
**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

AGENDA ITEM No. 10

DATE: **March 16, 2011**

TO: **Fresno Local Agency Formation Commission**

FROM: **Jeff Witte, Executive Officer**

SUBJECT: **Consider Adoption – Municipal Service Review and Sphere of Influence Update Prepared for County Service Area No.'s 2, 5, 18, 19, 23, 35, 49, and 50.**

Summary / Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCo to review and update, as necessary, special district Spheres of Influence (SOIs) every five years. Prior to, or in conjunction with an agency's SOI update, LAFCo is required to conduct a *Municipal Service Review (MSR)* for each agency.

Municipal Service Reviews provide a comprehensive review of the services provided by a city or district and present recommendations with regard to the condition and adequacy of these services and whether or not modifications to a city or district's SOI are necessary. MSRs can be used as informational tools by LAFCo and local agencies in evaluating the efficiencies of current district operations and may suggest changes in order to better serve the public.

Sphere of Influence updates may involve an affirmation of the existing SOI boundaries or recommend modifications to the SOI boundaries. LAFCo is not required to initiate changes to an SOI based on findings and recommendations of the service review, although it does have the power to do so.

State law requires that the Commission adopt written MSR determinations for each of the following six criteria:

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. Financial 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.

As part of the SOI update, the Commission is required to consider the following four criteria and make appropriate determinations in relationship 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 that the agency provides or is authorized to provide
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

Environmental Determination

The California Environmental Quality Act ("CEQA") requires that the Commission undertake and review an environmental analysis before granting approval of a project, as defined by CEQA. The MSR's are categorically exempt from the preparation of environmental documentation under a classification related to information gathering (Class 6 - Regulation section 15306), which states: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." Indeed, these MSR's collect data for the purpose of evaluating municipal services provided by the agencies. There are no land use changes or environmental impacts created by such studies.

Furthermore, the MSR's qualify for a general exemption from environmental review based upon CEQA Regulation section 15061(b)(3), which states: "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, the SOI updates qualify for the same general exemption from environmental review based upon CEQA Regulation section 15061(b)(3).

There is no possibility that these MSR's or SOI updates may have a significant effect on the environment because there is no land use changes associated with the documents. If the Commission approves and adopts the MSR's and SOI updates and determines that the projects are exempt from CEQA, staff will prepare and file a notice of exemption with the County of Fresno, as required by CEQA Regulation section 15062.

Discussion / Summary of Determinations

County Service Area No. 2 encompasses approximately 60 acres and maintains a two and one-half acre park and walkways within the Tenaya Estates subdivision. It had previously provided lighting services but since 2010 lighting for the park and walkways has been paid for by a public benefit corporation.

County Service Area No. 5 encompasses approximately 114 acres and provides water service for the Wildwood Island and Wildwood Meadows tracts. They no longer provide services related to the recreational lake and flood control facilities.

County Service Area No. 18 encompasses approximately 119 acres near Calwa. They provide street lighting services to the area.

County Service Area No. 19 encompasses approximately 10 acres including Hampton Way east of and adjacent to Hayes Avenue, west of the City of Fresno. They provide street lighting services to the area.

County Service Area No. 23 encompasses approximately 17 acres. They provide water service to the Exchquer Heights tract which is located approximately three miles southwest of the Dinkey Creek area

County Service Area No. 35 encompasses the entire County of Fresno. Road maintenance services are provided to 80 zones that include 13,746 acres in 3,501 parcels. The district also provides snow removal, storm drainage, and landscape maintenance services to some zones.

County Service Area No. 49 encompasses approximately 81 acres in five non-contiguous areas adjacent to the Fresno-Coalinga Road (SR 145), approximately three miles southwest of the community of Five Points. The District provides water service for the community of O'Neill.

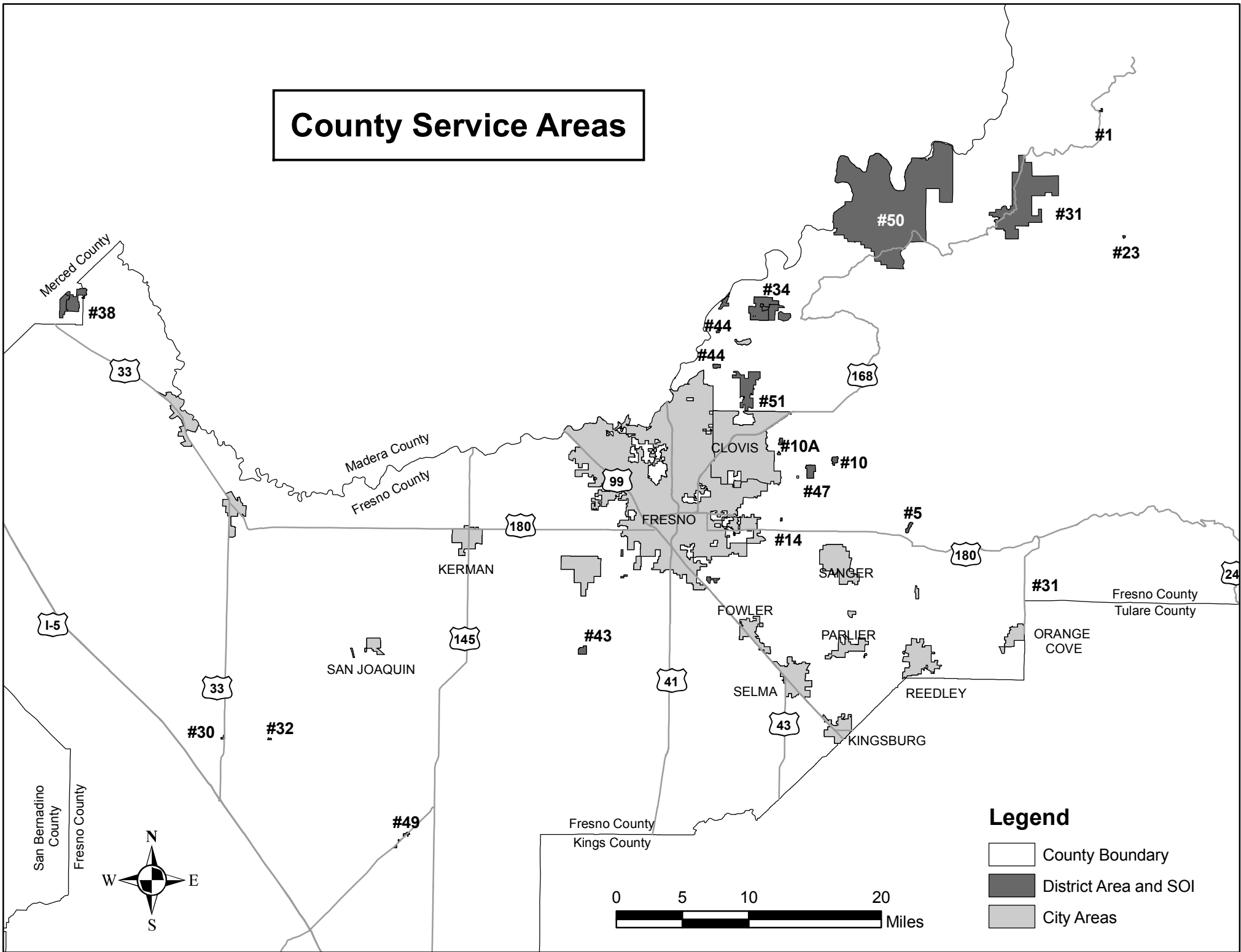
County Service Area No. 50 encompasses approximately 31,114 acres in the vicinity of the communities of Prather and Auberry. They provide fire suppression and emergency medical response through a contract with the Auberry Volunteer Fire Department.

