

***Patrick Creek Community Services
District***

Municipal Service Review

January 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,

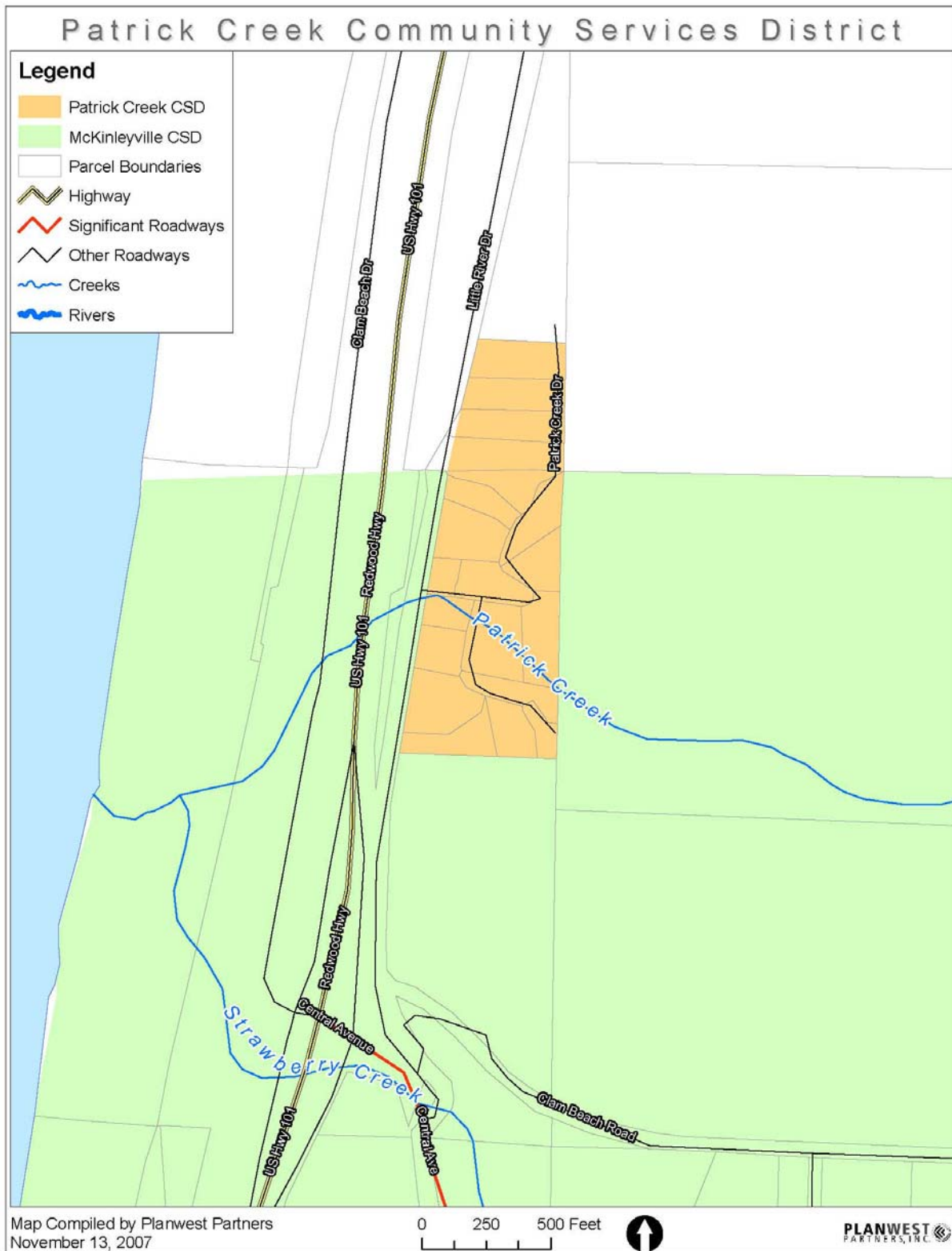
As set fourth in § 56425 (g) of The Act, on or before January 1, 2008, and every five years thereafter, Humboldt LAFCo shall review and update each Sphere of Influence (SOI).

