

Garden Valley Ranch Estates Community Services District

Agency Profile

Located in the Garden Valley area of the Georgetown Divide, the Garden Valley Ranch Estates Community Services District (District) was formed in 1982 to maintain 7.2 miles of roadway servicing 169 residential parcels. Johntown Creek Road is the primary ingress and egress roadway of the District, connecting to Murphy Road, a public roadway to the north. Secondary roadways that branch off Johntown Creek provide more direct access to parcels within the District and include Hollow Oak Court, Hancock Road, Hancock Court, Beehive Court, Sailor Ridge Road, Chrysler Circle, Providence Hill Road, Shaker Lane, Lingering Lane, Kahala Road, Namaste Way, Rollercoaster Road, Johntown Creek Court, Lazy Brook Trail, and Lynx Ridge Road. The District maintains all roadways within its boundaries.

Land Use Character

The District is composed of approximately 169 parcels, most of them developed. The land use in the District is almost evenly split between low density residential and rural residential, with slightly more than half of the parcels zoned in the former category.

Level of Service

The District appears to provide adequate level of road services. At \$4,792, the per-mile funding streams appear to be average.

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 2.12-1 to 2.12-3, "Section III – Infrastructure;" and pages 2.12-7 to 2.12-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.12-3 to 2.12-4 "Section IV – Financing and Rate Restructuring;" page 2.12-5, "Section V – Cost Avoidance Opportunities;" and page 2.12-8, "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*

Refer to page 2.12-1 "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 2.12-1, "Section I – Setting" and "Section II – Growth and Population;" and pages 2.12-7, "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 region." No such region is near Garden Valley Ranch Estates CSD. While there are lands zoned for agriculture nearby, the District is not immediately adjacent to these lands. The surrounding land use is similar to that found in the CSD: low density residential or rural residential. There is also some medium density residential development.

However, the services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. The CSD has no plans to expand, so there should be no additional impacts to the economic viability of nearby agricultural operations beyond any effects that may be already in place.

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 2.12-1 to 2.12-3, "Section III – Infrastructure;" and pages 2.12-7 to 2.12-8, "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 amending the sphere for Garden Valley Ranch Estates 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 land uses. 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 Garden Valley area.

Based upon the information contained in this document, it is recommended that the Garden Valley Ranch Estates 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-2007-33.