There does not appear to be a need or readily available opportunities to change the government structure. Consolidation would not appear to be practical due to the size of the existing Districts.

Recommendations:

- A. Acting as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to adopting the written determinations, the Municipal Service Reviews and Sphere of Influence determinations under consideration are Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15306, "Information Collection" and Section 15320, "Changes in Organization of Local Agencies".
- B. Find that the Municipal Service Review and Sphere of Influence Update prepared for each of the County Service Areas are complete and satisfactory.
- C. Find that the written determinations within the Municipal Service Reviews and Sphere of Influence Updates satisfy State Law.
- D. Pursuant to Government Code Sections 56425 and 56430 make the required determinations for the Municipal Service Reviews and District Spheres of Influence, adopt the Municipal Service Reviews prepared for these County Service Areas, and update the Sphere of Influence for said Districts by reaffirming their current boundaries or approving the recommended changes.

County Service Areas



COUNTY SERVICE AREA No. 35

MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

**Report to the
Fresno Local Agency Formation Commission**

Jeff Witte
Candie Fleming
Samantha Hendricks
2115 Kern Street, Suite 310
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March 2011

COUNTY SERVICE AREA NO. 35

Road Maintenance Services

Contact Information

Manager: Joe Prado
Address: 2220 Tulare Street 6th Floor
Fresno, CA 93721
Phone: (559) 600-4259

Management Information

Governing Body: Board of Directors
Board Members: Susan Anderson Elected 2009-Expires 2013
Phil Larson Elected 2007-Expires 2011
Henry Perea Elected 2009-Expires 2013
Judy Case Elected 2007-Expires 2011
Debbie Poochigian Elected 2009-Expires 2013
Board Meetings: On scheduled Tuesdays, the dates which have been approved at a regularly scheduled board meeting in the Board of Supervisors Chambers
Staffing: Special District Administrator, three Staff Analysts, one office assistant, and Administrative and Technical Support Staff

Service Information

Empowered Services: Road Maintenance
Services Provided: Road Maintenance
Area Served: 80 zones throughout the County of Fresno
Population Served: Unknown
Acres Served: 13,060 Acres
Infrastructure: Approximately 100 miles of roads.

Fiscal Information

Budget: \$898,031
Sources of Funding: Property taxes and Assessments.
Rate Structure: Varies per zone.

Administrative Policies

Master Plan: No **Policies/Procedures:** Yes **By-laws:** No
Boundary Updated: 1987 **SOI Updated:** 2008 **Other:** No

1. MUNICIPAL SERVICE REVIEW

Description of District

County Service Area (CSA) No. 35 was formed in 1987. The District encompasses the entire unincorporated area, generally excepting those unincorporated areas which are located within a city's Sphere of Influence (SOI). Small portions of the District are located within some cities' Spheres of Influence. The District's SOI is coterminous with its boundary.

The District provides services in 80 separate zones of benefit located throughout the County. These zones encompass 13,746 acres. It should be noted that eight zones of benefit are located within the City of Fresno's SOI. This is discussed further under the section heading "Any other matter related to effective or efficient service delivery, as required by commission policy", below.

Exhibit A identifies the location and size of each zone and the extended County services that are provided by CSA No. 35 in each zone.

Exhibit B details the current year budget of each zone, the cost for providing services in the current year, the funding carried over from the prior fiscal year, the annual per parcel charge levied by each zone, the number of parcels in each zone, and the total charges for service for each zone.

The Board of Supervisors, elected from five divisions in the County, governs the District. It meets on Tuesdays. Board agendas are posted on the County website: www.co.fresno.ca.us.

The Special District Administrator within the County Department of Public Works and Planning manages the District.

District Services and Background

As illustrated by the attached table (Exhibit A), CSA No. 35 primarily provides maintenance of private roads that are not part of the dedicated County road system, and in a few instances also provides snow removal, storm drainage, and landscape maintenance services.

2. MSR DETERMINATIONS

This portion of the report addresses the factors specified in the governing statute for Municipal Service Reviews.

There are presently 3,501 parcels within CSA No. 35's zones of benefit, almost all of which are residential lots. Not every parcel has an existing residence, but the areas are considered "developed" since the lots have been created and are available for construction.

It is the County's standard practice to require creation of zones to maintain roadways as projects are developed in the unincorporated area that are not situated on County roads. District services do not affect the rate or location of population development but provide services to support development that occurs in these locations.

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

The District primarily maintains roads, but also provides storm drainage, snow removal, and landscape maintenance services to a limited number of the zones of benefit. Funds are being accumulated to repair or replace roads and storm drainage infrastructure as they need attention in the future, as well as to provide snow removal and landscape maintenance services, as necessary.

It is clear from the fiscal data included in Exhibit B that funds are being levied annually and are being accumulated to allow proper maintenance and replacement of infrastructure.

