

Greenstone Country Community Services District

Agency Profile

The Greenstone Country Community Services District was formed in 1981 to provide services to the Greenstone Country Subdivision located north of Green Valley Road in the Rescue area. The District's boundaries encompass approximately 3.5 square miles of unincorporated area. Currently, its boundaries and sphere of influence (SOI) are coterminous.

At the time of formation, the District was empowered to provide a wide range of services, including water, sewer, solid waste collection, fire suppression, recreation, street lighting, mosquito abatement, police, library, roads, bridges, culverts, curbs and drainage services. However, not all powers are active. To date, the District offers the following services:

- Drainage (*outsourced*)
- Law enforcement (*outsourced*)
- Parks and recreation services (*outsourced*)
- Wastewater services

The district contains an estimated 2007 population of 700 and is adjacent to the Mortara Circle CSD and completely encircled by the Rescue Fire Protection District and the El Dorado Irrigation District.

Land Use Character

Greenstone Country CSD is located near the community of Rescue, in the western portion of El Dorado County. The District is north of Green Valley Road, near the intersection with Lotus Road. The District covers approximately 2,265 acres. The land use is rural residential.

Types of Services

Although the District is empowered to provide a variety of public services, according to the *Countywide Fire Suppression and Emergency Medical Services Municipal Services Review* (adopted by the Commission in August, 2006); the *Streets and Highway Services Municipal Services Review* (adopted by the Commission in December, 2007); the *Water, Wastewater and Power Municipal Services Review* (adopted by the Commission in January 2008); and the *General Government Services I Municipal Services Review* (scheduled to be adopted by the Commission in February, 2008), the District only provides the following services:

- Drainage (*outsourced*)
- Law enforcement (*outsourced*)
- Parks and recreation services (*outsourced*)

- Wastewater services

Therefore, the Commission should consider, consistent with Government Code §§56425(i) and 61002(h), all other authorized powers as latent for the District, including but not limited to:

- Fire suppression
- Mosquito abatement services
- Road and road maintenance services and other related services
- Solid waste collection
- Street lighting and landscaping services
- Water services

Of the three active services, the sphere of influence analysis below will only cover wastewater services because the District outsources all other active services to the Greenstone Country Homeowners Association (the HOA also provides other services in the area that are not covered in this analysis). The District provides funding only, and does not actually perform any maintenance of the drainage or recreational facilities or staff the security gate. The only power that the District actively provides is the inspection of septic systems. The District inspects 315 septic systems and has hired an engineer to perform this task.

Levels of Service

The District owns some equipment but does not own any wastewater infrastructure. The District has a long-standing contract with a Registered Geologist to provide ongoing engineering services, including conducting annual inspections of all septic systems and performing water quality testing on the community's lakes and streams. All new construction is reviewed by the District Geologist and must be permitted by the County. The water quality data is provided to the County in accordance with the County's requirements.

Properties within the GCCSD boundaries are assessed a special tax of \$100 per improved lot and \$50 per unimproved lot for general district purposes. This special tax was approved in October 1981 with limits of \$300 per parcel per year plus \$150 per year per improvement. The District also receives on average 10.1% of the property tax base share assessed on the parcels within its boundaries. However, not all of this funding is utilized on wastewater services. Part of the District's revenues are used to reimburse the HOA for other services, namely drainage, law enforcement and recreation services and facilities. The CSD Board oversees the contractual arrangement with the HOA for recreation and security facilities.

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 fire suppression and

emergency services, water, wastewater and power services as well as general government services addressed these requirements as noted below.

Most of the citations are from the *Water, Wastewater and Power Services Municipal Services Review* (WWP), adopted by the Commission on January 30, 2008), however, the following studies may be cited as necessary:

Final Countywide Fire Suppression and Emergency Services Municipal Services Review (Fire MSR), adopted on August 23, 2006

General Government Services / Municipal Services Review (GGSI), scheduled to be adopted on February 27, 2008.

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

WWP – Refer to page 5-3, “5.3 Infrastructure Needs or Deficiencies;” page 5-5, “5.7 Opportunities for Shared Facilities;” page 5-7, “5.12.2 Infrastructure Needs or Deficiencies” and page 5-8, “5.12.6 Opportunities for Shared Facilities.”

2. *Financial capabilities and costs of service*

WWP – Refer to page 5-4, “5.4 Financing Constraints and Opportunities;” page 5-4, “5.5 Cost Avoidance Opportunities;” page 5-5, “5.6 Opportunities for Rate or Fee Restructuring;” and page 5-7, “5.12.3 Financing Constraints and Opportunities;” “5.12.4 Cost Avoidance Opportunities;” and “5.12.5 Opportunities for Rate or Fee Restructuring.”

GGSI – Refer to page 2.16-2, “IV Financing and Rate Restructuring;” page 2.16-5, “V Cost Avoidance Opportunities;” and page 2.16-7, “X Municipal Service Review Determinations: Rate Restructuring” and “X Municipal Service Review Determinations: Cost Avoidance Opportunities.”

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

WWP – Refer to page 5-1, “5.1 Overview.”

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*

WWP – Refer to page 5-1, “5.1 Overview;” page 5-3, “5.2 Growth and Population Projections;” and pages 5-6 to 5-7, “5.12.1 Growth and Population.”

GGSI – Refer to page 2.16-1, “II Growth and Population;” and page 2.16-6, “X Municipal Service Review Determinations: 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.” Greenstone Country CSD is adjacent to the Diamond Springs/El Dorado Community Region and close the Placerville

Community Region; however, it is not near or in an agriculture district. The District is surrounded by lands zoned for low density residential uses. No lands are zoned for agriculture near the CSD. It is unlikely that Greenstone Country CSD's services would induce urban growth or affect open space lands. Any detrimental impact has already occurred.

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

WWP – Refer to page 5-3, “5.3 Infrastructure Needs or Deficiencies;” page 5-5, “5.7 Opportunities for Shared Facilities;” page 5-7, “5.12.2 Infrastructure Needs or Deficiencies” and page 5-8, “5.12.6 Opportunities for Shared Facilities.”

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

WWP – Refer to page 5-5, “5.9 Government Structure Options;” and page 5-8, “5.12.8 Government Structure Options.”

GGs I – Refer to pages 2.16-5 to 2.16-6, “VII Government Structure and Management Efficiencies;” and page 2.16-7, “X Municipal Service Review Determinations: Government Structure Options;” and “X Municipal Service Review Determinations: Evaluation of Management Efficiencies.”

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 Cameron Park CSD:

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

Land uses within the District are residential. No land use changes are anticipated.

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

All public facilities have been constructed and paid for. The District did not indicate the need for additional facilities.

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

The District hires a qualified engineer to inspect the septic systems within the agency and test the water quality. The septic system is installed by the landowner and the District does not own, operate or have a wastewater system. Recreation, drainage and law enforcement facilities are not maintained by the District. Instead they are managed by the HOA and the HOA determines when maintenance or additional facilities is needed.

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.*

The District indicated there are no social or economic communities of interest within the District. A nearby community of interest is Rescue; Mortara Circle CSD is adjacent to the District.

Based upon the information contained in this document, it is recommended that the Greenstone Country CSD Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map attached to Resolution L-2008-07.