

Springfield Meadows Community Services District

Agency Profile

Located on the Sacramento-El Dorado County Line and between the south side of US Highway 50 and the north side of White Rock Road, the Springfield Meadows Community Services District (District) was formed in 1978 to provide the following services:

- Drainage
- Lighting and Landscaping
- Parks and recreation services
- Maintenance of roadways and related services
- Weed abatement services

Of these services, only lighting and landscaping is not provided and can be considered latent. All other services are active. The District maintains two flood control ponds, 23 acres of parks and open space and all of the roadways in three subdivisions. It recently underwent a major governmental restructuring, including expanding to a five member Board of Directors and hiring a general manager to oversee operations.

Land Use Character

The District is composed of approximately 630 residential lots across approximately 250 acres, most of them developed. The land use is primarily high and medium density residential; however, there is a parcel designated as "Open Space" and another one designated for "Manufacturing."

Types of Services

Although the District is empowered to provide a variety of public services, according to the *Service Review for West County Parks, Recreation, Open Space, and Related Services* (adopted by the Commission in July 28, 2004); the *Streets and Highway Services Municipal Services Review* (adopted by the Commission in December, 2007); and the *General Government Services / Municipal Services Review* (scheduled to be adopted by the Commission in February, 2008), the District provides the following services:

- Drainage
- Parks and recreation services
- Road and road maintenance services
- Street lighting and landscaping services (*outsourced*)
- Weed abatement services

Therefore, the District has no latent powers.

Of the five active services, the sphere of influence analysis below will not cover weed abatement services (because the District performs these services in conjunction with

drainage and street maintenance duties) or street lighting and landscaping (these services are outsourced to PG&E).

Levels of Service

Demand for high level services has increased rapidly with population growth, especially with the recent 1998-2005 housing boom. Funding for all services comes from the District's share of property taxes and an annual \$200 assessment per parcel. While the District continues to attempt to meet internal standards for services, the low revenue amounts have challenged the District in a fiscal sense. Expenditures have exceeded revenues between Fiscal Years 2000 to 2003, prompting the District to rely on reserves to offset the difference. Indeed, a 2003 engineering report recommended increasing the per parcel assessment to \$350 with an annual escalation, but voters rejected an increase 2006.

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 services as well as general government services addressed these requirements as noted below. All citations are from the following studies:

Final West County Parks, Recreation, Open Space, and Related Services Municipal Services Review (WCPR) adopted on July 28, 2004.

Final Streets and Highway Services Municipal Services Review (Road MSR) adopted on December 5, 2007.

General Government Services I Municipal Services Review (GGS I), scheduled to be adopted 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 and Road Maintenance Services

Road MSR – Refer to page 2.27-3, "Section III – Infrastructure;" and page 2.27-9, "Section X – Municipal Service Review Determinations: Infrastructure."

Drainage and Parks and Recreation Services

GGS I – Refer to page 2.21-2, Section III – Infrastructure;" and page 2.21-10, "Section X - Municipal Service Review Determinations: Infrastructure."

WCPR – Refer to page 31, "Infrastructure, Facilities, Services;" page 85, "Table 5: Park Area By Agency;" page 88, "Underserved Areas;" pages 92 to 93, "Springfield Meadows CSD;" and page 112, "Springfield Meadows CSD."

2. *Financial capabilities and costs of service*

Road and Road Maintenance Services

Road MSR – Refer to pages 2.27-3 to 2.27-5, “Section IV – Financing and Rate Restructuring;” pages 2.27-5 to 2.27-6, “Section V – Cost Avoidance Opportunities;” page 2.27-9, “Section X – Municipal Service Review Determinations: Financing Constraints and Opportunities;” page 2.27-9, “Section X – Municipal Service Review Determinations: Rate Restructuring;” page 2.27-9, “Section X – Municipal Service Review Determinations: Cost Avoidance Opportunities.”

