

ADOPTED

Calaveras County

Community Service Districts for Road Service

Spheres of Influence

**Appaloosa Road (ARCSD),
Circle XX (CXXCSD),
Copper Cove Rocky Road (CCRRCSD),
Lynn Park Acres (LPACSD),
Middle River (MRCSD),
Mountain Ranch Subdivision (MRSCSD),
Three Cent Flat (TCFCSD),
Wallace (WCSD).**

**March 20, 2023
LAFCo Resolution 2023-0002**

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1 INTRODUCTION

This Sphere of Influence is prepared for the eight Community Services Districts in Calaveras County providing domestic road service. The Municipal Service Review (MSR) adopted on September 19, 2022 analyzes the road services offered by each Community Services District's to serve existing and future residents in the area. Information contained in this Sphere of Influence is only as of the date of adoption

1.1 LAFCO's Responsibilities

Local Agency Formation Commissions are quasi-legislative local agencies created in 1963 to assist the State in encouraging the orderly development and formation of local agencies.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.) contains the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence of each local agency. The Governor's Office of Planning and Research has issued Guidelines for the preparation of an MSR. This MSR adheres to the procedures set forth in the MSR Guidelines.

A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the affected Local Agency Formation Commission (Government Code §56076). Government Code §56425(f) requires that each Sphere of Influence be updated not less than every five years, as necessary, and §56430 provides that a Municipal Service Review shall be conducted in advance of the Sphere of Influence update.

1.2 Sphere of Influence Requirements

In determining the Sphere of Influence for each local agency, LAFCO must consider and prepare a statement of determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services which the agency provides, or is authorized to provide; and
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.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection... the present and probable need for those services of any disadvantaged communities within the existing sphere of influence. This finding is not required road spheres of influence,

1.3 Possible Approaches to the Sphere of Influence

LAFCO may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. Based on review of the guidelines of Calaveras LAFCO as well as other LAFCOs in the State, various conceptual approaches have been identified from which to choose in designating an SOI. These seven approaches are explained below:

1) Coterminous Sphere:

The sphere for a city or special district that is the same as its existing boundaries. This is the recommendation for six of the eight CSDs examined in this report.

2) Annexable Sphere:

A sphere larger than the agency's boundaries identifies areas the agency is expected to annex. The annexable area is outside its boundaries and inside the sphere. This is the recommendation for the Wallace CSD.

3) Detachable Sphere:

A sphere that is smaller than the agency's boundaries identifies areas the agency is expected to detach. The detachable area is the area within the agency bounds but not within its sphere.

4) Zero Sphere:

A zero sphere indicates the affected agency's public service functions should be reassigned to another agency and the agency should be dissolved or combined with one or more other agencies. This is the recommendation for the Three Cent Flat CSD

5) Consolidated Sphere:

A consolidated sphere includes two or more local agencies and indicates the agencies should be consolidated into one agency.

6) Limited Service Sphere:

A limited service sphere is the territory included within the SOI of a multi-service provider agency that is also within the boundary of a limited purpose district which provides the same service (e.g., fire protection), but not all needed services. Territory designated as a limited service SOI may be considered for annexation to the limited purpose agency without detachment from the multi-service provider.

This type of SOI is generally adopted when the following conditions exist:

- a) the limited service provider is providing adequate, cost effective and efficient services,
- b) the multi-service agency is the most logical provider of the other services,
- c) there is no feasible or logical SOI alternative, and

- d) inclusion of the territory is in the best interests of local government organization and structure in the area.

Government Code §56001 specifically recognizes that in rural areas it may be appropriate to establish limited purpose agencies to serve an area rather than a single service provider, if multiple limited purpose agencies are better able to provide efficient services to an area rather than one service district.

Moreover, Government Code Section §56425(i), governing sphere determinations, also authorizes a sphere for less than all of the services provided by a district by requiring a district affected by a sphere action to “establish the nature, location, and extent of any functions of classes of services provided by existing districts” recognizing that more than one district may serve an area and that a given district may provide less than its full range of services in an area.

7) Sphere Planning Area:

LAFCO may choose to designate a sphere planning area to signal that it anticipates expanding an agency’s SOI in the future to include territory not yet within its official SOI.

1.4 SOI Update Process

LAFCO is required to establish SOIs for all local agencies and enact policies to promote the logical and orderly development of areas within the SOIs. Furthermore, LAFCO must update those SOIs every five years or as necessary. In updating the SOI, LAFCO is required to conduct a municipal service review (MSR) and adopt related determinations.

This report identifies preliminary SOI policy alternatives and recommends SOI options for the ten CSDs providing road service. Development of actual SOI updates will involve additional steps, including opportunity for public input at a LAFCO public hearing, and consideration and changes made by Commissioners.

LAFCO must notify affected agencies 21 days before holding a public hearing to consider the SOI and may not update the SOI until after that hearing. The LAFCO Executive Officer must issue a report including recommendations on the SOI amendments and updates under consideration at least five days before the public hearing.

1.5 SOI Amendments and CEQA

LAFCO has the discretion to limit SOI updates to those that it may process without unnecessarily delaying the SOI update process or without requiring its funding agencies to bear the costs of environmental studies associated with SOI expansions. Any local agency or individual may file a request for an SOI amendment. The request must state the nature of and reasons for the proposed amendment, and provide a map depicting the proposal.

LAFCO may require the requester to pay a fee to cover LAFCO costs, including the costs of appropriate environmental review under CEQA. LAFCO may elect to serve as lead agency for such a review, may designate the proposing agency as lead agency, or both the local agency and LAFCO may serve as co-lead agencies for purposes of an SOI amendment. Local agencies are encouraged to consult with LAFCO staff early in the process regarding the most appropriate approach for the particular SOI amendment under consideration.

Certain types of SOI amendments are likely exempt from CEQA review. Examples are SOI expansions that include territory already within the bounds or service area of an agency, SOI reductions, and zero SOIs. SOI expansions for limited purpose agencies that provide services (e.g., fire protection, levee protection, cemetery, and resource conservation) needed by both rural and urban areas are typically not considered growth-inducing and are likely exempt from CEQA. Similarly, SOI expansions for districts serving rural areas (e.g., irrigation road) are typically not considered growth-inducing.

Remy et al. write

In *City of Agoura Hills v. Local Agency Formation Commission* (2d Dist.1988) 198 Cal.App.3d480, 493-496 [243 Cal.Rptr.740] (*City of Agoura Hills*), the court held that a LAFCO's decision to approve a city's sphere of influence that in most respects was coterminous with the city's existing municipal boundaries was not a "project" because such action did not entail any potential effects on the physical environment.¹

1.6 Key Findings in the CSD Road Services MSR are as follows:

All of the CSDs involved in this review indicated the land use for their Districts is primarily residential and mostly developed. None of the Districts have indicated any areas of interest for proposed boundary or sphere of influence changes.

Similarly, all Districts reported that the population of their CSD, as well as demand for services has remained steady year-over-year with slow growth likely to continue. The estimated population for Calaveras County in 2020 is listed as 45,162 and is only anticipated to rise by 2,689 by 2035. This equates to six percent overall growth, which translates to an annual growth rate of 0.4 percent.

The County's General Plan is the only planning document for land use that the districts utilize. Financial planning and management tools differ depending on the CSD. For instance, ARCSD just completed its first five-year audit. Meanwhile, CircleXXCSD provides annual audits, WCSD performs audits every two years, and TCFCD has never participated in a financial audit. None of the districts reported producing a Capital Improvement Plan. Resources vary widely across the districts, which impacts their ability to generate formal plans, policies and procedures.

All Districts perform road maintenance strictly within their boundaries. In spite of limited resources throughout many of the districts, the majority of CSDs report adequate capacity to be able to provide a minimum level of service. On the other hand, ARCSD, CCRCD, and TCFCD, each reported deferred maintenance due to financial and staffing reasons.

Only the Wallace and Circle XX CSDs have facilities or equipment. None of the districts have paid staff and, in some cases, do not have volunteers either.

All CSDs in this review collect revenue primarily from either special assessment fees or property taxes. Still, financial limitations were reported to affect all districts in some capacity. For some, like ARCSD, even with the revenue they collect, they still struggle, stating the size of the District within its bounds is too great compared to the capacity of the residents to provide the amount of income needed.

¹ Remy, Michael H., Tina A. Thomas, James G. Moose, Whitman F. Manley, Guide to CEQA, Solano Press Books, Point Arena, CA, February 2007, page 111.

While financial restrictions certainly affect these Districts, the lack of staffing and board involvement, in some ways, presents more challenges. Limited staff and volunteer numbers directly impact the amount of work that can be conducted, regardless of monies available. This was particularly the case in CCRRCSD, where the unexpected departure of its entire board crippled the actions of the District (this situation has been resolved and the CCRRSD now has a five-member Board). TCFCSO has likewise struggled with staffing since, based on its policies, it requires two Directors to sign off on spending district funds. However, there is currently only one Director seated on the Board.

SB 929 and AB 2257 mandate that California's CSDs establish and maintain a website with requirements for transparency in terms of public access to meeting minutes and agendas. Only CircleXXCSD, Wallace, Copper Cove Rocky Road are in compliance with this legislation. Again, financial or staffing restrictions are likely the reason for the lack of online presence for these Districts, however, it is still being recommended that the districts make every effort to meet these requirements.

The CSD boundary and the sphere of influence are shown on a map at the conclusion of the relevant section for each CSD in this report. For seven out of eight CSD's, the Sphere of Influence is recommended to remain the same as the CSD boundary.

2 APPALOOSA ROAD CSD

2.1 Appaloosa Road CSD Background

2.2 Appaloosa Road CSD (ARCSD) Sphere of Influence

The ARCSD is located in the southwestern portion of Calaveras County just east of State Route (SR) 4. Since an MSR was last prepared there was a boundary reorganization in 2007 that consisted of two annexations and a detachment of 81.5 acres in 2020. The nearest CSDs to ARCSD are Circle XX to the northwest and Copper Cove Rocky Road to the south. The total current boundary area consists of 6.36 square miles more or less.

2.2.1 Present and Planned Land Uses in the ARCSD Including Agricultural and Open Space Lands

A. Calaveras County General Plan and Zoning Appaloosa Road CSD Area

The Calaveras County General Plan shows the Appaloosa Road CSD area as “Rural Residential” and the surrounding area as Rural Residential. The zoning conforms to the General Plan. The zoning within the CSD is mainly RR (Rural Residential) with a 5 and 20-acre minimum.

