

## **Cosumnes River Community Services District**

### Agency Profile

Cosumnes River Community Services District (District) was formed in 1983 to maintain a community park and various roadways that provide access to residential homes within the District's boundaries. The District is located south of Sand Ridge Road and north of Bucks Bar Road in the Outingdale area. The District encompasses approximately 1,349 acres and maintains approximately 13 miles of gravel and paved roadways.

### *Land Use Character*

The District is composed of 191 parcels, the majority of them developed according to the zoning for the area. The land use within the District and the current sphere of influence is primarily low-density and rural residential use.

### *Level of Service*

#### Road Maintenance

The District is currently seeking to improve the level of road services that it provides to meet resident expectations for roadway quality, repair frequency, and overall roadway operations. Typical roadway maintenance services include pothole repair, crack sealing, resurfacing, and roadway reconstruction. The District has begun to prioritize and rank all maintenance and repairs using three levels of criteria: usage, damage, and the ability to maintain drivability throughout the upcoming winter. Approximately six of the District's 13 miles of roadways are currently paved and the District has future plans to pave one gravel roadway per year.

The District is financed primarily through property taxes and property assessments. At \$2,310, the per-mile funding stream is below average when compared with other community services districts. In addition to receiving a 5.33% increment of the property taxes collected, the District charges a \$150 per-parcel assessment for properties within the District.

New private roadways are currently being constructed within the District's boundaries, although District staff has stated that the owners would have to petition the District to include those roads for maintenance by the District. The District is not interested in maintaining additional roadways, due to a limited budget and no increase in funding to maintain new roadways.

#### Parks and Recreation

The District's current recreation infrastructure consists of a single park, located within the District, along the Cosumnes River. This park covers approximately one acre and includes a parking area, picnic tables and benches, and equestrian tie-ups. The park is open to all residents of the District and is also open to the general public with a day use fee. Maintenance and repairs to the park are generally performed by volunteers and materials are often donated for the completion of small projects. As needed, District funds are utilized for park maintenance.

Commission's Policies and Guidelines

LAFCO Policy 4.4 requires the Commission to review the following topics before making sphere of influence determinations. The Commission's review of road maintenance and general government services addressed these requirements as noted below. All citations are from the *Streets and Highways Municipal Services Review* (Road MSR), adopted by the Commission on December 5, 2007 and the *General Government Services / Municipal Services Review* (GGSI), scheduled to be considered by the Commission on February 27, 2008.

**1. Service capacity, level and types of services currently provided by the agency, and areas where these services are provided**

- Road Maintenance – Refer to the Road MSR pages 2.7-1 to 2.7-3, “Section III – Infrastructure;” and page 2.7-8, “Section X – Infrastructure;”
- Parks and Recreation – Refer to the GGSI MSR pages 2.6-1 to 2.6-2, “Section III – Infrastructure;” and pages 2.6-8 to 2.6-9, “Section X – Infrastructure.”

**2. Financial capabilities and costs of service**

- Road Maintenance – Refer to the Road MSR pages 2.7-3 to 2.7-5, “Section IV – Financing and Rate Restructuring;” page 2.7-5, “Section V – Cost Avoidance Opportunities;” page 2.7-8, “Section X – Financing Constraints and Opportunities;” and pages 2.7-8 to 2.7-9, “Section X – Cost Avoidance Opportunities;”
- Parks and Recreation – Refer to the GGSI MSR pages 2.6-2 to 2.6-5, “Section IV – Financing and Rate Restructuring;” pages 2.6-5 to 2.6-6, “Section V – Cost Avoidance Opportunities;” and page 2.6-9, “Section X – Financing Constraints and Opportunities,” “Section X – Rate Restructuring,” and “Section X – Cost Avoidance Opportunities.”

**3. Topographic factors and areas of social and economic interdependencies**

- Road Maintenance – Refer to the Road MSR page 2.7-1, “Section I – Setting;”
- Parks and Recreation – Refer to the GGSI MSR page 2.6-1, “Section I – Setting.”

**4. Existing and planned land uses, land use plans and policies, consistency with county and city general plans, and projected growth in the affected area**

- Road Maintenance – Refer to the Road MSR page 2.7-1, “Section I – Setting;” page 2.7-1, “Section II Growth and Population;” and page 2.7-8, “Section X – Growth and Population;”
- Parks and Recreation – Refer to the GGSI MSR page 2.6-1, “Section I – Setting;” and “Section II – Growth and Population;” and page 2.6-8, “Section X – Growth and Population.”

**5. Potential effects on agricultural and open space lands**

The 2004 General Plan directs unincorporated growth to already existing population centers, or “community regions,” such as the nearby Somerset area. Cosumnes River CSD is located just southwest of that community region and is entirely surrounded by lands zoned for low-density and rural residential uses. Although the District is not adjacent to any agricultural parcels, there are such lands to the south; however they are separated from the District by the Middle Fork of the Cosumnes River. It is unlikely that the services provided by Cosumnes River CSD would induce urban growth or the premature conversion of that parcel to urban uses. Any detrimental impact has already occurred. The CSD has no current plans to expand, so there should be no additional impacts to that parcel or the surrounding areas.

**6. A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services**

- Road Maintenance – Refer to the Road MSR pages 2.7-1 to 2.7-3, “Section III – Infrastructure;” and page 2.7-8, “Section X – Infrastructure;”
- Parks and Recreation – Refer to the GGSI MSR pages 2.6-1 to 2.6-2, “Section III – Infrastructure;” and pages 2.6-8 to 2.6-9, “Section X – Infrastructure.”

**7. An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:**

Not applicable for this agency.

**DETERMINATIONS**

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission to consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for updating the sphere for the District:

**1. The present and planned land uses in the area, including agricultural and open space lands.**

Present land uses within the District include low-density and rural residential uses. Present land uses surrounding the District include similar uses, as well as open space lands and a medium-density residential area to the south. Planned land uses are anticipated to remain the same as current land uses.

**2. The present and probable need for public facilities and services in the area.**

Present needs for public facilities and services are currently being met. Probable needs for public facilities and services are not currently anticipated to vary from present needs, as future demands are expected to remain the same.

**3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.***

The present capacity of public facilities provided is adequate to serve the existing community.

**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.***

There are no social or economic communities of interest in the area. Nearby communities include the Outingdale and Somerset.

Based upon the information contained in this document, it is recommended that the Cosumnes River CSD Sphere of Influence be updated to affirm its current sphere, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-13.