Drainage and Parks and Recreation Services

GGs I – Refer to pages 2.21-2 to 2.21-6, “Section IV, Financing and Rate Restructuring;” pages 2.21-6 to 2.21-7, “Cost Avoidance Opportunities;” and page 2.21-10, “Section X – Municipal Service Review Determinations: Financing Constraints and Opportunities;” “Section X – Municipal Service Review Determinations: Rate Restructuring;” and “Section X – Municipal Service Review Determinations: Cost Avoidance Opportunities.”

WCPR – Refer to pages 32 to 33, “Funding, Budget;” page 112, “Springfield Meadows CSD;” page 116, “Higher Than Necessary Administration/Operation Cost Ratios;” and page 135, “Table 9: Agency Expenditures Per Capita.”

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

Road and Road Maintenance Services

Road MSR – Refer to page 2.27-1, “Section I – Setting.”

Drainage and Parks and Recreation Services

GGs I – Refer to page 2.21-1, “Section I – Setting.”

WCPR – Refer to page 88, “Underserved Areas;” page 100, “Land Use Character;” pages 102 to 103, “Springfield Meadows CSD;” pages 127 to 128, “Government Structure and Existing Structure in the Study Area;” page 130, “El Dorado Hills CSD;” and pages 131 to 132, “Springfield Meadows CSD.”

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 and Road Maintenance Services

Road MSR – Refer to page 2.27-1, “Section I – Setting;” page 2.27-1, “Section II – Growth and Population;” page 2.27-8, “Section X – Municipal Service Review Determinations: Growth and Population.”

Drainage and Parks and Recreation Services

GGs I – Refer to page GGS I – Refer to page 2.21-1, “Section I – Setting” and “Section II – Growth and Population;” and pages 2.21-9 to 2.21-10, “Section X – Municipal Service Review Determinations: Growth and Population.”

WCPR – Refer to pages 98 to 103, “Growth and Population Projections for the Affected Area.”

5. *Potential effects on agricultural and open space lands*

The District’s existing boundary and sphere of influence do not contain any agricultural lands; however, a parcel to the northwest has been designated as “Open Space” by the County. The District own and maintains three open space areas totaling 23 acres. No effects on these lands or on the agricultural lands in Sacramento County are anticipated as a result of the SOI update.

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 and Road Maintenance Services

Road MSR – Refer to page 2.27-3, “Section III – Infrastructure;” and page 2.27-9, “Section X – Municipal Service Review Determinations: Infrastructure.”

Drainage and Parks and Recreation Services

GGs I – Refer to page 2.21-2, Section III – Infrastructure;” and page 2.21-10, “Section X - Municipal Service Review Determinations: Infrastructure.”

WCPR – Refer to page 31, “Infrastructure, Facilities, Services;” page 85, “Table 5: Park Area By Agency;” page 88, “Underserved Areas;” pages 92 to 93, “Springfield Meadows CSD;” and page 112, “Springfield Meadows CSD.”

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

Road and Road Maintenance Services

Road MSR – Refer to pages 2.27-6 to 2.27-7 “VII Government Structure and Management Efficiencies;” and page 2.27-9, “X Municipal Service Review Determinations: Government Structure Options.”

Drainage and Parks and Recreation Services

GGs I – Refer to pages 2.21-7 to 2.21-8, “VII Government Structure and Management Efficiencies;” and page 2.21-11, “X Municipal Service Review Determinations: Government Structure Options.”

WCPR – Refer to page 128, “Government Structure and Cost Effectiveness;” pages 129 to 130, “El Dorado Hills CSD;” and pages 131 to 132, “Springfield Meadows CSD.”

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 Springfield Meadows CSD:

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

Present land uses within the District include residential, vacant residential lands and parks. 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 by the District is somewhat adequate to serve the existing community. The District has indicated a desire to develop more park lands and upgrade existing facilities. In general, newer roads built by more recent development are in better condition than older roads.

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 include the unincorporated El Dorado Hills community and the El Dorado Hills Community Services District.

Based upon the information contained in this document, it is recommended that the Springfield Meadows CSD Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-21.