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 Patrick Creek Community Services District (CSD). 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) 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;
- (8) Evaluation of management efficiencies; and
- (9) Local accountability and governance.

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



AGENCY PROFILE

Figure 1 (above) shows the district boundary, service boundary, and sphere of influence, as well as infrastructure and other service providers that are near the Patrick Creek CSD.

Formation

The Patrick Creek Community Service District was originally organized in August 1969 under Community Service District law pursuant to sections 61000-61934 of the Government Code. The governing board of the District is the Board of Supervisors; however, the Board of Supervisors appoints a five (5) member Board of Directors to supervise the business of the District. The term of office of the Board is at the pleasure of the Board of Supervisors. The District supplies water for domestic use, irrigation, industrial use; streets and road maintenance; and construction and improvement of bridges, culverts, curbs, gutters, and drains.

Present and Planned Land Use

The District is located within the McKinleyville Area Local Coastal Plan. The Plan designates the area as Residential Exurban and specifies that: “Creation of new parcels shall not be permitted. Existing parcels may only be combined and/or developed consistent with sewage disposal and coastal scenic area requirements.” The area is also designated a Coastal Scenic Area.¹

There are 18 lots within the district boundaries, which are all planned for single-family residential uses. The following table documents the acreages associated with the present land use within the District.

Table 1. Patrick Creek CSD Land Use

Land Use Designation	Total Count	Acreage Total	Developed Parcels	Total Acreage of Developed Parcels	Developed Parcels Connected to Water	Total Acreage of Parcels Connected to Water	Vacant Parcels	Total Acreage of Vacant Parcels
Rural Residential	20	18.5	17	15	17	15	3	3

Current Facilities

Currently, the District intends to conduct various roadway improvements including paving the road system, repair of culverts and erosion control retaining walls. The Patrick Creek CSD does not have any facility or service plans at this time.

The Patrick Creek CSD does not have a physical office location. Maintenance of the road, drainage and fire hydrant infrastructure components within the District are scheduled on an as needed basis. Given the small size of the district, maintenance issues are obvious and addressed as they come up.

The District infrastructure consists of Patrick Drive Road, the water distribution system, culverts, fire hydrants, and retaining walls. Due to the nearby location to the Pacific Ocean, road movement is constant and there is a regular need to repair the road in the district.

The Patrick Creek CSD is a very small district, and does not require office facilities. Services are provided to the district by local residents, and meetings are held at Jerry Fowler's (the district president) house at 5300 Patrick Creek Drive. The District does not have any employees. However, contracts for large maintenance jobs are awarded to private contractors through a bidding process.

The Patrick Creek CSD is a very small district and can operate on a very small budget. Compared to many other districts within the County, PCCSD has a relatively large reserve fund for infrastructure improvements. Considering the relatively low operating expenses and positive fund balance, the District is not facing major financial constraints.

Planned Improvements

The analysis of Patrick Creek Drive road system by Walter Sweet & Co. identified the following list of repairs that will have to be made within the next 5 to 20 years:

- A 40-foot Hilfiker Wall to support the slide area
- Road repair at the slide as needed
- Repair of erosion and reconstruction of the roadway at the site
- Maintenance of unstable area identified
- Paving of entire roadway
- Normal repair and maintenance of culverts

The district currently relies on existing reserve funds to fund infrastructure improvements.

GROWTH AND POPULATION

Demographics

According to the 2000 Census, the total population in Humboldt County was 126,518. The Building Communities Report for the Humboldt County General Plan Update includes a complete discussion of County Population Trends. According to that report: "Between 1985 and 1990, the County grew by about 8,000 people (7.3 percent), with an average annual increase of 1.4 percent." The US Census projects population growth in Humboldt County to increase to 135,600 by 2010 and 143,100 by 2025.

The US Census identified a 38.4% increase for the McKinleyville CDP: (Census Designated Place). Population within this CDP increased from 7,765 in 1980 to 13,599 in 2000. However, because the CDP encompasses a much larger area than the Patrick Creek CSD, and the McKinleyville LCP does not permit further subdivision development in this area, there will be no significant growth within the District.