No known deficiencies were identified by the County in providing information about CSA No. 35 and its service obligations.

Financial ability of the agency to provide services.

While CSA No. 35's services are financed separately by individual zones, it is noted that the aggregate budget for the entire District for Fiscal-Year 2010-11 is \$898,031. Of this amount the cost to provide services in the current year is budgeted at \$1,402,542.

In most of the zones funding for the current year includes significant carryover from the prior fiscal year. The total for the entire District is \$3,336,241 which represents funding that is being accumulated for future service costs, including repair and replacement of roadways and related infrastructure, as well as the other identified services.

The basic revenues used to finance District services and accumulate funds for future maintenance and improvements are derived from per-parcel charges collected annually as part of the property tax collection process. These charges are unique to the parcels in each zone and are in addition to the general one percent property tax levy. (As shown in Exhibit "B")

Charges vary among zones from a low of \$45.00 per parcel in Zone J, to a high of \$6,420.48 per parcel for flood control in Zone BG. It appears current financing sources will avoid unmet financial obligations for continued provision of District services.

Status of, and opportunities for, shared facilities.

CSA No. 35's services are financed by separate, discrete zones. As such the District does not lend itself to the concept of sharing facilities; each maintained roadway exists separately. District staff are housed in the County's Department of Public Works and Planning offices in Fresno.

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

CSA No. 35 provides essential maintenance services and is staffed by the County Department of Public Works and Planning. This provides for operational, fiscal and managerial efficiencies that would not be present with separate staffs for each a zone. The District is accountable to those property owners which fund its services through the County Board of Supervisors, which governs the District.

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

Commission Policy 102-03 states: *“Within their Sphere of Influence, cities should be the provider of urban services.... Consequently, landowners and residents within a city’s Sphere of Influence should look to the city for the provision of urban services and controls through annexation or formal agreement.”*

As mentioned above, eight zones of benefit are located within the City of Fresno’s Sphere of Influence. Seven of these zones are located within the City’s Southeast Growth Area and the eighth is located near Olive and Cornelia Avenues. CSA 35 will continue to provide service to these zones of benefit until such time as they are annexed to the City of Fresno. The zones will be dissolved upon annexation.

All other District zones of benefit are located outside city Spheres of Influence.

3 . SPHERE OF INFLUENCE REVIEW AND UPDATE

Government Code Section 56076 defines Sphere of Influence as “A plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Description of Current Sphere of Influence

In 1988 the Commission adopted a revised Sphere of Influence for the District which was located outside of and coterminous with the 15 incorporated cities’ Spheres of Influence. In 1989 the Commission adopted boundaries for the District coterminous with the District’s SOI. The purpose of adopting a SOI and boundary for the District outside of cities’ SOI boundaries is identified in staff’s October 5, 1988 report to the Commission which set the District’s SOI. This report states, *“The areas within the cities’ sphere of influence have been excluded to avoid provision of competing services within a city, and avoid inconsistency with the city sphere of influence by an overlapping district.”* In order to meet the intention of this stipulation, it would appear that CSA 35’s SOI should be revised each time a city’s SOI is revised, so that CSA 35’s SOI and boundary would remain outside cities’ Spheres of Influence.

This has not always been the case, however. Staff has identified instances where CSA 35's SOI and boundary were not revised upon expansion of a city's SOI. As a result, overlap between CSA 35 and cities' Spheres of Influence now exists, inconsistent with the initial intent of the Commission. Included within this overlap are seven zones of benefit within the City of Fresno's Southeast Growth Area.

An eighth zone of benefit, Zone 35CA, also exists within the City of Fresno's Sphere of Influence, located near Olive and Cornelia Avenues. It has come to staff's attention that CSA 35's SOI and boundary have never encompassed the area included within Zone 35CA. The County mistakenly formed this zone outside of the District's boundary. The County has been made aware of this error, but, due to financial considerations, does not plan to revise the structure Zone 35CA at this time. It is staff's belief that the Commission does not need to consider Zone 35CA as part of the SOI Update process, as this zone was formed by the County outside of the District's SOI and boundary, and independent of any action taken by the Commission. As such, staff does not consider Zone 35CA to be part of the District.

In order to complete the SOI Update process in a timely manner, staff believes it would be appropriate for the Commission to affirm the District's existing SOI at this time. In order to become consistent with the Commission's previous intentions, staff has recommended the Commission direct staff to return at a later date with a proposal to amend the District's SOI and to detach its boundary such that its SOI and boundary will once again be located outside of and coterminous with the 15 incorporated cities' SOI boundaries. The zones of benefit located within the City of Fresno's Southeast Growth Area would be an exception to this, remaining in the District until such time as they are annexed to the City and concurrently dissolved.

No Proposed Sphere Changes

No changes in the District boundaries or Sphere of Influence are proposed at this time. Staff will return at a later date with proposed revisions to the District's SOI and boundary, consistent with the Commission's intention when it adopted the existing SOI.

Sphere of Influence Determinations

It is recommended the Commission approve the following determinations and re-affirm the current Sphere of Influence.

1. Present and planned land uses in the area, including agriculture and open-space.

Present and planned land uses within the District vary widely and include urban, agricultural and open spaces uses. District services are provided through separate zones which are created as development occurs; land uses within zones are primarily residential with some institutional and commercial uses included.

2. Present and probable need for public facilities and services in the area.

The probable need for public services and facilities reflect land uses within the zones located within the District. It is anticipated that as urban developments are approved in the future in the unincorporated area, the County may seek to create additional zones or possibly expand existing zones to maintain roadways and other facilities.

3. Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide.

District maintained facilities are sufficient for the services provided.

4. Existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

The District encompasses the entire unincorporated area, generally excepting properties within city Spheres of Influence. A small portion of the District is located within some cities' Spheres of Influence. Those benefiting from District services are those residents and/or property owners who reside within the various zones of benefit. Residents and owners of property who fund the individual zones of benefit may be considered social or economic communities of interest within those zones.

4. ACKNOWLEDGEMENTS & REFERENCES

This draft Municipal Service Review was prepared by Fresno LAFCo staff. Responsibility for any errors or omissions rests with those who prepared the report.

The County of Fresno Department of Public Works and Planning provided information on which the evaluation is based.

