Disadvantaged Communities

Section 56425(e)(5) requires LAFCO to adopt additional determinations for an update of a Sphere of Influence of a Special District that provides public facilities and services related to sewer, water or fire protection. The Lighting Districts do not provide sewer, water or fire protection services. However, these Lighting Districts do provide lighting services to the Disadvantaged Unincorporated communities of Columbia, Groveland, Jamestown, and Tuolumne City; as well as the Rolling Hills, Valle Vista and Volponi Acres Subdivisions. The lighting services are provided to these communities at very low cost to property owners and residents of these areas.

5.10.3 Written Determinations Regarding Disadvantaged Unincorporated Communities:

1. The communities of Columbia, Groveland, Jamestown, and Tuolumne City have been identified as Disadvantaged Unincorporated Communities within the Lighting Districts.
2. It is likely that the Rolling Hills, Valle Vista and Volponi Acres Subdivisions could also be considered as DUCs.
3. The Lighting Districts do not provide sewers, municipal or industrial water, or structural fire protection facilities or services within their Districts.
4. The Lighting Districts provide lighting services and facilities at low cost to property owners and residents within their Districts.

6.0 REFERENCES

Local Agency Formation Commission:

1980 "Sphere of Influence for Tuolumne County"

1985 "Updated Sphere of Influence for Tuolumne County"

2007 Combined Lighting Districts Municipal Service Review

2013 Request for Information for the Tuolumne County Lighting Districts

County of Tuolumne,

Auditor-Controller

Community Resources Agency, Engineering Division

Community Resources Agency, Geographic Information System

2012 County Administrator's Report on Lighting Districts

Pacific Gas and Electric Company

Tuolumne County General Plan, December 26, 1996

Tuolumne County Uniform Zoning Ordinance