

Tahoe Paradise Resort Improvement District

Agency Profile

Tahoe Paradise Resort Improvement District (District) was formed as a recreation district to assume the maintenance and operations of the recreational facilities at the Tahoe Paradise Resort.

Land Use Character

The District serves a ten square mile area within the Tahoe Basin, south of the City of South Lake Tahoe. The current estimated population is approximately 2,500 residents, with little growth expected to occur through 2030 due to Tahoe Regional Planning Agency (TRPA) regulations.

The majority of the District consists of single-family and multi-family residential properties with some commercial uses. In addition, the area has a significant number of part-time residents and experiences population influxes due to seasonal tourism.

Level of Service

Parks and Recreation

The District operates a single recreational facility; a 58-acre park situated on the Truckee River. The park facility includes ball fields, tennis courts, picnic and barbeque areas, a recreation center and a nine-acre lake, is utilized for rowboats but not swimming.

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 general government services addressed these requirements as noted below. All citations are from the Final *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

Refer to the GGSI MSR page 2.24-1, "Section III – Infrastructure;" and page 2.24-6, "Section X – Infrastructure."

2. Financial capabilities and costs of service

Refer to the GGSI MSR page 2.24-2, "Section IV – Financing and Rate Restructuring;" pages 2.24-2 to 2.24-5, "Section V – Cost Avoidance Opportunities;" page 2.24-6, "Section X – Financing Constraints and Opportunities;" and page 2.24-7, "Section X – Rate Restructuring," and "Section X – Cost Avoidance Opportunities."

3. Topographic factors and areas of social and economic interdependencies

Refer to the GGS MSR page 2.24-1, "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 the GGS MSR page 2.24-1, "Section I – Setting;" and "Section II – Growth and Population;" and page 2.24-6, "Section X – Growth and Population."

5. Potential effects on agricultural and open space lands

The District is within the Lake Tahoe Basin land use zoning area, which consists primarily of the Tahoe Agricultural District. This area is also simultaneously under the jurisdiction of the TRPA, which regulates growth near Lake Tahoe and has designated approximately 85-90% of the territory for conservation or recreation. Residential, commercial and tourist areas within the District are concentrated south of the City of South Lake Tahoe and along major roadways (Highways 50 and 89). Building within the district is severely restricted, and only approximately 115 residential permits are issued within the entire Lake Tahoe Basin each year. Consequently, it is extremely unlikely that the land use within the District will change significantly as a result of the it's 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

Refer to the GGS MSR page 2.24-1, "Section III – Infrastructure;" and page 2.24-6, "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 the District:

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

Present land use within the District includes residential, recreational, commercial, agricultural and tourist-related uses. Primary residential areas tend to follow the major highways and roads that bisect the district. Growth and development potential is limited largely by TRPA regulations and there are not expected to be any substantial changes in the planned land use as a direct result of this review.

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.*

The District primarily serves the unincorporated area immediately south of the City of South Lake Tahoe. Due to TRPA land use regulations, these communities' populations are expected to remain relatively stable.

Based upon the information contained in this document, it is recommended that the Tahoe Paradise Resort Improvement District Sphere of Influence be updated to affirm its current sphere, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-22.