The “Build-out Analysis” shows that there are 158 parcels of which 80 are occupied. Parcels. Some parcels, however, are periodically occupied by non-residents. The estimated population in ARCSD is about 235, based on an average household size of 2.94 in California. The District provides road maintenance for 17.46 miles of road, 6.36 miles that are improved and 11.1 miles that are unimproved. The District anticipates slow growth to continue for the foreseeable future. The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030. This translates to about 0.3 percent annual growth.

B. SOI Determinations for Present and Planned Land Use **The Appaloosa Road CSD**

- 1-1] There is no current potential for any new roads to be built within the District’s boundaries as the District states the number of parcels and lengths of District roads are fixed.
- 1-2] Because there is a limited road supply and the slow demand for growth the district is experiencing, the CSD Boundary and Sphere of Influence for the Appaloosa Road CSD shall remain coterminous.

2.2.2 Municipal Services—Present and Probable Capacity and Need

A. Present and Probable Capacity and Need Background for the Appaloosa Road CSD

The infrastructure system within the Appaloosa Road CSD consists of district road maintenance. The total current boundary area consists of 6.36 square miles more or less. In 2020 LAFCo amended the Sphere of Influence for the ARCSD after 4 parcels consisting of 81.58-acres were removed since they did not pay Road Fees and did not need ARCSD services.

B. SOI Determinations—Present and Probable Capacity and Need- ARCSD

- 2-1] The ARCSD has capacity for growth within its existing boundaries
- 2.2] All parcels within the ARCSD pay road maintenance fees to support the CSD.
- 2-3] The need for the road system will continue because approximately one-half of the 158 parcels are occupied or seasonally occupied and limited growth in the ARCSD service area occurs.

2.2.3 The Present Capacity of Public Facilities in the ARCSD service area.

A. ARCSD Facilities

The Appaloosa subdivision has 158 parcels. The district provides road maintenance for two zones, the Appaloosa Zone and the Buckskin Zone, with a total 17.46 miles of road. Approximately fifteen miles are improved, the remainder being unimproved.

There are no signalized intersections. There is one bridge on Appaloosa Road, which is maintained by the district.

The main road, Appaloosa, is paved with either chip seal or asphalt. Some tributary roads are paved with chip seal, some are graveled, and some are unimproved. The unimproved roads are those serving land parcels, which are undeveloped. Approximately six miles of roads are paved with asphalt, primarily Appaloosa Road. There are nine miles of road that is chip sealed, roughly half a mile that is gravel, and two and a half miles that are unimproved.

The district reported in the MSR it has sufficient, but limited, capacity for road maintenance based on fixed assessments and special taxes. The district also reported that its roads have never been rated.

ARCSD collects no special fees. The district receives its only operating income from both benefit assessments and special taxes. During the MSR the ARCSD reported that the current financing level was inadequate to provide the level of service the district would like, but it is adequate to ensure safe and serviceable roads.

In 2019 a district parcel tax was raised from \$75.00 per year to \$175.00 per year. There are no non-residential developments within the district. Annual special assessments are \$575 per lot except within the Buckskin Zone, which has a parcel assessment of \$500.

B. SOI Determinations on Adequacy of Services for the ARCSD

3-1] There is insufficient road funds to maintain ARCSD roads at this time.

3-2] ARCSD provides grading, gravel and paving services as prioritized and approved by the Board of Directors. The district has no staffing or equipment to provide these services, so all the work is contracted out. The district's roads are not swept.

3-3] The District does not provide services outside of its boundaries.

3-4] The District does not maintain any formal standards regarding traffic volumes and their roads have not been rated. There appears to be no issues with congestion that need to be addressed.

2.2.4 Social or Economic Communities of Interest

A. ARCSD Background

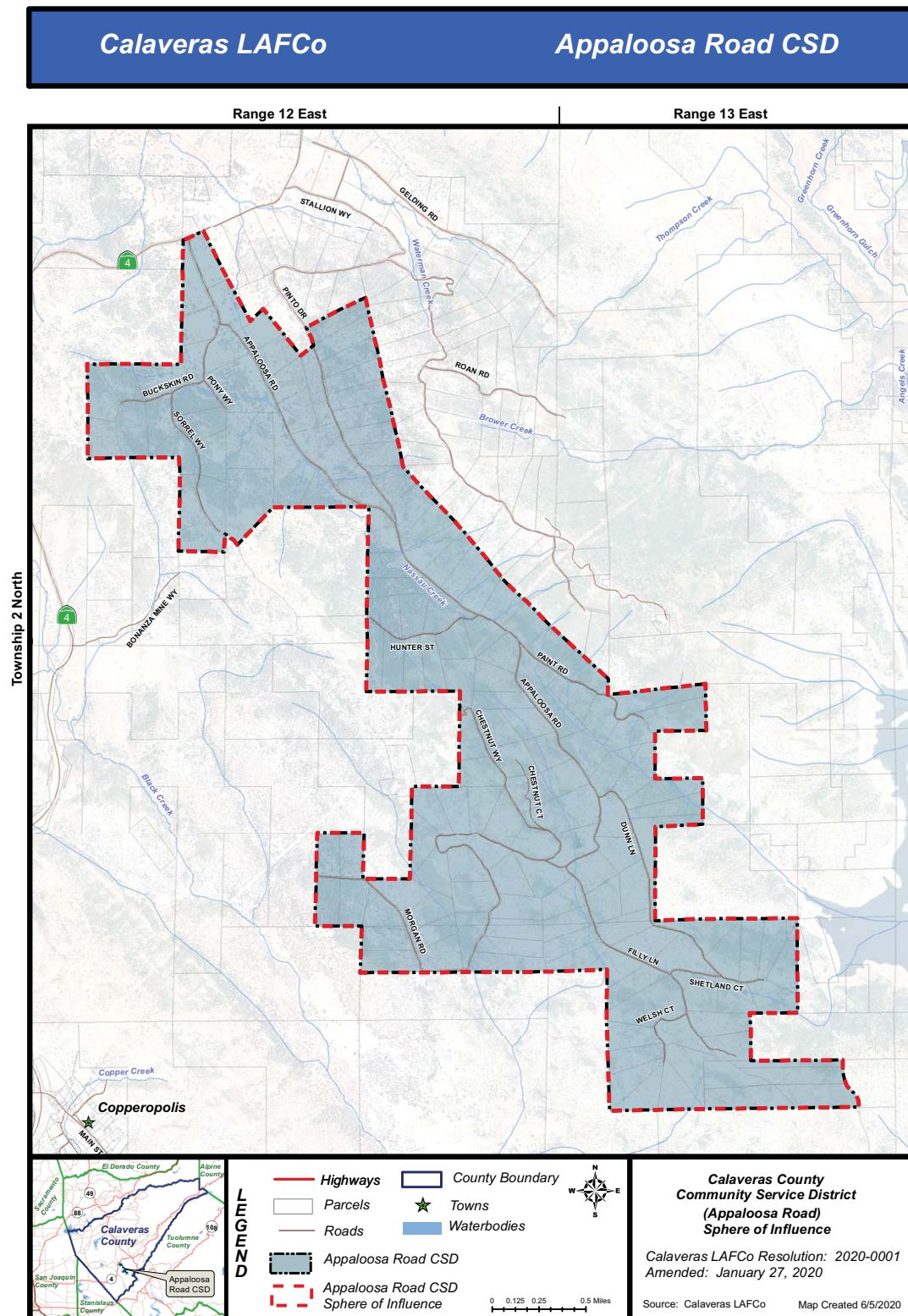
Appaloosa Road is a geographically separate subdivision and has an identity because of its location The CSD only provides road services.

B. SOI Determinations—Social or Economic Communities of Interest- ARCSD

4-1] ARCSD will continue to be a separate community but it will not be able to expand or grow without adequate road maintenance capacity.

4-2] The Sphere of Influence for the ARCSD should remain the same as the previously adopted 2020 Sphere of Influence which is coterminous with the CSD Boundary. LAFCO adopts coterminous sphere.

Figure 1 SPHERE OF INFLUENCE FOR THE APPALOOSA ROAD CSD



3 *Circle XX Community Services District*

3.1 *Circle XX CSD BACKGROUND*

Circle XX CSD was originally a County Service Area (CSA). In the 1960s, the Pacific Cascade Land Company created 14.6 miles of unpaved roads as part of the Circle XX housing subdivision within Calaveras County. When the company went bankrupt in 1972, residents took over road maintenance. Eventually, the Calaveras County Board of Supervisors resolved that although the Circle XX roads were public county roads, they did not meet county standards and, therefore, the County would not maintain them. A petition was later submitted to the County Board of Supervisors to dissolve the CSA. In 1989, a vote resulted in the adoption of resolutions by the County and LAFCo to dissolve the CSA and form the Circle XX Community Services District. This change allows the district to be governed by its own Board of Directors that is responsible for the maintenance of Circle XX roads.

CXXCSD is situated in the west central portion of the County with Appaloosa Road CSD located to the southeast and Mountain Ranch CSD to the northeast.

The principal act that governs the District is the State of California Community Services District Law.² CSDs may potentially provide a wide array of services, including water supply, wastewater, solid waste, police and fire protection, street lighting and landscaping, airport, recreation and parks, mosquito abatement, library services; street maintenance and drainage services, ambulance service, utility undergrounding, transportation, abate graffiti, flood protection, weed abatement, hydroelectric power, among various other services. CSDs are required to gain LAFCo approval to provide those services permitted by the principal act but not performed by the end of 2005 (i.e., latent powers).

There have been no changes in services provided since the district was formed.

3.2 *CXXCSD Sphere of Influence*

The proposed Sphere of Influence for the Circle XX CSD is the same as the CSD Boundary and contains 3,206 acres. The boundaries of the CSD have not changed since its formation. The map of the Boundary and the Sphere of Influence is shown at the end of this section.

The District's SOI is coterminous with its boundaries. The District's SOI was last updated in 2006 when it was reconfirmed as coterminous.

3.2.1 *Present and Planned Land Uses Including Agricultural and Open Space Lands*

A. *Calaveras County General Plan and Zoning for the CXXCSD Area*

Land within the CXXCSD is privately owned and primarily for residential use. The General Plan outlines the zoning categories specified for the district. Currently, the CXXCSD lots are considered rural residential at a minimum of 20 acres (RR-20) for building zoning and rural transition-A for 10 to 20-acre parcels (RT-A) for general land use.