5. RECOMMENDATIONS

In consideration of information gathered and evaluated during the Municipal Service Review it is recommended the Commission:

1. Accept public testimony regarding the proposed Municipal Service Review.
2. Approve the recommended Municipal Service Review determinations, together with any changes deemed appropriate.
3. Approve the Sphere of Influence determinations and re-affirm the current Sphere of Influence.

Exhibit "A"

Zone	Year Formed	Location & acreage	Services provided
A	1987	1,157 acres in 193 parcels. Squaw Valley Ranchos between Squaw Valley and Dunlap, south of Ruth Hill Road .	Private road maintenance
AA	1991	12 acres in 5 parcels. Southeast corner of N. Temperance and E. Belmont Avenues.	Private road maintenance
AB	1995	13 acres in 6 parcels. Markey Avenue east of the City of Clovis.	Private road maintenance
AC	1995	79 acres in 18 parcels. Marjan Avenue east of the City of Clovis.	Private road maintenance
AD	1991	19 acres in 7 parcels. E. Paul Avenue east of De Wolf Avenue and west of Enterprise Canal	Private road maintenance
AE	1992	223 acres in 40 parcels. Sunflower, Otter and Raven Lanes, north and south of George Smith Road, east of Ennis Road, south and east of Squaw Valley.	Private road maintenance
AF	1991	14 acres in 54 parcels. Sherrill and Malsbary Avenues and Valley Oak and Dairyview Lanes, north of Riverdale between Sherrill and Valentine Avenues.	Private road maintenance
AG	1994	596 acres in 355 parcels. Off Highway 168 south of Shaver Lake.	and snow removal
AH	1995	80 acres in 29 parcels. Northeast of the City of Clovis.	Private road maintenance
AI	1995	826 acres in 7 parcels. Bull Run and Williamsburg Lanes off Watts Valley Road north of the City of Sanger.	Private road maintenance
AJ	1997	28 acres in 17 parcels. Reno Road.	Private road maintenance
AK	1991	15 acres in 10 parcels. Woody Lane south of Highway 168 in Shaver Lake area.	Private road maintenance
AM	1991	31 acres in 13 parcels. N. Bataan and E. Escalon Avenues south of Herndon and east of De Wolf Avenues.	Private road maintenance
AN	1991	30 acres in 14 parcels. E. Dayton and N. Ohio Lanes, east of Del Rey and North of E. Shields Avenue.	Private road maintenance
AO	1991	39 acres in 17 parcels. N. Chickadee, N. Quality and E. Pontiac Avenues east of Academy Avenue between Ashlan and Shields Avenue.	Private road maintenance
AP	1991	74 acres in 10 parcels. Portion of Loper Valley Road north of Nicholas Road between Millerton and Tollhouse Roads.	Private road maintenance
AQ	1991	17 acres in 8 parcels. E. Cortland Avenue east of N. Bethel and north of E. Shields Avenue.	Private road maintenance
AR	1991	68 acres in 28 parcels. E. Princeton and N. Harvard Avenues on the E. Clinton Alignment south of E. Shields and west of N. Bethel Avenues.	Private road maintenance
AS	2008	758 acres in 101 Parcels. North and South Applewine, Woodland, Solitude Lane, Big Shuteye, Big Thumper, and Little Thumper.	Private road maintenance
AT	1997	113 acres in 111 parcels. Blue Canyon and Bretz Road and Forest Run Lane in the community of Shaver Lake.	Private road maintenance and snow removal
AU	1992	43 acres in 19 parcels. Portion of Emperor, Dakota and Garland Lanes.	Private road maintenance
AV	1993	12 acres in 5 parcels. Sweet Lane Road east of the City of Clovis.	Private road maintenance

Exhibit "A"

Zone	Year Formed	Location & acreage	Services provided
AX	1992	10 acres in 4 parcels. Wintergreen Avenue.	Private road maintenance
AY	1994	14 acres in 3 parcels. Bourbon and South Dennis Lanes east of Malaga.	Private road maintenance
AZ	2002	19 acres in 6 parcels. E. Griffin Avenue west of Academy Avenue, southwest of the City of Sanger.	Private road maintenance
B	1987	3,143 acres in 550 parcels. Antelope, Butternut, High Oaks and Thistle Lanes in the Dunlap-Squaw Valley area.	Private road maintenance
BA	1993	46 acres in 19 parcels. E. Barstow, N. Thompson and N. Wright Roads east of the City of Clovis.	Private road maintenance
BB	1993	22 acres in 10 parcels. California Sierra Highlands east of the City of Clovis.	Private road maintenance
BC	1992	129 acres in 4 parcels. Portion of Friant Road.	Maintenance landscaping
BD	1993	27 acres in 11 parcels. Tract 4393 east of the City of Fresno.	Private road maintenance
BG	1993	97 acres in 21 parcels. Nees Avenue Extension east of the City of Clovis.	Private road maintenance
BH	2002	55 acres in 24 parcels. North Chamise and E. Falcon Meadow Lanes northeast of North Academy and East Herndon Avenues.	Private road maintenance
BI	1995	19 acres in 90 parcels. Caruthers, Freeland, Granger, Lawson, Sheldon, Sinclair and Vanderburgh Roads in the community of Caruthers.	Private road maintenance
BJ	1996	18 acres in 76 parcels. Henson, Paloma, Pendleton, Stathem and Troutdale streets between Blythe and Marks Avenues in the community of Riverdale.	Private road maintenance and storm drainage
BL	1998	7 acres in 82 parcels. Feland, S. Haslem, Hazel and W. Terry Avenues west of Marks Avenue and south of Mt. Whitney Avenue near the town of Riverdale.	Private road maintenance
BM	1998	7 acres in 25 parcels. S. Paula, E. Serrato and E. Wawona Roads, south of the City of Fresno.	Private road maintenance
BN	1998	39 acres in 4 parcels. Whispering Willow Road northeast of the City of Fresno.	Private road maintenance
BO	1998	37 acres in 14 parcels. Doodle Bug and Know Knoll Lanes about one half-mile south of the intersection of Frazier and Auberry Roads.	Private road maintenance
BQ	2000	147 acres in 30 parcels. Ackers and Crane Lanes in the Squaw Valley area.	Private road maintenance
BR	1999	15 acres in 7 parcels. Hammond Avenue at northwest corner of North DeWolf and E. Olive Avenues.	Private road maintenance and snow removal
BS	2000	13 acres in 4 parcels. N. Armstrong Avenue near E. Behymer and N. Folwer Avenues near northeast Fresno.	Private road maintenance
BU	2002	14 acres in 6 parcels. N. Shockley Avenue northeast of E. Shaw and N. McCall Avenues.	Private road maintenance
BW	2002	27 acres in 12 parcels. E. Griffith and N. Judd Avenues southwest of E. Ashlan and N. Academy Avenues	Private road maintenance

