

Showcase Ranches Community Services District

Agency Profile

Located in the south-central portion of El Dorado County, in the area known as Mt. Aukum, the Showcase Ranches Community Services District (District) was formed in 1983 maintain lake easements and roadways to provide access to residential parcels within the District's boundaries. The District is empowered to provide road maintenance and parks and recreational services.

Land Use Character

The District is composed of 145 residential parcels, with all but 20 of them developed according to the zoning for the area (Residential Estate, 5-acre minimum); therefore, no significant future growth, population increases, or changes in land uses are anticipated. The land use is rural residential.

Level of Service

Road Maintenance

The District maintains approximately eight miles of roadway. Dorado Canyon Road is the primary roadway that provides access to the District and connects to public roadways Omo Ranch Road and Fairplay Road. The District also maintains 18 secondary roadways that run off the primary roadway to provide more direct access to parcels not along the primary roadway.

The District has indicated that it does not currently have adequate funding to adequately maintain its roadway facilities, based on the District's self assessment, as determined by adherence to local preferences and expectations for roadway quality, repair frequency, and overall roadway operations. The roadways are suitable for the current usage, but additional improvement maintenance is required. At \$3,145, the per-mile funding stream is below the average of other CSDs that maintain roads as an empowered service. In addition to receiving a 5.15% increment of property taxes collected, the District has a \$125 per parcel assessment.

Parks and Recreation

The District is responsible for maintenance and upkeep of a single lake for recreational use by the District residents. At this time, the District performs minimal maintenance to this lake, consisting of brush and debris clearing approximately every five to ten years. There are several small lakes and ponds within the District with easements surrounding them which, in the future, may be considered recreational facilities. However, the District has indicated that it does not currently have additional funding to make these lakes and ponds suitable for recreation.

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 review of road maintenance and

general government services addressed these requirements as noted below. All citations are from the *Streets and Highways Municipal Services Review* (Road MSR), adopted by the Commission on December 5, 2007 and the *General Government Services / Municipal Services Review* (GGSI), scheduled to be considered by the Commission on February 27, 2008.

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 page 2.25-1, “Section I – Setting;” and page 2.25-3 “Section III – Infrastructure” and pages 2.25-7 to 2.25-8, “Section X – Infrastructure;”
- Parks and Recreation – Refer to the GGSI MSR page 2.20-1, “Section III – Infrastructure;” and page 2.20-8, “Section X – Infrastructure.”

2. *Financial capabilities and costs of service*

- Road Maintenance – Refer to the Road MSR pages 2.25-3 to 2.25-5 “Section IV – Financing and Rate Restructuring;” page 2.25-5, “Section V – Cost Avoidance Opportunities;” and page 2.25-8, “Section X – Financing Constraints and Opportunities,” “Section X – Rate Restructuring,” and “Section X – Cost Avoidance Opportunities;”
- Parks and Recreation – Refer to the GGSI MSR pages 2.20-2 to 2.20-5, “Section IV – Financing and Rate Restructuring;” page 2.20-5, “Section V – Cost Avoidance Opportunities;” page 2.20-8, “Section X – Financing Constraints and Opportunities” and “Section X – Rate Restructuring;” and page 2.20-9, “Section X – Cost Avoidance Opportunities.”

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

- Road Maintenance – Refer to the Road MSR page 2.25-1, “Section I – Setting;”
- Parks and Recreation – Refer to the GGSI MSR page 2.20-1, “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*

- Road Maintenance – Refer to the Road MSR page 2.25-1, “Section I – Setting;” and “Section II Growth and Population;” and page 2.25-7, “Section X – Growth and Population;”
- Parks and Recreation – Refer to the GGSI MSR page 2.20-1, “Section I – Setting;” and “Section II – Growth and Population;” and page 2.20-8, “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,” such as the Placerville area. Showcase Ranches CSD is located outside of this community region, in the western portion of the

Fairplay Agriculture District. The District is rural residential, although it is largely surrounded by agricultural uses. However, it is unlikely that the District's services would induce urban growth or the premature conversion of agricultural land to urban uses. The District has no plans to expand, so there should be no additional impacts to the economic viability of surrounding agricultural operations.

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 Maintenance – Refer to the Road MSR page 2.25-3, “Section III – Infrastructure;” and page 2.25-7 to 2.25-8, “Section X – Infrastructure;”
- Parks and Recreation – Refer to the GGSI MSR page 2.20-1, “Section III – Infrastructure;” and page 2.20-8, “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 Showcase Ranches 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 land uses. The District is largely developed to the general plan designations; however, approximately 20 out of 145 parcels remain undeveloped. Future land uses are anticipated to remain the same as current.

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, although road maintenance services are not at the level the District or its residents would like to be at. Probable needs for public facilities and services are not currently anticipated to vary from present needs.

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 mostly adequate 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 Coyoteville, Melson's Corner, and Outingdale.

Based upon the information contained in this document, it is recommended that the Showcase Ranches CSD Sphere of Influence be updated to affirm its current sphere, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-20.