

Lakeview Community Services District

Agency Profile

Located on the west side of South Shingle Springs Road, approximately one mile south of Mother Lode Drive in the Shingle Springs area, the Lakeview Community Services District (District) was formed in 1974 to provide the following services:

- Drainage services
- Law enforcement
- Maintenance of roads within the District, such as Lakeview Drive and other secondary roadways, that provide access to approximately 70 residences
- Lighting and landscape services

Of these services, only road maintenance is actively provided. All other services were found to be latent. Lakeview Drive, the District's primary roadway, connects to a major public roadway, South Shingle Springs Road, and dead-ends near the western edge of the District's boundaries. Lakeview Drive also connects to two other smaller public roadways.

While the District does not have active plans for expansion, it is interested in reorganizing its boundaries to better reflect the current usage of the District's roadway network.

- *Detachment*

A large parcel in the eastern part of the CSD that was subdivided in three ways created one landlocked parcel that continues to use the District road and two others with alternate means of access. Consequently, these two residents no longer utilize the District's roads and should be removed from the service area.

- *Annexation*

- Three other parcels, to the northeast and outside of the CSD's service area, use Lakeview Drive as their primary access road.
- Residents living in the subdivision bordered by Oakmont Drive, Paisley Lane, Sunflower Lane, and Pony Tail Lane increasingly use Lakeview Drive as their primary access road as opposed to Durock Road.

In both of these scenarios, these landowners currently do not pay road assessments or a portion of their property taxes to Lakeview CSD even though they use their roads and services. The Board of Directors is interested in annexing these areas in the future order for the District to partially recoup its maintenance and repair costs related to their use of the road.

Land Use Character

The District is composed of 69 parcels, most of them developed according to the zoning for the area. The land use is medium 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, presented to the Commission on January 30, 2008, the District does not provide any services other than road maintenance. Therefore, the Commission should determine the following powers latent for the District: drainage, law enforcement, and lighting and landscaping.

The District appears to provide an adequate level of road services 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 District has indicated that the overall condition of the roadways is acceptable for the current usage and there are no plans for future expansion of infrastructure and facilities. At \$6,837, the per-mile funding stream appears to be above adequate. In addition to receiving a 10.15% increment of the property taxes collected, the District charges a \$120 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. 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*

Refer to page 2.20-1, "Section I – Setting;" and pages 2.20-1 to 2.20-3 "Section III – Infrastructure" and page 2.20-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.20-3 to 2.20-5, "Section IV – Financing and Rate Restructuring;" page 2.20-5, "Section V – Cost Avoidance Opportunities;" and page 2.20-8, "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 2.20-1 "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*

Refer to 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 Shingle Springs area. Lakeview CSD

is located outside of this community region and is surrounded by a variety of land uses, including commercial, high density and multi-family residential to the north and west, and more medium density residential to the south and east. No agricultural district is nearby. It is unlikely that the services provided by Lakeview CSD would induce urban growth or the premature conversion of that parcel to urban uses; any detrimental impact has already occurred. This remains true even if the District expands to the capacity that its Board would like to, 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 2.20-1 to 2.20-3 "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 Lakeview CSD:

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

Present land uses within the District include medium density residential uses. Present land uses surrounding the District include commercial and high density, multi-family and medium density residential. 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 Shingle Springs area.

Based upon the information contained in this document, it is recommended that the Lakeview CSD Sphere of Influence be updated to include areas of detachment and possible expansion, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-08.