Exhibit "A"

Zone	Year Formed	Location & acreage	Services provided
BX	2002	32 acres in 13 parcels. Herndon Avenues N. Fancher Avenue northeast of N. DeWolf and E.	Private road maintenance
BY	2002	13 acres in 5 parcels. Portions of Big Pine Court and Rock Ledge Road, near Pine Ridge south of Shaver Lake.	Private road maintenance
C	1987	326 acres in 65 parcels. Southwest of George Smith Road near the community of Squaw Valley.	Private road maintenance
CA	2003	18 acres in 4 parcels. W. Melrose Avenue west of Cornelia Avenue and south of Olive Avenue.	Private road maintenance
CB	2004	13 acres in 4 parcels. N. Coventry Avenue on the north side of Olive Avenue east of Temperance Avenue.	Private road maintenance
CC	2004	13 acres in 54 parcels. S. Duranzo, E. Redondo and S. Zerkovis Avenues south of Jefferson Avenue between S. Del Rey and S. McCall Avenues.	Private road maintenance
CD	2004	40 acres in 57 lots. Bretz Road, Timber Ridge Lane about a mile southeast of State 168 south of Shaver Lake.	Private road maintenance
CE	2004	38 acres in 10 parcels. North Isabella Avenue east of Shields and North Indianola Avenues.	Private road maintenance
CF	2004	12 acres in 4 parcels. E. Griffith Way and N. Lindsey Avenue north of E. Dakota Avenue and West of N. Indianola Avenue.	Private road maintenance
CG	2006	62 acres in 63 parcels. "A" Street. "B" Street. "C" Street, N. Fourth and N. Raisin Streets, located south of W. Shaw Avenue and east of N. Third Street. 61 parcels for road maintenance plus 2 parcels for the storm drain system.	Private road maintenance. storm drain maintenance
CI	2006	72 acres in 104 parcels. Garnet and Rhinestone Landes in the Bretz Mountain Village area of Shaver Lake.	Private road maintenance
CL	2006	1.70 acres in 4 parcels. N. Bethel Avenue south of E. Shaw Avenue between N. McCall and N. Academy Avenues.	Private road maintenance
CM	2006	11 acres in 4 parcels. Blueberry Lane located west of Auberry Road and north of Blue Heron Lane in the Prather area.	Private road maintenance
CN	2006	16 acres in 75 parcels. Pendleton and Troutdale Streets located east of Blythe and north of Mt. Whitney Avenues near the town of Riverdale.	Private road maintenance, storm drain maintenance
CP	2006	11 acres in 4 parcels. N. Angkor Wat Avenue located north of East Hedges and west of Leonard Avenues.	Private road maintenance
CQ	2006	87 acres in 10 parcels. Lancewood and Lockwood Lanes located south of Auberry Road in the Prather area.	Private road maintenance
CS	2006	7 acres in 3 parcels. E. Richert Avenue located north of E. Ashlan and west of N. Academy Avenues.	Private road maintenance

Exhibit "A"

Zone	Year Formed	Location & acreage	Services provided
CU	2007	15 acres in 56 parcels. Community of Caruthers.	Private road maintenance, storm drain maintenance, and storm water basin maintenance
CV	2007	14 acres in 6 parcels. E. Courtland Avenue	Private road maintenance
D	1994	289 acres in 50 parcels in the Stanford/Copper area near the City of Clovis.	Private road maintenance
E	1988	360 acres in 54 parcels. A portion of Squaw Valley Ranchos near the community of Squaw Valley.	Private road maintenance
F	1991	1,886 acres in 213 parcels. A portion of California Sierra Highlands located near Burrough Valley.	Private road maintenance
G	1988	553 acres in 107 parcels. Squaw Valley Ranchos No. 5 near the community of Squaw Valley.	Private road maintenance
H	1994	28 acres in 3 parcels. Vista del Rey and an unnamed common driveway located near Bald Mountain.	Private road maintenance
I	1988	257 acres in 53 parcels. A portion of Bonadelle Sierra Highlands south of the Dunlap and Squaw Valley area.	Private road maintenance
J	1989	229 acres in 45 parcels. Squaw Valley Ranches No. 2 located in the Squaw Valley Area.	Private road maintenance
K	1989	51 acres in 17 parcels. Three cul-de-sac areas near the Friant Expressway near Willow Avenue.	Private road maintenance
M	1998	53 acres in 24 parcels. N. Aman, N. Punjab and E. Deep Avenues.	Private road maintenance
N	1997	112 acres in 23 parcels. Aztec and Cherokee Lanes which is a portion of Valerie Meadows.	Private road maintenance
O	1989	169 acres in 178 parcels. Granite Ridge area in the Shaver Lake area.	and snow removal
P	1989	119 acres in 10 parcels. Springfield Avenue between Grantland Avenue and Garfield Avenue Alignment in the Raisin City area	Private road maintenance
S	1990	535 acres in 100 parcels. Antelope, Buttercup, Coyote, Hickory, Quail and Tumbleweed Lanes in the Squaw Valley-Dunlap area.	Private road maintenance
T	1990	72 acres in 11 parcels. Blue Heron Lane between Auberry and Little Sandy Creek Roads east of Prather.	Private road maintenance
U	1990	35 acres in 77 parcels. Cedar Ridge, Cold Spring, Heartwood and Silverpine Lanes in the Shaver Lake area.	Private road maintenance
V	1990	74 acres in 87 parcels. The Musick Falls and Musick Ridge area located in the Shaver Lake area.	Private road maintenance and snow removal

Exhibit "A"

