

Golden West Community Services District

Agency Profile

Located in the southern half of the county, between the communities of Frenchtown and Nashville, Golden West Community Services District (District) was formed in 1983 to maintain 12.9 miles of roadways. The three primary roadways connect to State Highway 49, a public roadway, at various points. The 18 secondary roadways provide more direct access to 458 residential parcels not immediately adjacent to the primary roadways. The district also maintains one fire road. More than half of the roads are paved, with the remainder being gravel roads. There are three additional roadways within the Golden West's service boundaries; however, these are private roads and not maintained by the District.

Land Use Character

The District is composed of approximately 459 parcels, the vast majority of which are developed. There are two land use categories within Golden West: medium density residential on 291 parcels, especially along Crystal Boulevard and Dolomite Drive, and rural residential on 168 parcels along the District's periphery.

Level of Service

The District appears to provide adequate level of road services based upon the District staff's own assessment of their roads. At \$7,044, the per-mile funding streams appear to be above average. On the other hand, its per parcel assessment is the fourth lowest among the county's CSDs and it has a large percentage of roads that are still gravel roads.

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 2.13-1 to 2.13-5, "Section III – Infrastructure," and page 2.13-12, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.13-3 to 2.13-5 "Section IV – Financing and Rate Restructuring;" pages 2.13-8 to 2.13-9, "Section V – Cost Avoidance Opportunities;" page 2.13-12, "Section X – Financing Constraints and Opportunities and "Section X – Rate Restructuring;" and page 2.13-13, "Section X – Cost Avoidance Opportunities."

3. Topographic factors and areas of social and economic interdependencies

Refer to page 2.13-1, "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 2.13-1, "Section I – Setting" and "Section II Growth and Population;" and page 2.13-12, "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 Diamond Springs and El Dorado, north of Golden West CSD. There are agricultural lands around Golden West CSD, with some lands abutting the District to the west.

However, the services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. The CSD does not have the facilities or finances to expand, leading to the LAFCO staff recommendation to reduce the size of the District's sphere of influence. Until the District can demonstrate it has the capacity to expand, there should be no additional impacts to the economic viability of surrounding 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 2.13-1 to 2.13-3, "Section III – Infrastructure;" and page 2.13-8, "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 DSP:

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

Present land uses in the area include residential uses, vacant residential lands, and 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 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 Nashville and Frenchtown areas.

Based upon the information contained in this document, it is recommended that the Golden West CSD Sphere of Influence be updated to reduce its current sphere. The updated SOI would only include the "infill areas": the parcels west of Highway 49 and northeast of Sodalite Street and the parcel northeast of the Highway 49-Dolomite Drive intersection, as shown in the map attached to Resolution L-2007-34.