² Government Code §61000-61226.5.

The estimated population in the district is 150. Residents represent 142 lots and three parcels of mostly developed land within the Circle XX CSD.

B. SOI Determinations for Present and Planned Land Use

- 1-1] The Calaveras County General Plan designates the Circle XX CSD area as Rural Residential with a minimum 20-acre parcel size and rural transition for 10-20 acre parcels. It is logical that the Sphere of Influence remain the same as the previously adopted Sphere and be the same as the CSD Boundary.

3.2.2 *Municipal Services—Present and Probable Need*

A. Present and Probable Need Background for the Circle XX CSD

According to the District, the demand for road maintenance services generally remains steady and is not commonly impacted by tourism or seasonal residents. Although, the District reports sufficient funds to support existing demands, they noted there are limited financial resources.

There are, on average, one or two repair requests per year for road maintenance and the district is able to address these issues.

The district contracts out its services to a local company through an annual agreement. CXXCSD also does not provide services outside of its bounds.

CXXCSD has new residents moving into the district each year and anticipates slow growth to continue for the foreseeable future. The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030. This translates to roughly 0.3 percent annual growth.

B. SOI Determinations—Present and Probable Need for the CXXCSD

- 2-1] There is a need for services provided within CXXCSD for the foreseeable future.

3.2.3 *The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the CXXCSD*

A. Adequacy of Services Provided by CXXCSD

The district is responsible for 14.6 miles of roads, 12.4 miles of which are paved. The roads vary in surface from asphalt and chip seal to gravel. There are no signalized intersections within the subdivision. Although the roads within the district are public roads, they are not maintained by the County. The CXXCSD maintains all the roads within its subdivision and the land within it is all privately owned.

The district does not have any facilities but does own equipment that was either purchased by or donated to the district.

The district indicates it is only able to rehabilitate less than one mile of roads per fiscal year. District roads are in need of sealing; however, financial limitations have prevented this.

Based on the current needs of the district, the CXXCSD reportedly does not have sufficient capacity to complete the maintenance that is needed in spite of their current financial status due to the price of materials needed to execute repairs.

B. SOI Determinations on Adequacy of Services Provided by the CXXCSD

- 3-1] In spite of limited funding the CXXCSD road maintenance is adequate for the existing and future customers within its Boundary.

4.2.4 Social or Economic Communities of Interest

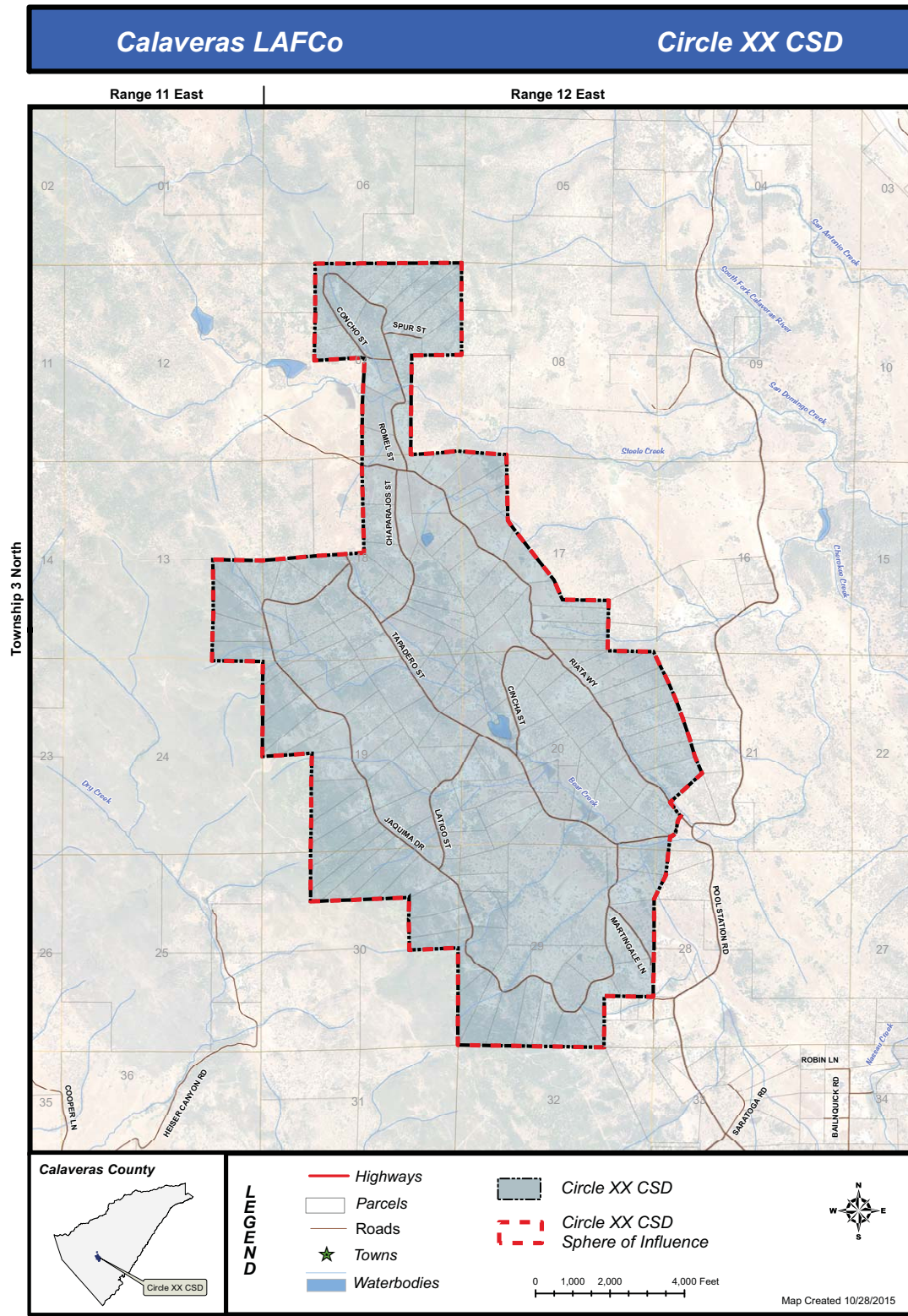
A. CXXCSD Community Background

The CXXCSD is a small community and depends on limited revenues to provide road services. The current CSD boundaries and its SOI are geographically distinct since this CSD was formed as a condition of a subdivision.

B. SOI Determinations—Social or Economic Communities of Interest for the CXX CSD

- 4-1] The CXXCSD has a unique small rural community character.
- 4-2] The Sphere of Influence should remain the same as the Boundary of the CXXCSD LAFCO thereby adopts a coterminous sphere.

FIGURE 2 CIRCLE XX COMMUNITY SERVICES DISTRICT



5. Copper Cove Rocky Road CSD

5.1 Copper Cove Rocky Road CSD Background

The Copper Cove Rocky Road CSD (CCRRCSD) was formed on January 19, 1984 near Copperopolis to provide road maintenance services. The district was formed by a petition of registered voters representing more than 80% of the voters within the district.

The principal act that governs the District is the State of California Community Services District Law.³ CSDs may potentially provide a wide array of services, including water supply, wastewater, solid waste, police and fire protection, street lighting and landscaping, airport, recreation and parks, mosquito abatement, library services; street maintenance and drainage services, ambulance service, utility undergrounding, transportation, abate graffiti, flood protection, weed abatement, hydroelectric power, among various other services. CSDs are required to gain LAFCo approval to provide those services permitted by the principal act but not performed by the end of 2005 (i.e., latent powers). The Cooper Code Rocky Road Community Services District (CCRRCSD) provides road maintenance services within its boundaries.

The district is located near Copperopolis in the southwestern portion of Calaveras County, southeast of SR 4. Nearby CSDs include Appaloosa Road CSD to its north and the Copper Valley CSD south of its boundaries.

5.2 Copper Cove Rocky Road CSD Sphere of Influence

The CCRRCSD total current boundary area consists of roughly 1,424 acres and represents 626 parcels and approximately 16 miles of roads. The majority of the land is developed, residential property. The current Sphere of Influence includes three separate areas and was adopted in 2006. The Sphere of Influence is coterminous with the district's boundary

5.2.1 *Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

A. Calaveras County General Plan and Zoning for CCRRCSD Area

The District is located near Copperopolis in the southwestern portion of Calaveras County, southeast of SR 4. Nearby CSDs include Appaloosa Road CSD to its north and the Copper Valley CSD south of its boundaries. The General Plan and Zoning is Rural Residential

B. SOI Determinations for Present and Planned Land Use

- 1-1] Area within the CCRRCSD is planned and zoned for rural residential.
- 1-2] The CCRRCSD is for the most part developed.
- 1-3] The CCRRCSD's Sphere is coterminous with its boundaries.

³ Government Code §61000-61226.5.

5.2.2 Municipal Services—Present and Probable Capacity and Need

A. Present and Probable Capacity and Need Background

There is a need for the CCRRCSD to provide road services to its residents. This need will continue for the foreseeable future.

Like other Districts in Calaveras County, slow growth is expected for the foreseeable future. The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030. This translates to about 0.3 percent annual growth.

B. SOI Determinations—Present and Probable Capacity and Need

2-1] There is a need for the road system operated by the CCRRCSD and this need will continue into the future.

2-2] The Sphere of Influence for the CCRRCSD should remain the same as the previously adopted 2016 Sphere which is coterminous with the CCRRCSD Boundary.

5.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency

A. Adequacy of Services/Facilities Provided by the CCRRCSD

The District has not identified any areas of potential development at this time, and has not yet been in a position to determine demand forecasts and its ability to meet future needs. CCRRCSD believes the demand for road services has remained steady year-over-year.

Calaveras County FY 19-20 financial records for the CCRRCSD indicate that budget actuals for the District equated to \$677,253 in revenue with \$673,906 in reported expenses. A balance sheet summary showed that there is \$18,980.13 in cash assets with \$17,350.30 in a fund that is undesignated/unreserved. As of August 11, 2022 the district had cash assets of \$686,557. The district's income as of June 30, 2022 is \$199,949.15 most of which is received from Direct Assessment Charges.