Zone	Year Formed	Location & acreage	Services provided
X	2000	112 acres in 14 parcels. Gooseberry, Lynx and Waterleaf Lanes located south of the Prather area.	Private road maintenance
Z	1990	38 acres in 18 parcels. East Ashcroft and East Richert Avenues located on the east side of Academy Avenue between Ashland and Gettysburg Avenues.	Private road maintenance

Exhibit "B"

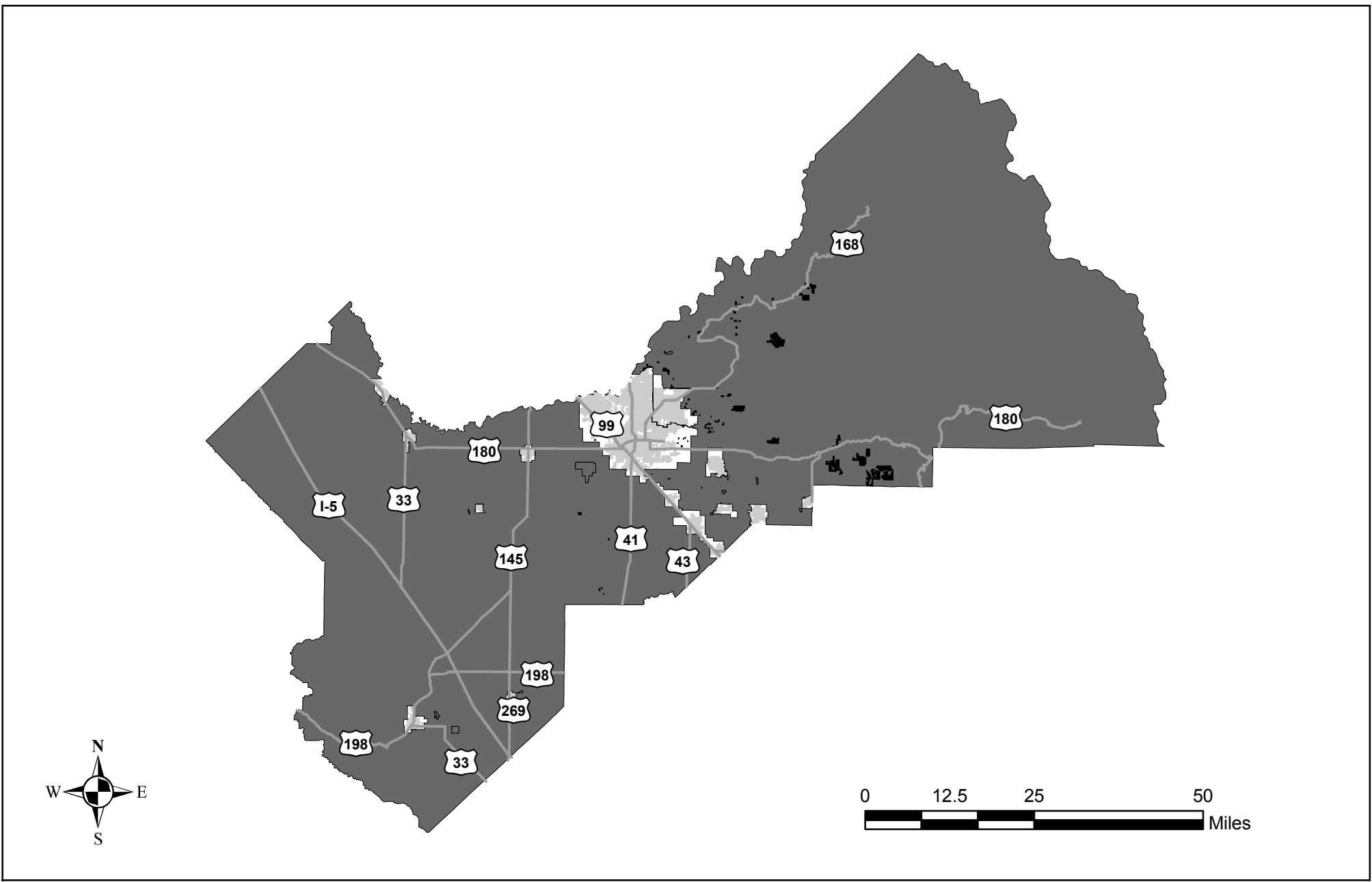
Zone	Current Year Budget	Cost to Provide Services	Funding From Previous Year	Annual Charge per Parcel	Parcels Served	Charges for Service	Different Charges
35A	\$28,828.00	\$26,083.00	\$74,617.00	\$145.00	192	\$27,840.00	
35AA	\$3,460.00	\$16,736.00	\$50,655.00	\$535.80	5	\$2,679.00	
35AB	\$2,204.00	\$2,373.00	\$17,163.00	\$326.94	6	\$1,961.64	
35AC	\$5,582.00	\$13,881.00	\$79,868.00	\$242.00	18	\$4,356.00	
35AD	\$3,748.00	\$12,467.00	\$44,925.00	\$438.63	7	\$3,070.41	
35AE	\$6,633.00	\$7,789.00	\$46,662.00	\$150.00	40	\$6,000.00	
35AF	\$4,848.00	\$12,344.00	\$52,656.00	\$72.25	54	\$3,901.50	
35AG	\$74,675.00	\$130,617.00	\$65,800.00	\$412.60	176	\$72,617.60	
35AH	\$6,897.00	\$9,122.00	\$52,375.00	\$212.53	29	\$6,163.37	
35AI	\$2,692.00	\$7,721.00	\$20,225.00	\$344.57	7	\$2,411.99	
35AJ	\$8,624.00	\$6,723.00	\$34,637.00	\$484.94	17	\$8,243.98	
35AK	\$5,573.00	\$13,032.00	\$17,044.00	\$525.13	10	\$5,251.30	
35AM	\$3,143.00	\$6,783.00	\$26,751.00	\$212.30	13	\$2,759.90	
35AN	\$3,234.00	\$9,877.00	\$28,107.00	\$202.04	14	\$2,828.56	
35AO	\$4,732.00	\$13,983.00	\$53,097.00	\$231.52	17	\$3,935.84	
35AP	\$1,670.00	\$4,471.00	\$16,798.00	\$141.21	10	\$1,412.10	
35AQ	\$2,598.00	\$10,760.00	\$31,427.00	\$265.01	8	\$2,120.08	
35AR	\$6,491.00	\$16,926.00	\$15,076.00	\$210.74	28	\$5,900.72	
35AS	\$123,795.00	\$221,820.00	\$175,283.00	\$1,203.52	101	\$121,555.52	
35AT	\$43,039.00	\$91,300.00	\$189,823.00	\$291.54	82	\$23,906.28	Gated
35AT				\$572.58	29	\$16,604.82	Not Gated
35AU	\$5,814.00	\$21,052.00	\$67,249.00	\$251.46	19	\$4,777.74	
35AV	\$3,158.00	\$8,392.00	\$27,059.00	\$554.00	5	\$2,770.00	
35AX	\$1,774.00	\$5,298.00	\$16,823.00	\$381.60	4	\$1,526.40	
35AY	\$3,132.00	\$8,091.00	\$29,691.00	\$897.70	3	\$2,693.10	
35AZ	\$1,996.00	\$4,087.00	\$11,323.00	\$367.84	5	\$1,839.20	
35B	\$68,837.00	\$41,554.00	\$190,157.00	\$121.64	550	\$66,902.00	
35BA	\$7,033.00	\$21,206.00	\$64,928.00	\$322.28	19	\$6,123.32	
35BB	\$3,458.00	\$13,167.00	\$30,797.00	\$301.23	10	\$3,012.30	
35BC	\$1,696.00	\$8,020.00	\$11,929.00	\$380.50	4	\$1,522.00	
35BD	\$3,134.00	\$8,048.00	\$29,736.00	\$245.53	11	\$2,700.83	

