

Cameron Estates Community Services District

Agency Profile

Located on the south side of US Highway 50 and Durock Road, approximately a quarter mile from Cameron Park Drive, in the Cameron Park area, the Cameron Estates Community Services District (District) was formed in 1969 to provide the following services:

- Administration and enforcement of contracts, covenants and restrictions (CC&Rs)
- Fire suppression
- Law enforcement
- Parks and recreation services
- Maintenance of roadways that provide access to residential homes within the District's boundaries, including snow plowing services during colder weather.
- Water service

Of these services, only road maintenance is actively provided. All other services were found to be latent. The District maintains approximately 16.5 miles of roadway and three gates. The District is bounded by Highway 50, Rodeo Road, and Durock Road on the north, G3 Properties on the south, Shingle Lime Mine Road on the east, and Cambridge Road, Flying C Road, and Marble Valley on the west.

Land Use Character

The District is composed of approximately 298 parcels, most of them developed. The land use is low density residential.

Level of Service

Although the District is empowered to provide a variety of public services, according to the General Government Services I Municipal Services Review, adopted by the Commission on January 30, 2008, the District does not provide any services other than road maintenance. Therefore, the Commission should consider the following powers latent for the District: law enforcement and parks and recreation.

The District appears to provide an above adequate level of road services based upon the regular maintenance of the infrastructure and annual, proactive planning by the District Board of Directors, including prioritization of repairs. At \$8,092, the per-mile funding stream is above average. In addition to a 9.61% property tax increment, the District has a \$250 per parcel assessment.

Commission's Policies and Guidelines

LAFCO Policy 4.4 requires the Commission to review the following topics before making sphere of influence determinations. Because of the agency's only active power, only the Commission's recent review of road and road maintenance services will be used to address these requirements, as noted below. All citations are from the Final Streets and

Highway Services Municipal Services Review, adopted by the Commission in December 5, 2007.

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

Refer to page 2.3-1, "Section I – Setting;" and pages 2.3-3 to 2.3-4 "Section III – Infrastructure" and page 2.3-10, "Section X – Infrastructure."

2. Financial capabilities and costs of service

Refer to pages 2.3-4 to 2.3-6 "Section IV – Financing and Rate Restructuring;" pages 2.3-6 to 2.3-7, "Section V – Cost Avoidance Opportunities;" and page 2.3-11, "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 2.3-1 "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 2.3-1 "Section I – Setting;" pages 2.3-1 to 2.3-3, "Section II Growth and Population;" and page 2.3-10, "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 Cameron Park area. Cameron Estates CSD is located outside of this community region and is surrounded by a wide variety of land uses, including rural, low and medium density residential, industrial, and on the north side of US Highway 50, commercial, high density and multi-family residential. No agricultural district is nearby. It is unlikely that the services provided by Cameron Estates 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 2.3-3 to 2.3-4 "Section III – Infrastructure;" and page 2.3-10, "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 Cameron Estates CSD:

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

Present land uses within the District include low density residential uses. Present land uses surrounding the District include residential, industrial and commercial north of Highway 50. Planned land uses within the District 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 subdivision. The nearest community of interest includes the Cameron Park area.

Based upon the information contained in this document, it is recommended that the Cameron Estates CSD 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-2008-05.