The district's ability to maintain adequate services based on its current financial situation or with reduced revenues still needs to be assessed.

Like other Districts in Calaveras County, slow growth is expected for the foreseeable future. The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030. This translates to about 0.3 percent annual growth.

**B. SOI Determinations on Adequacy of Services Provided by
The CCRRCSD**

- 3-1] There are 626 parcels within CCRRCSD and the District reports that the majority of the land is developed, residential property.
- 3-2] It appears the district currently has the financial resources to provide road maintenance services

5.2.4 Social or Economic Communities of Interest

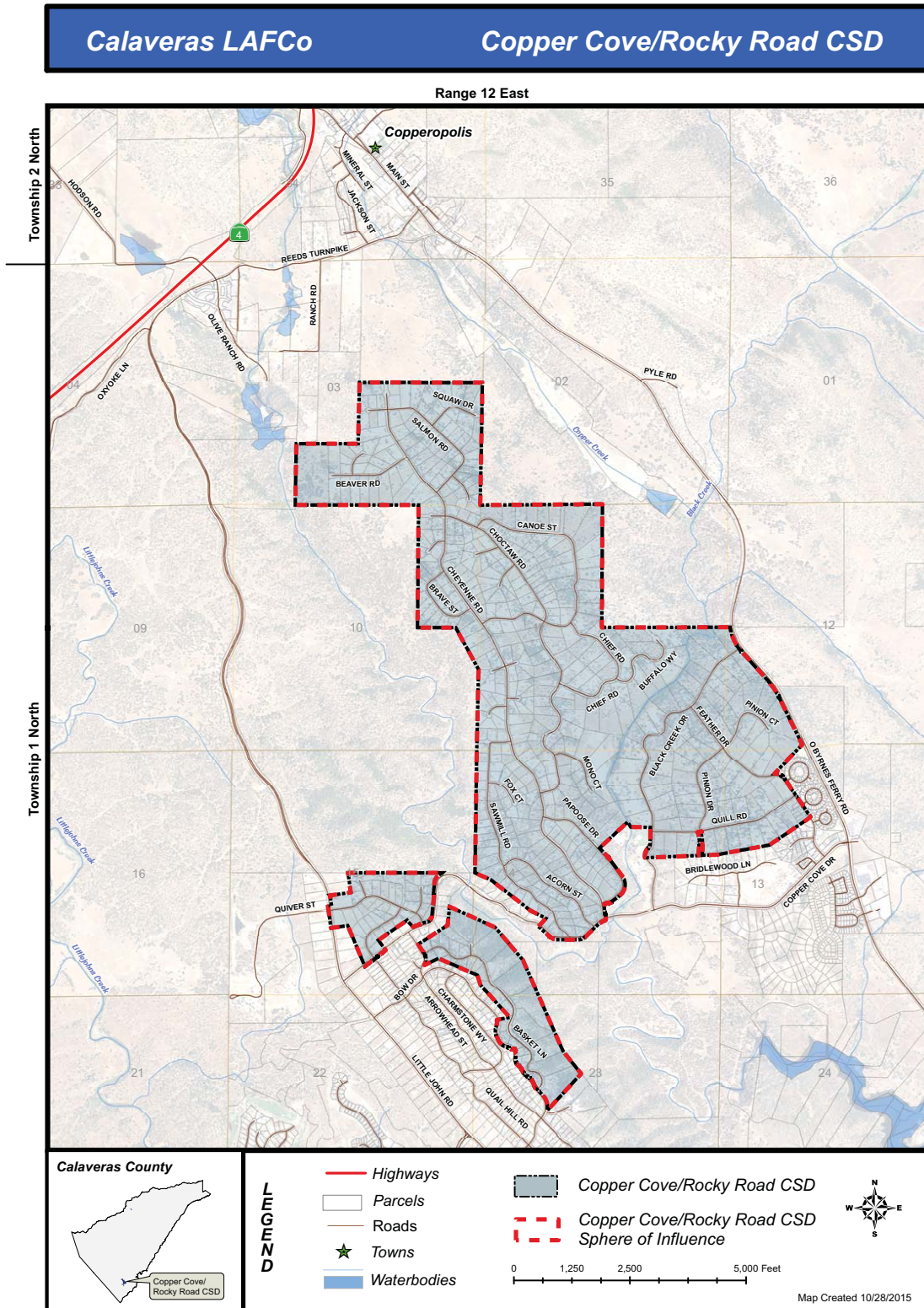
A. CCRRCSD Community Background

The CCRRCSD community is small and somewhat isolated and was formed as a term and condition of a subdivision map.

B. SOI Determinations—Social or Economic Communities of Interest for the CCRRCSD

- 4-1] CCRRCSD is a community of interest because of its relative isolation and specific to a subdivision.
- 4-2] The Sphere of Influence should remain coterminous with the district boundary since lots within the subdivision pay for road services.

FIGURE 3 COPPER COVE ROCKY ROAD CSD



6 LYNN PARK ACRES COMMUNITY SERVICES DISTRICT

6.1 Lynn Park Acres CSD Background

The Lynn Park Acres CSD (LPACSD) was formed in 1983 for the purpose of providing road maintenance services. There have been no changes to services the district provides.

The principal act that governs the District is the State of California Community Services District Law.⁴ CSDs may potentially provide a wide array of services, including water supply, wastewater, solid waste, police and fire protection, street lighting and landscaping, airport, recreation and parks, mosquito abatement, library services; street maintenance and drainage services, ambulance service, utility undergrounding, transportation, abate graffiti, flood protection, weed abatement, hydroelectric power, among various other services. CSDs are required to gain LAFCo approval to provide those services permitted by the principal act but not performed by the end of 2005 (i.e., latent powers).

The district's boundaries are set on 4,139 acres which covers 6.5 miles and contains 195 parcels. LPACSD is located outside of West Point. LPACSD is situated south of Middle River CSD and north of Three Cent Flat CSD.

6.2 Lynn Park Acres Sphere of Influence

The district's boundaries and current Sphere of Influence are coterminous. LPACSD's SOI was last updated in 2006 when it was reconfirmed as coterminous. The district indicated that it has no interest in adjusting its SOI at this time.

6.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands

A. Calaveras County General Plan and Zoning for the Lynn Park Acres Area

LPACSD has 195 parcels across 6.5 square miles of mostly developed residential land. There are 1.5 miles of chip-sealed roads for which the district is responsible.

The Zoning and General Plan for the Lynn Park Acres CSD is Rural Residential. The County is the land use authority.

B. SOI Determinations for Present and Planned Land Use for the Lynn Park Acres CSD

- 1-1] The General Plan and zoning would allow additional residential development in the Lynn Park Acres CSD area.
- 1-2] The previously adopted Sphere of Influence which is the same as the CSD Boundary will be suitable for the Lynn Park Acres CSD.

⁴ Government Code §61000-61226.5.

6.2.2 Municipal Services—Present and Probable Capacity and Need

A. Present and Probable Capacity and Need Background for the Lynn Park Acres CSD

LPACSD has 195 parcels across 6.5 square miles of mostly developed residential land. There are 1.5 miles of chip-sealed roads for which the district is responsible.

The district reported in the MSR it has sufficient capacity to provide adequate road maintenance based on current tax revenue and staffing. LPACSD utilizes five volunteers to help fulfill district service needs.

The primary challenge the district faces is accelerated wear and tear on the roads. The roads experience these issues throughout the year due to inclement weather, as well as damage from Pacific Gas & Electric (PG&E) trucks and tree trimming trucks that are sent by PG&E. These repairs are addressed as they arise.

Seasonal demand is also a significant issue for the CSD to address. Road demand has increased significantly as tourism and recreation industries in the area have grown, resulting in seasonal peak demand equal to the CSD's ability to provide road.

There is a need for the LPACSD road system to serve the present residents. As with other small road CSD's the LPACSD does not have a Pavement Management Systems. LPACSD prioritizes road repairs based on damage and does not use a PMS to make this determination. The CSD's roads are kept in good condition as funding allows.

B. SOI Determinations—Present and Probable Capacity and Need for the LPACSD

2-1] The capacity of the road system for the LPACSD is adequate for present and most future needs.

2-2] There is limited growth potential since most of the LPACSD is developed. The population could grow if seasonal residents become full-time residents due to retirement and/or relocation.

2-3] The need for the LPACSD road system will continue in the future.

6.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the LPACSD

A. Adequacy of Services provided by the LPACSD

The district indicated in the MSR that its road conditions meet adequate standards for safety and functionality. There are no areas of congestion reported and no maintenance has needed to be deferred. No sections of road were repaved in 2020. In 2022 the district spent \$14,914.57 in services, which was slightly greater than the \$14,917.00 received in Direct Assessment charges. The district as of June 30, 2022 has a cash balance of \$752.82

The service provided by the LPACSD is adequate in terms of the quality and quantity of road provided.

B. SOI Determinations on Adequacy of Services for LPACSD

- 3-1] The road service provided by the LPACSD is adequate for present and most future needs.
- 3-2] The population has remained steady in recent years
- 3-3] There is no anticipated development indicated for the district

6.2.4 Social or Economic Communities of Interest

A. Community Background for the LPACSD

The LPACSD has a separate road system there are no other services provided in the CSD. The residents depend on services available from Calaveras County and other districts.

