

West El Largo Community Services District

Agency Profile

Nestled between the South Fork of the American River and Weber Creek, the West El Largo Community Services District (District) was formed in 1982 to maintain a road network almost a mile in length. The District's current infrastructure consists of one primary roadway, West El Largo Drive, approximately less than half a mile in length, and a shorter roadway, Sierra East Court, which dead-ends to the west. West El Largo Drive connects to Luneman Road to the south, and connects to other roadways to the north, Coffey Lane and East El Largo Drive. There are several long privately-maintained driveways within the District that branch off West El Largo Drive.

Currently, two fully built out parcels to the west-southwest of the district utilize West El Largo Road to access their respective properties. The parcels are outside the District and are currently part of the East El Largo Homeowner's Association. While the landowners pay dues to the homeowner's association, they do not use their roads or services. The Board of Directors is interested in annexing these parcels in the future order for the District to partially recoup its maintenance and repair costs related to their use of the road.

Land Use Character

The District is composed of approximately 18 parcels, most of them developed. The land use is low density residential.

Level of Service

The District appears to provide an adequate level of road maintenance services. The Board of Directors has identified a repair and maintenance schedule for its roads; however, the current plan calls for a particular section to undergo repairs and maintenance once every fifteen years. At \$3,132, the per-mile funding stream is below average. The property tax increment is also average (6.79%), but the per parcel assessment is fourth lowest.

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 page 2.28-3 "Section III – Infrastructure;" and page 2.28-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.28-3 to 2.28-5, "Section IV – Financing and Rate Restructuring;" pages 2.28-5, "Section V – Cost Avoidance Opportunities;" and page 2.28-8, "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 2.28-1 "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 2.28-1 "Section I – Setting" and "Section II Growth and Population;" and page 2.28-8, "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." West El Largo CSD is not located in or near a community region or an agriculture district. The District is surrounded by lands zoned for low density or rural residential uses. No lands are zoned for agriculture near the CSD. It is unlikely that West El Largo 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*

Refer to page 2.28-3 "Section III – Infrastructure;" and page 2.28-8, "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 updating the sphere for Sierra Oaks 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 rural residential. 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 are 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 Lotus area.

Based upon the information contained in this document, it is recommended that the West El Largo Oaks CSD Sphere of Influence be updated to expand into the parcels to the northeast totaling approximately 10 acres, as shown in the map attached to Resolution L-2007-44.