Because birthrates continue to fall, Humboldt County's median age is projected to rise from 36 to 41 over the next 25 years, while the median age in California is expected to remain stable at 33- 34. Humboldt County's population is largely white, though one with a notable Native American population on three reservations, four Rancherias (including one in the Trinidad area), and other scattered lands. However, all minority racial and ethnic groups have been growing consistently in population share.

A total of 55,912 housing units existed in Humboldt County in 2000, with an average of 2.39 persons per household. The number of households in the County has grown 10.4 percent since 1990, compared to the population increase of 6.2 percent. Consequently, the average number of persons per household has declined 6.3 percent from 2.55 in 1980.

Based on population projections, the Building Communities report projects the demand for housing units over the next 25 years to be 5,961 units in all of Humboldt County, with 3,220 units to be located in the unincorporated areas.

SERVICES

There are 17 homes within the Patrick Creek CSD (PCCSD) boundary, with a total capacity of 18 homes. All of the residences within the district have road maintenance and drainage services provided to them by the PCCSD. With the exception of the possibility of the double lot ownership, the district is at capacity.

All of the houses within the Patrick Creek CSD are hooked up to on-site septic systems, which are operated and maintained by the individual home owners.

Streets

PCCSD provides road maintenance for the Patrick Creek Drive road system. This work includes the opening, widening, extending, straightening and surfacing, in whole or in part, of any street in such district subject to the consent of the governing body of the County. Due to the location of the District, i.e. on the bluffs overlooking Clam Beach, the road system is in constant need of repair. A recent road analysis by Walter Sweet & Co. has prioritized future road repairs including repair of the Hilfiker Wall, repair of a slide area, paving the entire road system.

Drainage

The Patrick Creek CSD provides construction and improvement of bridges, culverts, curbs, gutters, drains and works in compliance with the governing body of the County. There are 6 culverts in the District. The District is responsible for regular repairs to culverts due to water damage.

SERVICES PROVIDED BY OTHERS

Water

The McKinleyville CSD provides water service to the residents within the Patrick Creek CSD. Originally, Patrick Creek CSD had its own water system. However, in 1973, the PCCSD transferred interest in the water distribution system to the McKinleyville Community Services District. All residents within the district individually purchase water from the McKinleyville Community Services District through a joint powers agreement established in 1973.

Water is delivered to the district by a main from Little River Drive to the entire length of Patrick Creek Drive. Based on present and projected water use levels, there is ample water from the supplier to meet future demands the Patrick Creek CSD until maximum build-out of the District occurs. The district is not anticipated to experience any growth that would exceed the ability to provide water services. With the exception of one undeveloped lot, which could hook into the water system; no additional development is allowed within the District boundaries due to the requirements as adopted in the Local Coastal Plan.

Parks and Recreation

There are no park or recreation facilities within the Patrick Creek CSD. However, several parks and recreational facilities exist in the surrounding area, including the Clam Beach County Park, which is located across US Highway 101, approximately 500 feet west of the district.

Fire Protection

The Arcata Fire Protection District provides services to the Patrick Creek Community Services District. The Arcata FPD's (FPD) district boundary encompasses 62 square miles with a total response area of 67.9 square miles. The Arcata FPD has a total of 75 personnel serving the District, 53 of which are volunteers. The district received 1768 calls in 2006, 51 percent of which were for medical assistance. There are three main facilities within the Arcata Fire Protection District: the headquarters are based at 631 9th street in Arcata, one is at 2149 Central Avenue in McKinleyville, and a third one is located at 3295 Janes Road in Arcata. The Patrick Creek CSD would be served primarily by the McKinleyville location.

Arcata FPD covers a large area, and has long response times. The level of staffing has remained constant since 1985, but the district received 7 times more calls per year in 2003 than they did in 1983. The District is not within the State Responsibility area for fire protection service from the California Department of Forestry and Fire Protection (Cal Fire). The Patrick Creek Community Service District provides fire hydrants in all areas where water service is available within its boundaries.

General Government and Land Use

The County of Humboldt provides general governmental services and law enforcement services throughout the territory of the District.

