

MATRIX FOR COMPARISON OF LOCAL AGENCY OPTIONS -- October 22, 2007

	OWNER	OPERATOR	JURISDICTION	GOVERNANCE	ELECTORATE	ELECTIONS	OPERATING FINANCES	CAPITAL IMPROVEMENT FINANCING	OVERSIGHT	REQUIRED APPROVALS	SERVICES AVAILABLE	PRINCIPAL ADVANTAGES	PRINCIPAL DISADVANTAGES
<b>WATER CO.</b>						[Note: Only those eligible to vote can serve on board]							
<b>1) Status Quo</b>	TSRA	TSRA by its Board and Water Co. Board	Existing service area	TSRA	TSR lot owners per CC&Rs	Every year in May with staggered 3-year terms	Rate base per PUC	Private market rate funding	PUC for rates Calif. Department of Health for water quality TSRA and Water Company Boards	None	Water Only	TSRA Ownership, control of assets	PUC rate base oversight Expense of private capital improvement financing Service limited to water
<b>2) County Service Area Benefit Zone (Gov Code 25210 § et seq.)</b>	Sonoma County (may require asset transfer to County)	TSRA pursuant to County ordinance TSRA to have independent operating authority subject to Board of Supervisors' authority to raise & allocate revenues and its authority over capital improvements	Existing service area	Board of Supervisors with advisory committee comprised of TSRA Board members. Supervisors to act only on committee recommendations. Supervisors have tax revenue power	Countywide (for Board of Supervisors) and TSRA members for advisory committee	Every 4 years in November for Board of Supervisors and every year for TSRA advisory committee	Rate base & tax revenues (Gov Code § 25210 et seq.)	Public financing. Requires forming a Mello-Roos District for financing (Gov Code § 53311)	California Department of Health for water quality Board of Supervisors and TSRA advisory committee	LAFCO PUC Board of Supervisors only or Supervisors plus local elections. (Gov Code § 25210.10 et seq.)	(All services) water, sewer, septic, fire, police, recreation, etc.	Eliminate PUC oversight Public financing available Full range of services available Some local control via TSRA advisory committee	Possible Water Co. asset transfer to County Less TSRA control and some County control Possible impact on operating costs County control over rates and taxes Subsequent Board of Supervisors could change arrangement without TSRA approval
<b>3) Community Service District (CSD)</b>	CSD (requires asset transfer to CSD)	CSD by its elected Board	Existing service area	5 member elected Board	District wide registered voters	Every 2 years for staggered 4-year terms	Rate base and tax revenues (portion of property tax allocated, Board can also raise revenues through taxation) Gov. Code 61114 & 61115, 61120	Public financing	California Department of Health for water quality. CSD Board	Requires Board of Supervisors and LAFCO approval PUC Possible TSRA member vote on asset transfer.	All services	Public financing available Full range of services available	Separate governing Board from TSRA. Water Co. asset transfer to CSD. Possible impact on operating costs Electorate includes all TSR resident registered voters & excludes all non-resident lot owners
<b>4) County Water District (CWD)</b>	CWD (requires asset transfer to CWD)	CWD by its elected Board	Existing service area	5 member elected Board	District registered voters plus TSR Lot owners	Every 2 years in November for staggered 4-year terms	Rate base and tax revenues	Public financing	California Department of Health for water quality. CWD Board	Requires special legislation & LAFCO approval PUC Possible TSRA membership vote on asset transfer.	Water, sewer & septic	Public financing available	Separate governing Board from TSRA Water Co. asset transfer to CWD Possible impact on operating costs Limited services available Electorate includes all TSR resident registered voters

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SEWER/SEPTIC													
1) Status Quo	County for sewer system and TSR property owners for septic system.	TSRA under contract with Sonoma County	Existing service area	County by SCWA for sewer and PRMD by septic	N/A	N/A	Rate base	Public financing	Sonoma County by SCWA & PRMD	None	Sewer/Septic	County responsibility for sewer system deficiencies	No local control over rates & planning and system maintenance  Limited control over operations pursuant to contract with County
2) County Service Area Benefit Zone (Gov Code 25210 § et seq.)	County for sewer system and TSR property owners for septic system	TSRA pursuant to County ordinance	Existing service area	Board of Supervisors with advisory committee comprised of TSRA Board members. Supervisors to act only on committee recommendations. Supervisors have tax revenue power	County wide (for Board of Supervisors) and TSRA members for advisory committee	Every 4 years in November for Board of Supervisors and every year for TSRA advisory committee	Rate base & tax revenues	Public financing. Requires forming a Mello-Roos District for financing (Gov Code § 53311)	Board of Supervisors and TSRA advisory committee	LAFCO  Board of Supervisors only or Supervisor plus local elections	(All services) water, sewer, septic, fire, police, recreation, etc.	Public financing available  Full range of services available  Some local control through advisory committee	Possible impact on operating costs  County control over rates and taxes  Subsequent Board of Supervisors could change arrangement without approval of TSRA
3) Community Service District (CSD)	CSD (requires sewer system asset transfer to CSD)	CSD by its elected Board	Existing service area	5 member elected Board	District wide registered voters	Every 2 years in November for staggered 4-year terms	Rate base and tax revenues (portion of property tax allocated, Board can also raise revenues through taxation) Gov. Code 61114 & 61115, 61120	Public financing	CSD Board	Requires LAFCO & Board of Supervisors approval	All services	Eliminate County oversight  Local control by CSD Board  Public financing available.  Full range of service available.	Separate governing Board from TSRA  Possible impact on operating costs  Electorate includes all TSR resident registered voters & excludes all non-resident lot owners
4) County Water District (CWD)	CWD (requires sewer system asset transfer to CWD)	CWD by its elected Board	Existing service area	5 member elected Board	District registered voters plus TSR Lot owners	Every 2 years in November for staggered 4-year terms	Rate base and tax revenues (taxes apply to all property owners)	Public financing	CWD Board	Requires special legislation, LAFCO & County approval	Water, sewer & septic	Eliminate County oversight  Local control by CWD Board  TSRA lot owners included in electorate  Public financing available	Separate governing Board from TSRA  Possible impact on operating costs  Electorate includes all TSR resident registered voters

