

County Service Area #2

Agency Profile

County Service Area No. 2 (CSA 2) is a dependent special district that maintains approximately 15.62 miles of roadways within its boundaries. CSA 2 is located at the northwest side of the intersection at Luneman Road and Coloma/Lotus Road, on the east side of the South Fork of the American River, in the portion of the county known as the Gold Hill/Coloma-Lotus area.

CSA 2 was formed in 1963 to provide an alternative method of furnishing extended governmental services and the levy of taxes. Within CSA 2, there are two Zones of Benefit, Arrowbee (10.42 miles of road) and Hidden Lake (5.2 miles of road). A Zone of Benefit is a geographic area formed under County Service Area law to provide extended services not already being provided by any other entity. Extended services that can be provided include road maintenance and improvement services and drainage facilities, although CSA 2 only provides roadway maintenance and related services.

An Advisory Committee, appointed by the County Board of Supervisors, directs and determines the roadway maintenance required within each Zone of Benefit. The Advisory Committees develop a maintenance plan based on input from the residents within the zone and upon the available maintenance budget. The Advisory Committees send their recommendations to the Board of Supervisors, who are responsible for approving or denying the recommendations and authorize contracted services.

Land Use Character

The current boundaries encompass approximately 2,039 acres with approximately 350 parcels, many of which are developed according to the zoning for the area. The land use is primarily low density residential, with approximately 15 rural residential parcels on the eastern edge.

Level of Service

Although the CSA is empowered to provide a variety of public services, according to the General Government Services I Municipal Services Review, presented to the Commission on January 30, 2008, the CSA does not provide any services other than road maintenance. Therefore, the Commission should consider the following powers as authorized but not currently utilized for the District: drainage.

The CSA appears to provide an adequate level of road services based on a self assessment, as determined by adherence to local preferences and expectations for roadway quality, repair frequency, and overall roadway operations. There are no Countywide standards for roadway repair and maintenance applicable to special districts, thus it is left to each agency to determine the extent of maintenance programs. The roadways maintained by CSA 2 are not required to be in conformance with the County's roadway standards. All maintenance work is performed by private contractors and volunteers, not by County Staff. At \$5,736, the per-mile funding stream for the CSA as a whole appears to be adequate, as does the per-mile funding for the Arrowbee

Zone of Benefit (\$5,489) and the Hidden Lake Zone of Benefit (\$6,230). CSA 2 is financed primarily through benefit assessments, which are currently set at \$200 per parcel for each Zone of Benefit.

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 on December 5, 2007.

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

Road Maintenance – Refer to the Road MSR pages 2.8-4 to 2.8-5, “Section III – Infrastructure;” and page 2.8-10, “Section X – Infrastructure;” Drainage – Refer to the GCSI MSR.

2. *Financial capabilities and costs of service*

Road Maintenance – Refer to the Road MSR pages 2.8-5 to 2.8-6, “Section IV – Financing and Rate Restructuring;” pages 2.8-7, “Section V – Cost Avoidance Opportunities;” page 2.8-10, “Section X – Financing Constraints and Opportunities;” pages 2.8-10, “Section X – Rate Restructuring;” page 2.8-10, “Section X – Cost Avoidance Opportunities;” Drainage – Refer to the GCSI MSR.

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

Road Maintenance – Refer to the Road MSR page 2.8-1, “Section I – Setting;” Drainage – Refer to the GCSI MSR.

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*

Road Maintenance – Refer to the Road MSR page 2.8-1, “Section I – Setting;” pages 2.8-1 to 2.8-2, “Section II – Growth and Population;” page 2.8-10, “Section X – Growth and Population;” Drainage – Refer to the GCSI MSR.

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 Gold Hill/Coloma-Lotus area. CSA 2 is located just west of Lotus Road and north of Luneman Road. The CSA comprised of low density residential parcels and is surrounded by similar residential uses, agricultural parcels and open space. However, it is unlikely that the services provided by the CSA would induce urban growth or the premature conversion of agricultural or open space lands to urban uses. Any detrimental impact to the area due to residential development has already occurred. The CSA has no current plans for expansion, so there are no additional impacts expected for 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

Road and Road Maintenance – Refer to the Road MSR pages 2.8-4 to 2.8-5, “Section III – Infrastructure;” page 2.8-10, “Section X – Infrastructure;” Drainage – Refer to the GGS I MSR.

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 CSA 2:

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

Present land uses within the CSA are primarily low density residential, with a few rural residential parcels to the east. Present land uses surrounding the CSA include low density and rural residential, along with some areas of agricultural and open space lands. Planned land uses within the CSA 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.

Social or economic communities of interest in the area do not extend beyond the CSA. The nearest community of interest includes the Gold Hill/Coloma-Lotus area.

Based upon the information contained in this document, it is recommended that the CSA 2 Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map labeled “Exhibit A” and attached to Resolution L-2008-06.