FINANCING CONSTRAINTS AND OPPORTUNITIES

According to Patrick CSD records, they operated the district on an annual budget of approximately \$30,239.67 during the 2002/2003 Fiscal Year. The majority of this income is from service charges, but funding also comes from interest revenue. The District does not currently have a Capital Improvement Plan and currently have \$28,606.67 in reserves.²

Table 1 below shows the Patrick Creek CSD Budget for Fiscal Year 2002/2003. The budget has changed very little since then due to the small size of the District and very limited growth. According to the 2002/2003 budget, the District had a total fund balance of \$20,139.67.

For the 2002/2003 fiscal year, total expenditures were \$1,633. Operating expense included insurance (\$1,383) and repairs and maintenance (\$250).

Table 2. 2002/2003 Patrick Creek CSD Budget

Fund Balance	\$20,139.67
Property Tax Revenue	\$ 4,834.92
Assessments	\$ 4,500.00
Total Reserves	\$28,606.67
Total Expenditures	\$ 1,633.00
Total District Budget	\$30,239.67

SERVICE RATES

Patrick Creek CSD has passed two referendums where the voters within the district elected to charge each lot within the district \$250.00 annually to provide funding for road and drainage maintenance and upgrades. The funds are collected annually through property tax assessments. Customers are notified prior to rate changes and all adjustments must be approved by the Board.

LOCAL ACCOUNTABILITY

Contact Information

Patrick Creek Community Services District	
Contact:	Robert Medina
Mailing Address:	5045 Patrick Creek Dr. McKinleyville, CA 95519
Site Address:	5045 Patrick Creek Drive
Phone Number:	707-839-2888
Email/ Website:	vortex22@suddenlink.net
Types of Services:	Water, Roads, Drainage
Population Served:	17 Households
Size of Service Area (Acres):	19.24
Date of Formation:	August 1969

Board Meeting Times and Locations. Board meetings are held at the home of Jerry Fowler, the board President at 5300 Patrick Creek Drive. The meetings are held quarterly, and begin at

7:15pm. Meeting agendas are posted at the main road entering the PCCSD, and is also mailed to every house within the district at least one week prior to the meeting date. Also, the meeting minutes are distributed to all homes within the district after the meetings are held.

MUNICIPAL SERVICE REVIEW DETERMINATIONS

Infrastructure

Because the adopted Local Coastal Plan does not support additional subdivision development within the District, there will be no additional infrastructure needs. However, the District remains committed to maintaining the existing water service and road improvements to the 18 lots in the District.

Growth and Population

The US Census identified a 38.4% increase for the McKinleyville CDP: (Census Designated Place). Population within this CDP increased from 7,765 in 1980 to 13,599 in 2000. However, because the CDP encompasses a much larger area than the Patrick Creek CSD, and the McKinleyville LCP does not permit further subdivision development in this area, there will be no significant growth within the District.

Financing Constraints and Opportunities

Considering the relatively low operating expenses and fund balance, the District is not facing major financial constraints.

Cost Avoidance Opportunities

Because of the small size of the District and relatively low debt load and operating expenses, there are no significant cost avoidance opportunities available to the District.

Rate Restructuring

Considering the relatively low current debt load and operating expenses, the opportunities for rate restructuring are limited.

Opportunities for Shared Facilities

While the McKinleyville CSD could assume responsibility for water service to the existing dwellings, they do not currently offer road improvement services. Consequently, there is no opportunity to share service delivery at this time.

Government Structure Options

If the McKinleyville CSD activates road improvement services, they should also consider reorganizing to annex the area that is now within the Patrick Creek CSD.

Evaluation of Management Efficiencies

The District anticipates maintaining existing levels of service over the next 5 years. There are minimal management costs in the District's adopted budget and opportunities for savings are limited considering the low operating expenses.

Local Accountability

The Patrick Creek Community Service District was originally organized in August 1969 under Community Service District law pursuant to sections 61000-61934 of the Government Code. The governing board of the District is the Board of Supervisors; however, the Board of Supervisors appoints a five (5) member Board of Directors to supervise the business of the District. The term of office of the Board is at the pleasure of the Board of Supervisors.

¹ Section 3.42C of the McKinleyville Area LCP, Coastal Scenic Areas.