

Connie Lane Community Services District

Agency Profile

Located south of Shingle Springs, the Connie Lane Community Services District (District) was formed in 1978 to maintain roadways within its boundaries to allow access to residential homes located on parcels. The District maintains approximately two miles of roadway. Connie Lane is the primary roadway and connects to public roadways French Creek Drive and Trotter Lane; however, only the portion of Connie Lane that is between French Creek Drive and Storm Haven Way is within and served by the District. Secondary roadways that the District maintains, each providing access to two or more parcels, include Lora Lane, Minglewood Lane, Mardis Drive, Swag Drive, and Lone Pine Road.

Land Use Character

The District is composed of approximately 38 parcels, most of them developed. The land use is low density residential.

Level of Service

The District appears to provide below-adequate level of road services based upon the District's own assessment that the two miles of roadway are in need of maintenance and repairs. At \$3,297, the per-mile funding streams appear to be below average. At an average of 4.39%, the property tax increment is lower than other CSDs. In addition, its per parcel assessment is only \$50, the lowest of all CSDs.

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 recent review of road and road maintenance services addressed these requirements as noted below. All citations are from the Final Streets and Highway Services Municipal Services Review, adopted by the Commission in October 24, 2007.

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

Refer to pages 2.6-1 to 2.6-3, "Section III – Infrastructure;" and page 2.6-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.6-3 to 2.6-5, "Section IV – Financing and Rate Restructuring;" page 2.6-5, "Section V – Cost Avoidance Opportunities;" pages 2.6-8 to 2.6-9, "Section X – Financing Constraints and Opportunities;" and page 2.6-9, "Section X – Rate Restructuring" and "Section X – Cost Avoidance Opportunities."

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

Refer to 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

Refer to page 2.6-1 “Section I – Setting;” page 2.6-1, “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 Shingle Springs area. Connie Lane CSD is located just south of that community region and surrounded by lands zoned for low density or rural residential uses. No agricultural district is nearby. It is unlikely that the services provided by Connie Lane 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 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

Refer to pages 2.6-1 to 2.6-3, “Section III – Infrastructure;” and page 2.6-8, “Section X – Infrastructure.”

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

Based upon current District resources, infrastructure and financing as outlined in Sections II and IV, the District has insufficient capacity to expand beyond its current boundaries.

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 amending the sphere for Connie Lane CSD:

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

Present land uses within the District are primarily residential, with some open space. 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 sufficient for the current level of service demanded.

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 Shingle Springs area.

Based upon the information contained in this document, it is recommended that the Connie Lane CSD Sphere of Influence be updated to shrink its current sphere so that it is coterminous with its service boundaries, as shown in the map attached to Resolution L-2007-31.