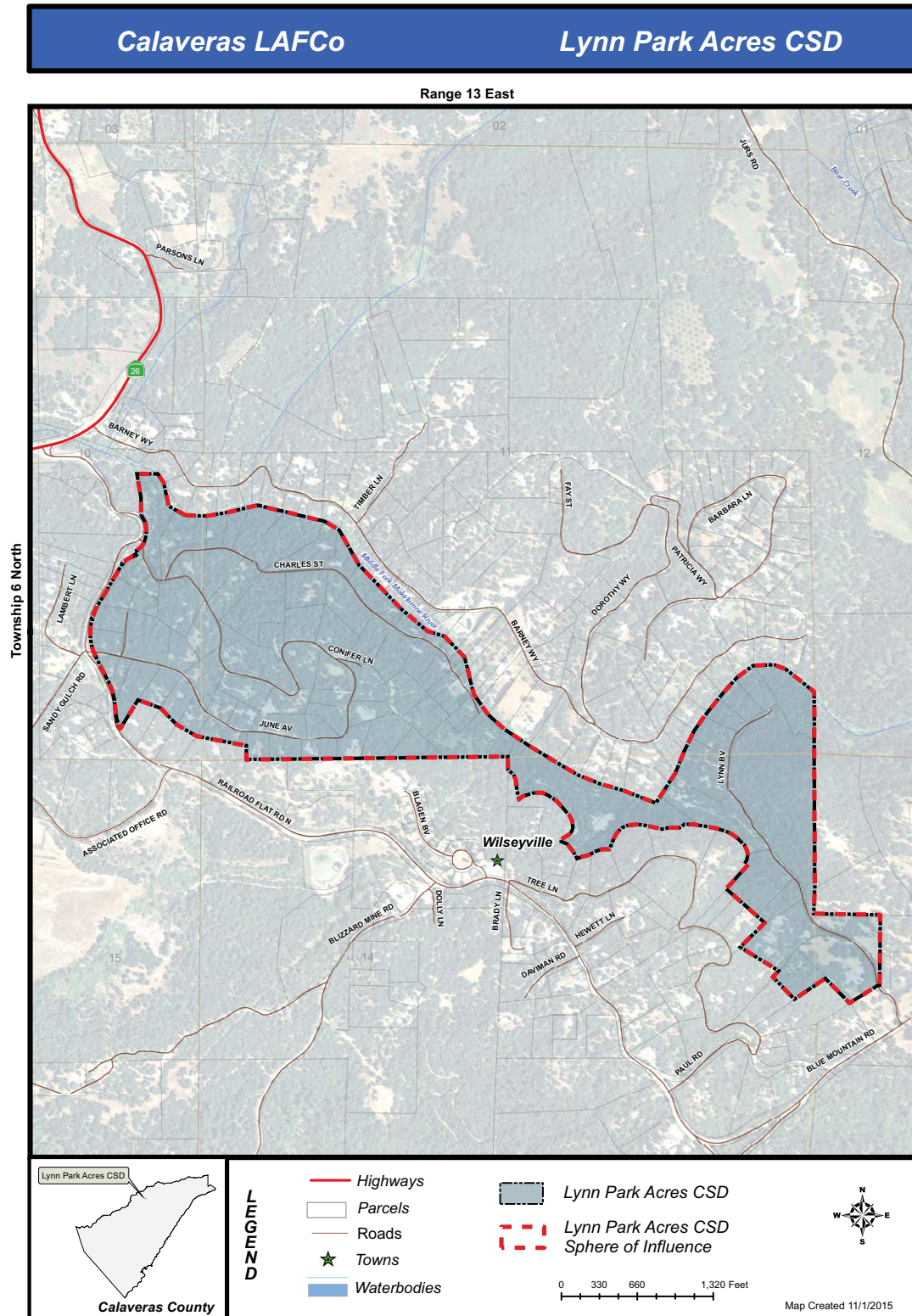
The boundaries of the CSD have not changed since the last LAFCO analysis of Spheres of Influence in 2006. The current CSD boundaries and SOI are coterminous.

The LPA CSD does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies.

B. SOI Determinations—Social or Economic Communities of Interest for the LPACSD

- 4-1] The LPACSD area has a separate identity but does not provide all the services of a village or town.
- 4-2] The Sphere of Influence should remain the same as the LPACSD Boundary. LAFCO hereby adopts a coterminous Sphere of Influence.

FIGURE 4 LYNN PARK ACRES CSD SPHERE OF INFLUENCE



7 MIDDLE RIVER COMMUNITY SERVICES DISTRICT

7.1 Middle River CSD Background

The Middle River CSD was formed in 1999 for the purpose of maintaining the roads in the community. MRCSD is located outside of West Point and encompasses 144 parcels consisting of approximately 275 acres. The district is north of, and adjacent to, Lynn Park Acres CSD. There have been no changes to the district's boundaries since its formation.

The district's boundaries and current Sphere of Influence are coterminous. The District's SOI was last updated in 2006 when it was reconfirmed as it previously existed.⁵

7.2 Middle River Sphere of Influence

The boundaries of the CSD have not changed since the last LAFCO analysis of Spheres of Influence, in 2006. The current provision of road service by the CSD is inefficient and costly to its residents. The small number of connections maintained by the CSD is insufficient to defer set costs associated with operation, and results in higher road rates than in surrounding areas.

A five-member Board of Directors governs the district. Directors are typically elected and the County Board of Supervisors may appoint members as needed. MRCSD does not have policies regarding timing or rotation of board member positions. In order to ensure equity among the members, the district may consider a policy defining when board member positions will rotate.

The Board typically meets four times a year on the first Saturday of the third month at 9 or 10 am. Due to the COVID-19 pandemic, the meetings have been held virtually on Zoom. Agendas are post in two locations 72 hours in advance of meetings as required by the Brown Act.

7.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands

The district maintains minimal planning documents to guide its efforts. The district has adopted a set of Bylaws, but, similar to other districts its size, does not have a strategic plan or master plan.

A. Calaveras County General Plan and Zoning for the Middle River CSD Area

Land uses in the area are entirely residential. The district services 136 parcels of which 16 parcels are undeveloped and have no residences. The district does not forecast future demand in a formal report, as the area is nearing build out. Given the minimal possible growth within the community, use of the subdivision's roads are likely to experience little growth. The District is

⁵ LAFCo Resolution 2006-02.

not a land use authority, and does not hold primary responsibility for implementing growth strategies. The land use authority for unincorporated areas is the County.

The district reported that the County does not inform the District of permit applications in the area.

B. SOI Determinations for Present and Planned Land Use for the Middle River CSD

- 1-1] The planned land use for the Middle River CSD area would allow an additional 15 dwelling units in the 136-acre subdivision (note: one remaining lot is not developable).

7.2.2 Municipal Services—Present and Probable Capacity and Need

A. Present and Probable Capacity and Need Background for the Middle River CSD

In 1999, the Middle River subdivision was a newly developing area and services were extended to include the entire subdivision. The vast majority of the subdivision was developed. Today there are 15 remaining buildable lots out of the original 136 lot subdivision. Today 120 lots are developed.

B. SOI Determinations—Present and Probable Capacity and Need for the Middle River CSD

- 2-1] Minimal growth is anticipated as the subdivision is nearing build out with only 15 developable parcels. There are no planned or proposed projects on the vacant lots.

- 2-2] The Middle River CSD is needed and will continue to be needed in the future.

7.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency

A. Adequacy of Services for the Middle River CSD

The district is responsible for maintenance on 4.5 miles of road way on Barney Way, Dorothy Way, Patricia Way, Fay Street, Barbara Lane, and Timber Lane. Maintenance activities include paving of unpaved areas, chip sealing of paved roads, spreading rock and filling holes on unpaved roads, and snow removal.

Of the District's 4.5 miles of roadway, approximately 2.5 miles are paved and the remainder is rock. Barney way is entirely paved. Dorothy Way is approximately 95 percent paved, and Fay Street is partially paved by donation.

The roads have not been formally evaluated as to condition; however, the district aims to address issues and needs as they arise. In 2021, all paved streets were chip sealed and are considered to be in good to excellent condition.

The district receives its revenue from an annual benefit assessment of \$100 for improved parcels and \$75 for unimproved parcels. MRCSD indicated that its current financing levels are inadequate to meet all funding needs, and there are plans to increase the assessment. Consequently, there are plans to increase the assessment to \$200 for improved parcels and \$150 for unimproved parcels.

Based on the transaction statement from the County Auditor, the District had revenues of \$13,189 in FY 19-20 and \$13,208.48 for FY 21-22, a majority of which was from the per parcel assessment, and the remainder from interest earnings.

At the end of FY 21-22, the district had a cash balance of \$661.95, which is equivalent to five percent of annual expenses or less than a month of expenses.

As the District recently chip sealed all of the paved roads within its boundaries, there are minimal infrastructure needs on existent pavement. However, the District aims to complete the remaining five percent of pavement on Dorothy Way. This project is estimated to cost approximately \$7,000 to complete. There is no timeline for completion of this project at present.

The MRCSD indicated that its primary challenges were lack of financing, use of the roads by heavy equipment causing damage, and gaining resident support and involvement in district projects and management.

B. *SOI Determinations on Adequacy of Services for MRCSD*

- 3-1] Road service provided by the Middle River CSD are generally adequate and in 2021 all paved streets were chip sealed and considered in adequate condition.
- 3-2] The district has challenges since the cost of providing road maintenance services is higher than the revenues received leaving a very low fund balance in the district's accounts.