Exhibit "B"

Zone	Current Year Budget	Cost to Provide Services	Funding From Previous Year	Annual Charge per Parcel	Parcels Served	Charges for Service	Different Charges
35BG	\$9,730.00	\$18,469.00	\$47,764.00	\$337.92	8	\$2,703.36	Rd Mnt
35BG				\$6,420.48	1	\$6,420.48	Fld Cntl
35BH	\$4,329.00	\$5,553.00	\$26,439.00	\$166.21	24	\$3,989.04	
35BI	\$6,456.00	\$18,781.00	\$66,358.00	\$60.93	90	\$5,483.70	
35BJ	\$6,110.00	\$18,641.00	\$50,246.00	\$70.98	76	\$5,394.48	
35BL	\$8,206.00	\$12,690.00	\$37,699.00	\$95.45	82	\$7,826.90	
35BM	\$2,242.00	\$8,079.00	\$18,651.00	\$78.94	25	\$1,973.50	
35BN	\$1,627.00	\$3,215.00	\$8,712.00	\$378.19	4	\$1,512.76	
35BO	\$3,343.00	\$7,404.00	\$24,944.00	\$218.01	14	\$3,052.14	
35BQ	\$5,014.00	\$14,046.00	\$34,926.00	\$167.12	30	\$5,013.60	
35BR	\$1,663.00	\$6,488.00	\$14,022.00	\$208.22	7	\$1,457.54	
35BS	\$1,735.00	\$5,513.00	\$12,177.00	\$389.85	4	\$1,559.40	
35BU	\$2,294.00	\$5,433.00	\$13,721.00	\$352.72	6	\$2,116.32	
35BW	\$2,347.00	\$6,052.00	\$13,964.00	\$180.29	12	\$2,163.48	
35BX	\$2,337.00	\$6,073.00	\$14,562.00	\$164.84	13	\$2,142.92	
35BY	\$1,804.00	\$4,452.00	\$10,707.00	\$332.75	5	\$1,663.75	
35C	\$10,249.00	\$26,752.00	\$62,761.00	\$146.14	65	\$9,499.10	
35CA	\$1,478.00	\$2,681.00	\$7,699.00	\$346.72	4	\$1,386.88	
35CB	\$1,199.00	\$1,703.00	\$5,711.00	\$281.75	4	\$1,127.00	
35CC	\$7,584.00	\$9,197.00	\$39,062.00	\$131.86	54	\$7,120.44	
35CD	\$24,458.00	\$24,058.00	\$59,975.00	\$415.54	57	\$23,685.78	
35CE	\$1,842.00	\$4,254.00	\$8,889.00	\$173.18	10	\$1,731.80	
35CF	\$1,754.00	\$3,575.00	\$8,629.00	\$411.70	4	\$1,646.80	
35CG	\$22,153.00	\$17,324.00	\$46,210.00	\$323.26	58	\$18,749.08	3 Services
35CG				\$2,496.41	1	\$2,496.41	Lot 59
35CG				\$640.84	1	\$640.84	Lot 60
35CI	\$60,816.00	\$62,700.00	\$119,828.00	\$577.88	104	\$60,099.52	
35CL	\$3,339.00	\$5,571.00	\$13,212.00	\$804.96	4	\$3,219.84	
35CM	\$1,669.00	\$2,803.00	\$6,373.00	\$402.84	4	\$1,611.36	
35CN	\$9,444.00	\$14,619.00	\$35,542.00	\$121.72	75	\$9,129.00	
35CP	\$2,194.00	\$3,389.00	\$3,902.00	\$539.06	4	\$2,156.24	

Exhibit "B"

