

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF DECEMBER 7, 2016

REGULAR MEETING

TO: Ken Humphreys, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

PREPARED BY: Erica Sanchez, Policy Analyst

AGENDA ITEM #4D: OPEN THE PUBLIC COMMENT PERIOD FOR THE DRAFT
MUNICIPAL SERVICE REVIEW AND SPHERE OF
INFLUENCE STUDY FOR THE NASHVILLE TRAIL
COMMUNITY SERVICES DISTRICT

RECOMMENDATION

Staff recommends that the Commission:

1. Open the Public Hearing to receive comments on the Draft Nashville Trail Community Services District Municipal Service Review; and
2. Continue the Public Hearing until the January 25, 2017 meeting to allow sufficient time and opportunity for the Nashville Trail Community Services District governing board and the public to review and comment on the Municipal Services Review. Staff will return this item in January for final action and adoption.

REASON FOR RECOMMENDED ACTION

The Nashville Trail Community Services District Municipal Service Review (MSR) and Sphere of Influence (SOI) Update provides a current snapshot of service delivery for the District, and also identifies areas of potential growth for future extension of services as well as areas of potential reduction for lack of services, when appropriate. This MSR analyzes the District's ability to provide existing and future residents with road services within its service area.

BACKGROUND

LAFCO's decisions are guided by State Law. Specifically, the fundamental role of LAFCO is to implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH), consistent with local conditions and circumstances. The MSR is required by State

Law to serve as a guidance document for any future boundary changes to the Nashville Trail CSD; an MSR is also a requirement prior to the Commission updating an agency's SOI. This MSR will assist the Commission and its staff when considering actions that will affect the boundaries of the Nashville Trail Community Services District.

Municipal Service Review Determinations

The MSR provides analysis for the statutory criteria set forth within the CKH Act as well as additional locally adopted requirements. These criteria are listed as follows:

- Growth and Population Projections
- Disadvantaged Unincorporated Communities
- Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs or Deficiencies
- Financial Ability to Provide Services
- Status of, and Opportunities for, Shared Facilities
- Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies.
- The Potential Effect of Agency Services on Agricultural and Open Space Lands

Throughout the analysis portions of the report, LAFCO staff did not identify any substantial areas for improvement or current issues faced by the District that needed to be addressed or resolved as a part of this Municipal Service Review. The MSR found that Nashville Trail CSD is adequately providing road maintenance services within its boundaries. The roads are maintained at levels consistent with the residents' expectations, as identified by the Nashville Trail CSD Board of Directors.

Determination 1 – Demands for service within Nashville Trail CSD are not expected to increase in the near future; the District doesn't expect significant growth or population increases and future land uses are anticipated to remain primarily residential and limited commercial.

Determination 2 – Neither U.S. Census demographic data, nor State Department of Water Resources data, indicates the presence of a disadvantaged unincorporated community within or near the Nashville Trail CSD boundaries.

Determination 3 – The roadways appear to be in good condition relative to adopted standards and resident preferences and expectations. Nashville Trail CSD does not have plans for expansion of infrastructure or facilities.

Determination 4 – The District appears to be financially stable with the recent increase in property assessments. Nashville Trail CSD utilizes a sufficient range of cost avoidance opportunities, including bidding for services and utilizing volunteers from the community for minor roadway maintenance. No additional financing opportunities have been identified. No additional significant cost avoidance opportunities have been identified that would result in a significant reduction in costs associated with service provision.

Determination 5 – Nashville Trail CSD does not share any facilities with another service provider; there does not appear to be a potential opportunity for shared facilities for the District.

Determination 6 – The District appears to operate efficiently under its existing structure; the current governmental and management structures are appropriate to allow the District to provide necessary services and operate in an efficient and effective manner. No significant issues regarding local accountability were noted.

Determination 7 – It is unlikely that the District's services would induce urban growth or the premature conversion of agricultural land to urban uses. The CSD has no plans to expand, so there should be no additional impacts to the economic viability of surrounding agricultural operations.

Sphere of Influence Determinations

The MSR also includes a review of the existing SOI for the District to determine if changes should be made. Written determinations are included within the MSR consistent with the requirements of CKH that address the following:

- Present and Planned Land Uses in the Area, including Agricultural and Open-Space Lands
- Present and Probable Need for Public Facilities and Services
- Present Capacity of Public Facilities and Adequacy of Public Services
- Existence of Any Social or Economic Communities of Interest

Determination 1 – Present land uses in the area include residential, limited agricultural and commercial, vacant residential and open space. Planned land uses are anticipated to remain the same as current land uses.

Determination 2 – 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.

Determination 3 – The present capacity of public facilities provided appears to be sufficient for the current level of service demanded by District residents.

Determination 4 – There are no social or economic communities of interest in the immediate area. Nearby communities include the El Dorado and Somerset areas.

Sphere of Influence Recommendation

Currently, Nashville Trail CSD's SOI is coterminous with its service boundaries. Based upon the information contained in the MSR, it is recommended that the Nashville Trail CSD SOI be amended to 1) include the two parcels directly north of the District which are not currently within the District but have exclusive access through District maintained roads, and 2) remove the eight parcels in the southern portion of the District which are within the District's service area but do not have primary access through the District's maintained road system. A map of the recommended amendments to the SOI is included as Attachment B.

It is important to note that the recommended amendments to the SOI will not change the service boundaries of the District; that could only be done at the initiation of either the landowners or the District. Rather, the SOI update would reflect the appropriateness of the District's SOI boundaries, acknowledging areas where it would be logical for the District to expand or contract its service area in the future.

An administrative draft of the MSR (agency description only) was given to the Nashville Trail CSD General Manager for initial review; all comments and clarifications received have been incorporated into the Draft MSR. The District and the general public will have until the end of the public comment period on January 25, 2017 to submit comments for the Final MSR.

Attachments:

Attachment A: Draft Nashville Trail Community Services District Municipal Service Review and Sphere of Influence Update (LAFCO Project #2015-07)

Attachment B: Recommended Nashville Trail CSD Sphere of Influence Update Map