7.2.4 *Social or Economic Communities of Interest*

A. *Middle River CSD Community Background*

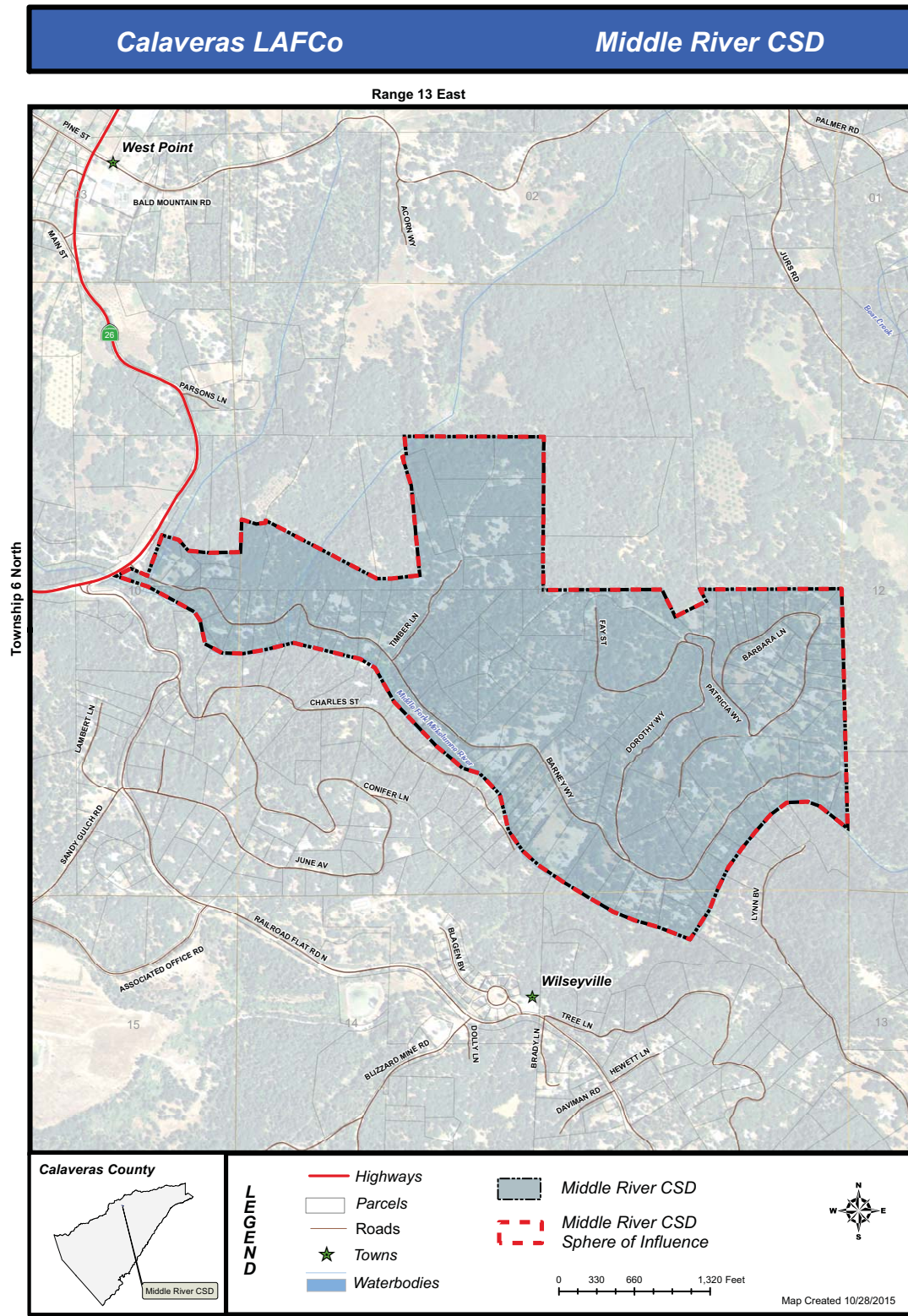
The Middle River CSD does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies. The lack of homeowner involvement is particularly evident by the vacancies on the Board.

The Middle River CSD is a separate community. There are no other services in the community. Services are provided by Calaveras County and local special districts.

B. *SOI Determinations—Social or Economic Communities of Interest*

- 4-1] The Middle River CSD is a separate community due to geographic isolation of the Middle River Subdivision. The Sphere of Influence should remain the same as the CSD Boundary. Therefore, LAFCO hereby adopts a coterminous Sphere of Influence.

FIGURE 5 MIDDLE RIVER CSD SPHERE OF INFLUENCE



8 MOUNTAIN RANCH SUBDIVISION COMMUNITY SERVICES DISTRICT (MRSCSD)

8.1 MRSCSD CSD Background

MRSCSD was formed in 1994 for the purpose of road maintenance services.

The principal act that governs the District is the State of California Community Services District Law.⁶ CSDs may potentially provide a wide array of services, including water supply, wastewater, solid waste, police and fire protection, street lighting and landscaping, airport, recreation and parks, mosquito abatement, library services; street maintenance and drainage services, ambulance service, utility undergrounding, transportation, abate graffiti, flood protection, weed abatement, hydroelectric power, among various other services. CSDs are required to gain LAFCo approval to provide those services permitted by the principal act but not performed by the end of 2005 (i.e., latent powers).⁷

Boundaries

The District is located outside of San Andreas in Calaveras County. There have been no boundary changes since the last MSR. The closest CSDs to MRSCSD are Three Cent Flat to the north, Circle XX to the south, and Wallace to the west.

The total current boundary area consists of 40 parcels or 0.32 square miles. Of its 40 lots, the majority are on developed land and intended for residential use within the district.

8.2 MRSCSD Sphere of Influence

The district's boundaries and Sphere of Influence are presently coterminous. MRSCSD's SOI was most recently updated when it was reconfirmed as coterminous in 2006.

8.2.1 *Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

A. Calaveras County General Plan and Zoning for the MRSCSD Area

Designated land uses with the MRSCSD are residential.

B. SOI Determinations for Present and Planned Land Use for the MRSCSD

- 1-1] The zoning within the MRSCSD is residential and will allow additional residential development within its boundaries. The land use authority for the MRSCSD is Calaveras County.

⁶ Government Code §61000-61226.5.

⁷ Government Code §61106.

8.2.2 MRSCSD Present and Probable Capacity and Need

The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030, which translates into about 0.3 percent annual growth.

A. Present and Probable Capacity and Need Background for the MRSCSD

It was reported by the district that growth patterns generally increase as undeveloped lots within its boundaries are improved. The demand for road maintenance services has remained fairly constant in recent years. It was expected that two lots would be developed within a few years, while the rest would be improved by the end of the next 10 years (2025).

The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030, which translates into about 0.3 percent annual growth.

B. *SOI Determinations—Present and Probable Capacity and Need for MRSCSD*

2-1] There is a need for this CSD and the road service provided. The need will continue into the future.

2-2] The Sphere of Influence which will remain the same as the MRSCSD Boundary.

**8.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services
Provided by the Agency**

A. Adequacy of Services Provided by MRSCSD

The sole function of the district is to provide road maintenance to Mills Avenue, Windmill Circle, and four internal roads ending with cul-de-sacs. The district has not provided updated information relating to facilities and capacity. Based on the 2006 MSR, MRSCSD is responsible for 1.5 miles of its rural roads. The district's roads are in fair to good condition with a chip seal between 16 to 18 inches wide. There are no signalized intersections or bridges within the district.

As of 2015, there was sufficient capacity to provide services as reported by the district. There are no areas where the district finds it difficult or challenging to provide adequate levels of service.

Currently there are no known facility sharing or collaborative practices. The district believes, however, that Calaveras County should contribute to the cost of maintaining Mills Avenue as it is used by a large number of non-lot owners to gain access to their homes and businesses on West Murray Creek Road.

The district has no employees or facilities. Contractors generally perform road maintenance. MRSCSD owns a weed sprayer, to which any lot owner has access.

The district did not provide updated information. Its current infrastructure needs are unknown. It is assumed that the District's limited budget combined with rising costs continues to be an issue not unlike other road CSDs in Calaveras County.

B. *SOI Determinations on Adequacy of Services Provided by the MRSCSD*

3-1] The road service provided by MRSCSD is barely adequate due to costs vs. revenue and will need improvement in the future.

3-2] The MRSCSD did not cooperate or respond to inquiries in the Service Review.

8.2.4 Social or Economic Communities of Interest

A. MRSCSD Community Background

The MRSCSD is a subdivision rather than a complete community. The residents have the location in common but the services are provided by larger communities.

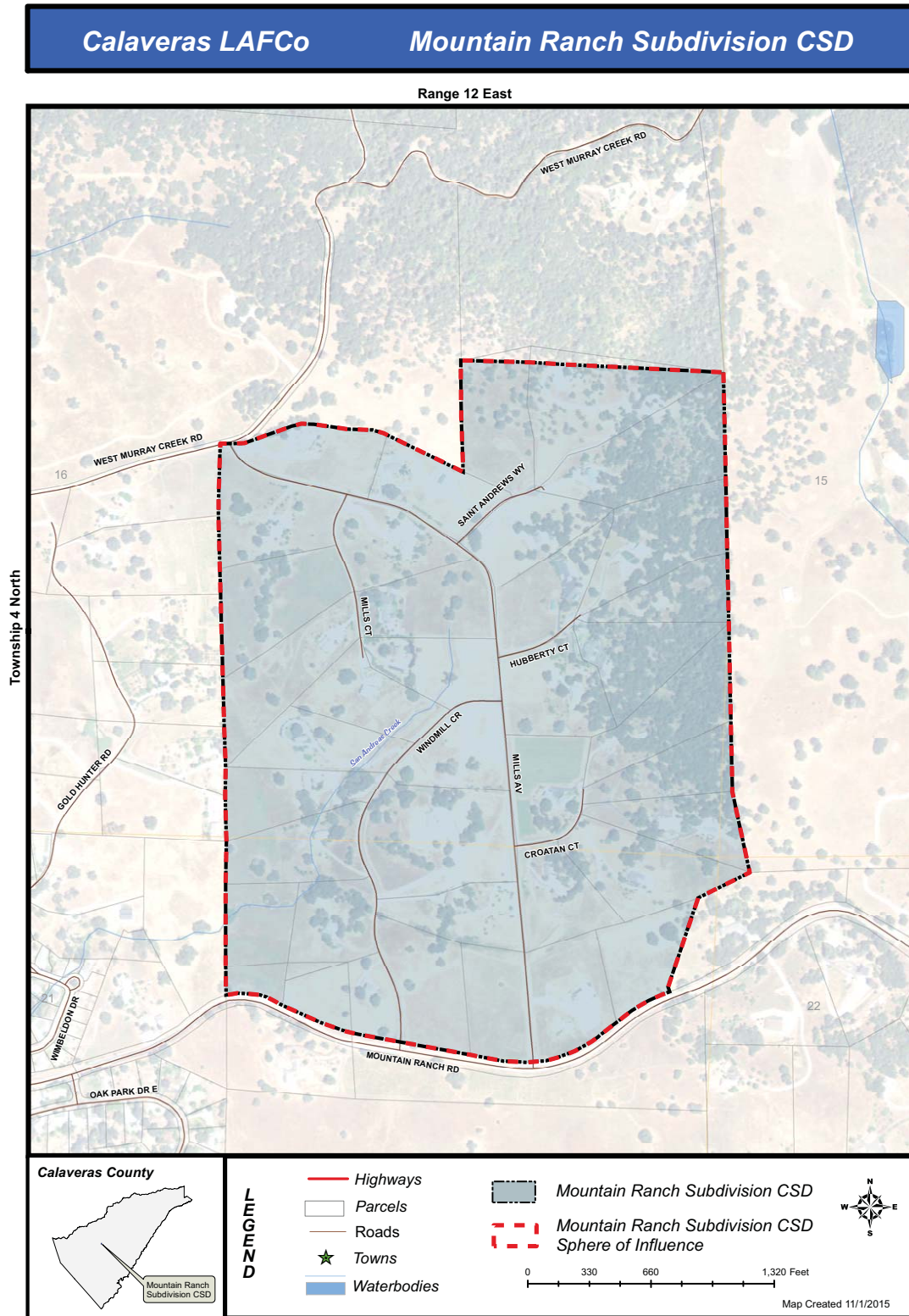
Potential consolidation options could be explored with other area districts, including the closest CSDs to the MRSCSD which are Three Cent Flat to the north, Circle XX to the south, and Wallace to the west. These CSD's have financial problems also and are staffed by volunteers. Converting this CSD to a County Service Area will not solve the district's problems with costs vs. revenues.