Zone	Current Year Budget	Cost to Provide Services	Funding From Previous Year	Annual Charge per Parcel	Parcels Served	Charges for Service	Different Charges
35CQ	\$6,476.00	\$7,781.00	\$21,409.00	\$629.96	10	\$6,299.60	
35CS	\$1,562.00	\$2,059.00	\$6,223.00	\$502.00	3	\$1,506.00	
35CU	\$18,538.00	\$7,956.00	\$44,270.00	\$326.20	56	\$18,267.20	
35CV	\$3,305.00	\$2,711.00	\$7,651.00	\$542.84	6	\$3,257.04	
35D	\$9,449.00	\$5,074.00	\$44,532.00	\$178.52	50	\$8,926.00	
35E	\$7,589.00	\$10,688.00	\$27,939.00	\$135.20	54	\$7,300.80	
35F	\$13,736.00	\$15,403.00	\$73,533.00	\$60.00	213	\$12,780.00	
35G	\$15,376.00	\$20,837.00	\$97,599.00	\$132.00	107	\$14,124.00	
35H	\$890.00	\$1,652.00	\$10,736.00	\$246.71	3	\$740.13	
35I	\$10,475.00	\$9,898.00	\$100,305.00	\$175.00	53	\$9,275.00	
35J	\$2,525.00	\$5,470.00	\$24,172.00	\$45.00	45	\$2,025.00	
35K	\$1,589.00	\$3,513.00	\$26,300.00	\$67.00	17	\$1,139.00	
35M	\$4,144.00	\$13,777.00	\$25,055.00	\$151.84	24	\$3,644.16	
35N	\$2,654.00	\$2,033.00	\$18,713.00	\$100.00	23	\$2,300.00	
35O	\$72,677.00	\$71,935.00	-\$3,463.00	\$408.30	178	\$72,677.40	
35P	\$1,437.00	\$2,631.00	\$11,968.00	\$140.00	9	\$1,260.00	
35S	\$16,674.00	\$25,839.00	\$122,054.00	\$150.00	100	\$15,000.00	
35T	\$3,381.00	\$4,480.00	\$17,219.00	\$287.60	11	\$3,163.60	
35U	\$8,677.00	\$19,512.00	\$87,876.00	\$95.79	77	\$7,375.83	
35V	\$37,588.00	\$53,220.00	\$99,699.00	\$414.49	87	\$36,060.63	
35X	\$4,383.00	\$4,614.00	\$25,036.00	\$290.38	14	\$4,065.32	
35Z	\$4,992.00	\$18,221.00	\$62,049.00	\$224.97	18	\$4,049.46	
84	\$898,031.00	\$1,402,542.00	\$3,336,241.00	\$33,785.19	3501	\$853,397.13	



Fresno Local Agency Formation Commission

County Service Area No. 35

Provides Road Maintenance Service

District Formed: 1987

SOI Adopted: 10/15/1987

SOI Updated: 11/15/1989

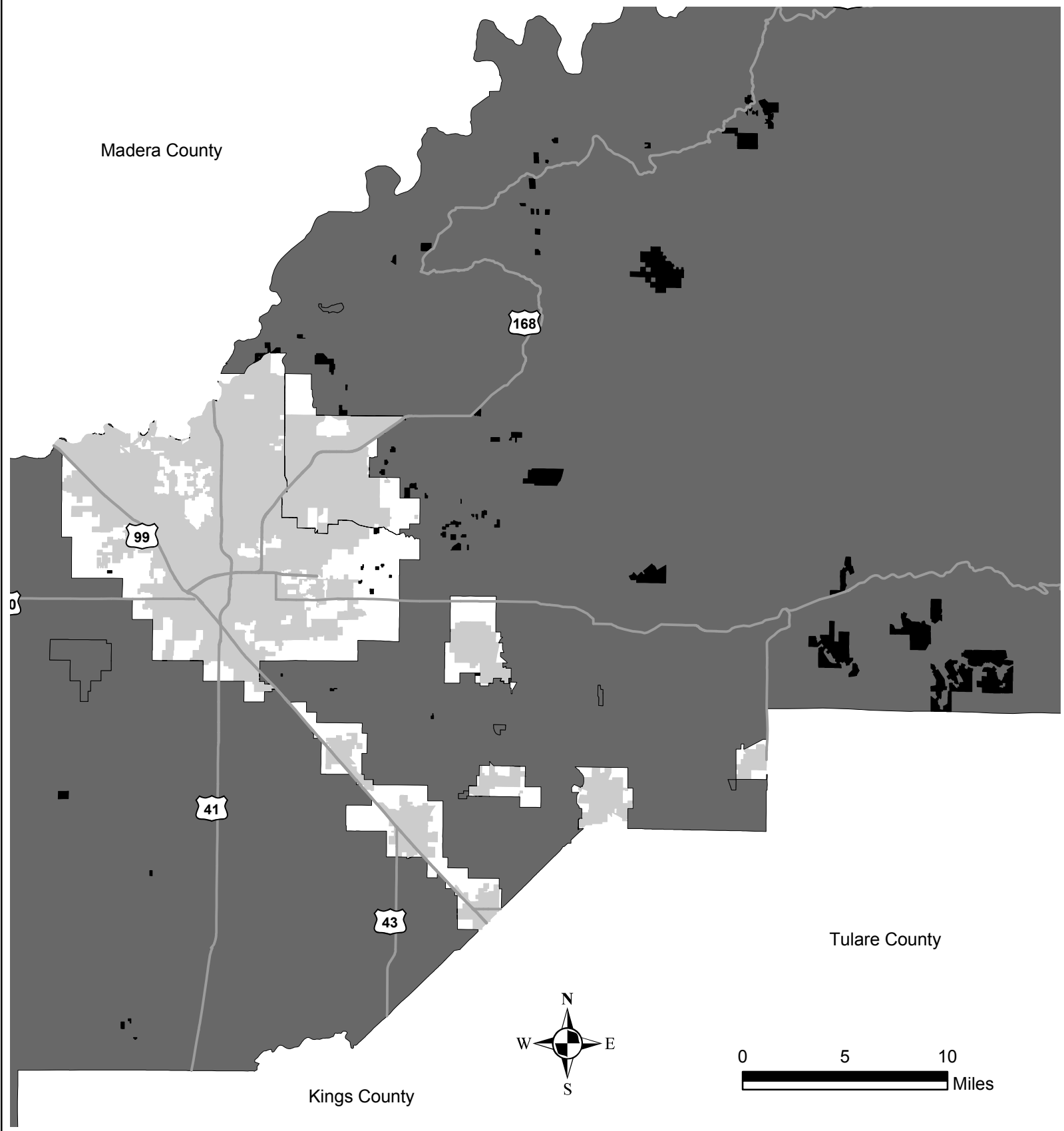
Map Date: February 2011

District Area: 3,731,820 Acres

Sphere Area: 3,731,820 Acres

Legend

- District Boundary and SOI
- Zones of Benefit
- City Areas



Fresno Local Agency Formation Commission
County Service Area No. 35
 Provides Road Maintenance Service

Legend

- District Area and SOI
- Zones of Benefit
- City Areas

District Formed: 1987
 SOI Adopted: 10/15/1987
 SOI Updated: 03/05/2008

Map Date: February 2011
 District Area: 3,731,820 Acres
 SOI Area: 3,731,820 Acres
 Zone Area: 13,746 Acres