

Nashville Trail Community Services District

Agency Profile

Nashville Trail Community Services District (District) is located in the southern half of the county. The CSD was formed in 1991 to maintain 5.75 miles of roadways, serving approximately 72 parcels. The main roadway, Nashville Trail, is paved from the entrance to Metate Trail. The remaining portion of Nashville Trail and all seven secondary roadways are gravel.

Land Use Character

The District is composed of approximately 72 parcels, half of which are developed. There are two land use categories within Nashville Trail: rural residential on 51 parcels on the northern half and “natural resources on the southern 21 parcels.

Level of Service

The District appears to provide below-adequate level of road services based upon the conditions of their roads. The District has a large percentage of roads that are still gravel roads. At \$3,349, the per-mile funding streams appear to be below average. Its per parcel assessment is the highest among the county’s CSDs (it was recently increased to this amount by the voters), but the District does not receive any property taxes.

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 in October 24, 2007.

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

Refer to pages 2.23-3, “Section III – Infrastructure;” and page 2.23-8, “Section X – Infrastructure.”

2. *Financial capabilities and costs of service*

Refer to pages 2.23-3 to 2.23-5 “Section IV – Financing and Rate Restructuring;” page 2.23-5, “Section V – Cost Avoidance Opportunities;” and page 2.23-8, “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 2.23-1 “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 2.23-1 “Section I – Setting;” page 2.23-1, “Section II Growth and Population;” and pages 2.23-8, “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 Diamond Springs and El Dorado, northwest of Nashville Trail. There are two parcels designated for agricultural uses within the Nashville Trail CSD service boundaries; however, most of the lands designated as such are located west of the District.

However, the services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. The CSD does not have the facilities or finances to expand. Consequently, there should be no additional impacts to the economic viability of surrounding agricultural operations beyond any effects that may be already in place.

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 2.23-3, “Section III – Infrastructure;” and page 2.23-8, “Section X – Infrastructure.”

7. An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:

Based upon current District resources, infrastructure and financing as outlined in Sections II and IV, the District has insufficient capacity to expand beyond its current boundaries.

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 amending the sphere for Nashville Trail 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 residential and limited commercial. Planned land uses 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 sufficient 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 the Oak Hill area.

Based upon the information contained in this document, it is recommended that the Nashville Trail CSD Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map attached to Resolution L-2007-41.