Therefore the Sphere of Influence will remain the same as the CSD Boundary.

B. SOI Determinations—Social or Economic Communities of Interest

- 4-1] There is a social community of interest which is the Mountain Ranch Subdivision. The Sphere of Influence should remain the same as the CSD Boundary. Therefore, LAFCO hereby adopts a coterminous Sphere of Influence.

FIGURE 6 - MOUNTAIN RANCH CSD SPHERE OF INFLUENCE



9 THREE CENT FLAT CSD (TCFCSD)

9.1 TCFCSD Background

The Three Cent Flat Community Services District was formed in 1984 as a way to provide road maintenance services and access to the subdivision and its neighboring parcels. The services the district provides have not changed since its formation.

The district is located near Glencoe in north central Calaveras County. The two closest CSDs to TCFCSD are Middle River and Lynn Park Acres, both to the northeast.

The total current boundary area consists of 0.18 square miles or approximately 116 acres.

The district's boundaries and current Sphere of Influence are coterminous. In 1984, the district adopted an Ordinance addressing various aspects of TCFCSDs operation including annexation. The Ordinance states that any parcel served by the district's roads, but lying outside the District, shall apply for annexation to the District. Thus far, there have been no reported changes to TCFCSD's SOI, and it has not identified any areas it is interested in annexing into the district.

The District's FY 19-20 budget transaction sheet shows a beginning equity balance of \$7,142. Revenue for the District included \$3,168 in assessments and \$0.86 in interest. For the year ending June 30, 2022 Direct Assessment charges were \$3,200 and expenditures were \$3,201.43 and a budget balance of \$0.43

District expenditures totaled \$4,396 strictly for road maintenance leaving a balance of \$5,915. In contrast, FY 20-21 there was \$3117 in revenue, \$3,116 in assessments and \$1.43 in interest, while road maintenance costs were \$650, leaving a remaining balance of \$8,383. As of 6/30/2022 the district's fund equity is \$150.40.

The district has no known debt.

9.2 *The TCFCSD Sphere of Influence*

The proposed Sphere of Influence for the TCFCSD is recommended to be a zero sphere of influence.

9.2.1 *Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

A.	<u>Calaveras County General Plan and Zoning for TCFCSD Area</u>
1-	The General Plan Designation and Zoning for the TCFCSD is Residential.
B.	<u>SOI Determinations for Present and Planned Land Use for the TCFCSD</u>
2-1]	The zoning will allow additional development in the TCFCSD area.
2-2]	The Sphere of Influence for the TCFCSD should be designated a zero sphere of influence signaling the district should be dissolved.

9.2.2 Municipal Services—Present and Probable Capacity and Need

A. Present and Probable Capacity and Need Background for the TCFCS

There are 32 parcels within the District. The population of the district is listed as 16 residents and has remained steady over time. The District anticipates slow growth to continue for the foreseeable future. The California Department of Finance projected approximately five percent growth in Calaveras County, as a whole, between 2015 and 2030. This translates to about 0.3 percent annual growth.

While TCFCS does not expect any growth in the near future, it anticipates being able to meet demand for any future growth. There is no interest in maintaining a CSD.

The District has never determined the point at which it would become involved with evaluating potential development within TCFCS. However, the District will need to discuss any potential plans and application for development for the vacant parcels as they occur.

B. SOI Determinations—Present and Probable Capacity and Need for the TCFCS

- 2-1] There is a need for the road system, however the growth rate does not support an expansion of its Sphere of Influence and alternatives to a CSD should be explored; therefore, the Sphere of Influence should be a zero sphere of influence.

9.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency

A. Adequacy of Services Provided by the TCFCS

- ❖ TCFCS primarily receives revenue through annual parcel assessments. These assessments are \$100 per year per parcel and do not have a sunset date. The District has no other income sources. While the district does not have any debt as of 6/30/2022 According to the Calaveras County Auditor's records as of June 30, 2022, the district had a \$160.40 Cash in Treasury. Albeit doubtful, the District reported its finances were adequate to meet current road service demands.

B. SOI Determinations on Adequacy of Services Provided by TCFCS

- 3-1] The road service provided is inadequate since the district is no longer managing its affairs and exercising corporate powers and will continue to be insufficient to serve development in and outside its boundaries. The District, land owners or County should look into converting this CSD into a County Service Area (CSA), a Homeowners Association, a Permanent Road Division and enforce the obligations of owners pursuant to Section 845 of the California Civil Code.

9.2.4 Social or Economic Communities of Interest

A. TCFCSD Community Background

The Three Cent Flat Community Services District was formed in 1984 as a way to provide road maintenance services and access to the residential subdivision and its neighboring parcels. The services the District is allowed to provide have not changed since its formation.

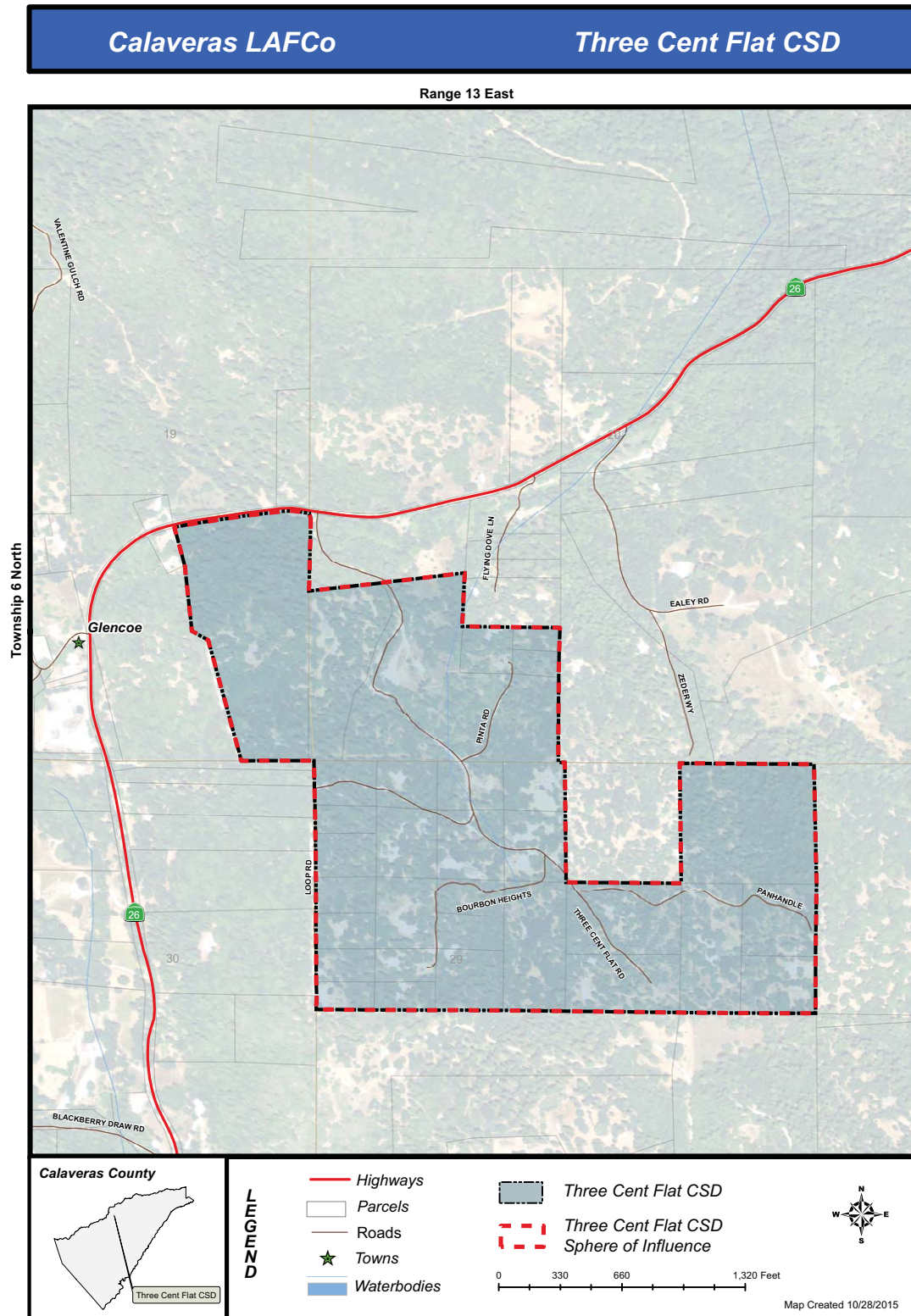
The current CSD boundaries and SOI are geographically distinct.

B. SOI Determinations—Social or Economic Communities of Interest for the TCFCSD

4-1] The TCFCSD is a separate community in a distinct geographical area.

4-2] The Sphere of Influence for the TCFCSD should be designated as a zero sphere. Therefore, LAFCO hereby adopts a zero Sphere of Influence and requests the owners to provide an alternate method of providing road services.

FIGURE 7 TCFCD SPORE OF INFLUENCE



10 Wallace Community Services District

10.1 Wallace CSD Background

Wallace Community Services District (WCSD) provides liquid petroleum gas, road and street light maintenance and repair, and recreational facilities and open space services in the Wallace Lake Estates subdivision. This MSR reviews only road and street light maintenance services provided by the District.

The most recent MSR for the District was completed in 2012. That year, the District divested its wastewater and water powers and services and LAFCo designated the Calaveras County Water District as the successor agency. A separate municipal service review and sphere of influence plan was prepared and adopted for the WCSD in February of 2004.

WCSD is located near the intersection of SR 12 and Comanche Parkway South, immediately northeast of the unincorporated community of Wallace. The boundaries of WCSD extend easterly from SR 12 to just beyond Wallace Lake, and from just south of Wallace Lake to Comanche Parkway South in the north. The District has a boundary area of approximately 381.30 acres or 0.6 square miles of which 322 acres include Wallace Lake Estates. Wallace Lake Estates is currently under development, with 389 single family parcels, 5.3 acres of multifamily residential parcels, and some nonresidential parcels. Since its formation there have been no recorded changes to the District's boundaries.

The Wallace Community Services District (WCSD) is located within the northwestern corner of Calaveras County. WCSD is fairly isolated from the remainder of the CSDs in Calaveras County with MRCSD to the east and Circle XX to the southeast.

The District's Road Sphere of Influence is much larger than the District's boundaries. The District's SOI extends beyond the District's boundaries in the north to just beyond SR - 12, in the west to the county line, and in the south to just beyond EBMUD Road. The SOI encompasses approximately 1.9 square miles or 1,206 acres.

The nearby community of Wallace has several commercial uses and 20 residents. When the Estates subdivision is fully developed, the population within Wallace CSD may potentially reach about 900 residents. Calaveras County reportedly conditioned the project on formation of the Wallace CSD to provide the above services.

According to the County the WCSD has 124 parcels and stated that the land use within the District is almost fully built out. At 2.32 persons per household with 124 lots the population at full buildout of the WCSD would be 288 more or less.

Primary revenue for the District is through property taxes. There are also annual assessments that are periodically increased. WCSD intends to raise these fees within the next two years. The amount of these fees is \$500.00 per year. As with the other CSD's in Calaveras County the District does not utilize traffic impact fees to generate any revenue.

Revenues for FY 22/23 are estimated to be \$74,146.78 (in FY 21-22 actual revenues were \$73,303.36) and Expenditures were \$74,146.78 (in FY 21-22 actual expenditures were \$30,761.72) . The FY 2022-2023 budget was provided, Estimated Revenues for FY 22/23 is \$73,690 from direct assessment charges and interest on the account. Expenditures for the District are budgeted at \$73,690.00 for services and supplies in 2022/2023. Most of the district's expenditures are for repairs and maintenance (\$80,000.00) and the remaining budget

consist of permits, dues, utilities, professional services, contract services Insurance salaries, payroll taxes. To balance the budget the district contemplates using \$47,560.00 from its Reserve funds.

The District plans for its reserves to be used for any capital projects, as seen in the 2022-2023 expenditure budget. At the end of FY 21-22, WCSD had \$279,830.62 cash in treasury and unreserved/undesignated balance of \$237,389.98.

WCSD states that it does not face any financial challenges and is capable of providing a sufficient level of service throughout its District.

10.2 Sphere of Influence

The boundaries of the CSD have not changed since the formation of the CSD in 1990 and contain 382 acres. The proposed Sphere of Influence for the WCSD is the same as the CSD Boundary.

10.2.1 *Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

A. Calaveras County General Plan and Zoning for the WCSD

The General Plan designation for the Wallace area is mixed with low density residential ranging from 1/2 to 5 acres per acre, an area designated single family residential 5-40 acres and an area designated community center commercial use.

B. SOI Determinations for Present and Planned Land Use for the Wallace CSD

- 1-1] Substantial growth is anticipated in The Wallace CSD Sphere of Influence. However, this growth may take several years to be realized. The Wallace CSD has a current estimated population of 288 on 124 existing lots within its 0.6 square mile boundary. At full buildout there is a potential for a population of 900 residents in the Wallace CSD area.

10.2.2 *Municipal Services—Present and Probable Capacity and Need*

A. Present and Probable Capacity and Need Background for the Wallace CSD

Road Services are needed to serve the Wallace CSD area. The District's SOI extends beyond the District's boundaries in the north to just beyond SR - 12, in the west to the county line, and in the south to just beyond EBMUD Road. The SOI encompasses approximately 1.9 square miles or 1,206 acres.

The District has not identified anything that would affect current demand such as tourism or seasonal residents. With limited growth expected, the District does not anticipate any increased demand for road maintenance services and financially, there are sufficient funds to be able to meet existing demand.

B. SOI Determinations—Present and Probable Capacity and Need for the Wallace CSD.

- 2-1] There will be a need for additional capacity for the Wallace CSD road system if additional subdivisions develop.
- 2-2] The Sphere of Influence should remain the same as previously adopted which includes an area of potential growth for the district.

10.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency

A. Adequacy of Services Provided for CSD No.21 North Calaverasport

The road service provided to Wallace CSD is remains adequate at this time and there is a need for additional capacity at this time. WCSD reported that there is adequate financing to provide the level of service needed throughout the District.

The District plans for its reserves to be used for any capital projects, as seen in the 2022-2023 expenditure budget. At the end of FY 21-22, WCSD had \$279,830.62 cash in treasury and unreserved/undesignated balance of \$237,389.98.

WCSD states that it does not face any financial challenges and is capable of providing a sufficient level of service throughout its District.

B. SOI Determinations on Adequacy of Services Provided for the Wallace CSD

- 3-1] The Wallace CSD road service not adequate.
- 3-2] The Wallace CSD has adequate capacity and plans for its reserves to be used for capital improvements projects.

10.2.4 Social or Economic Communities of Interest

A. Wallace CSD Community Background

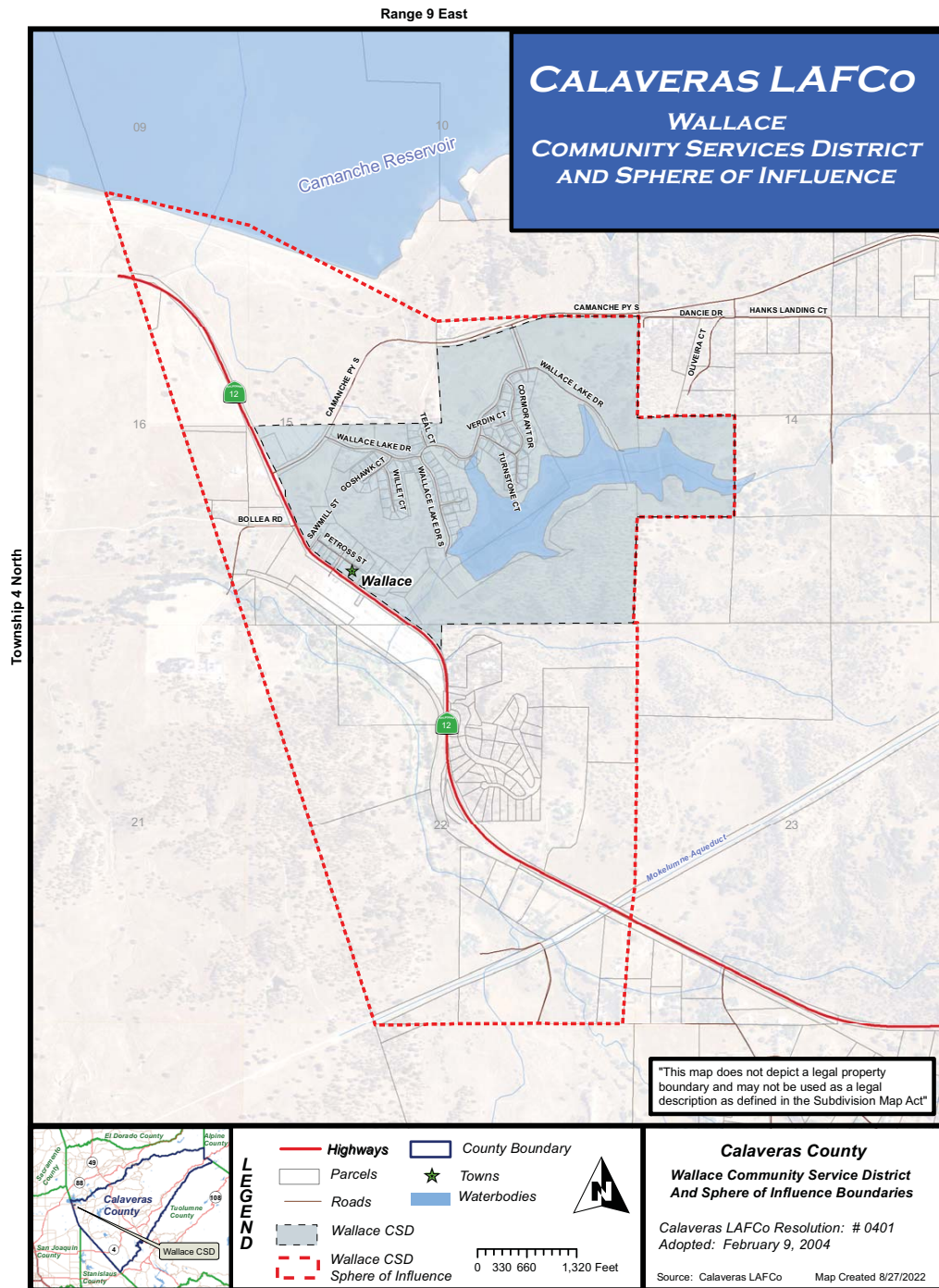
The residents of the Wallace CSD identify with the community of Wallace. They depend on district services within the CSD. .

B. SOI Determinations—Social or Economic Communities of Interest

- 4-1] There is a unique sense of community for the Wallace CSD area.
- 4-2] The residents of the Wallace CSD plan for services and depend on services provided.

4-3]	The Sphere of Influence should continue to include the current Wallace CSD service area as well as the entire community of Wallace as currently exists.
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FIGURE 8 WALLACE CSD BOUNDARY AND SPHERE OF INFLUENCE



ABBREVIATIONS

AB	Assembly Bill
CF	Cubic Feet
CKH Act	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
CSD	Community Services District
DPH	Department of Public Health
FY	Fiscal Year
gpd	gallons per day
KCWWD #3	Kelseyville County Road Works District No.3
LAFCO	Local Agency Formation Commission
MSR	Municipal Service Review
SDA	Special Districts Administration
SOI	Sphere of Influence

DEFINITIONS

Community Facilities District: Under the Mello-Roos Community Facilities Act of 1982 (Section 53311, et seq.) a legislative body may create within its jurisdiction a special tax district that can finance tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as public services for district residents. Special taxes levied solely within the district are used to repay the bonds.

Community Services District (CSD): A geographic subarea of a county used for planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea. A CSD is a taxation district with independent administration.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Infrastructure: Public services and facilities such as sewage-disposal systems, road-supply systems, and other utility systems, schools and roads.

Local Agency Formation Commission (LAFCO): A five-or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

SOI PREPARERS

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