

**Yuba LAFCo**

**Attachment A**

**Memorandum**

**August 6, 2013**

**TO:** LAFCo Commissioners

**FROM:** John Benoit, Executive Officer

**RE:** Spheres of Influence for County Service Areas

Attachments: Maps for CSA's 52, 66, 2, 22, 5

There are 44 County Service Areas (CSAs) in Yuba County, 38 of which actively provide services, and six that are inactive and have not yet been dissolved by LAFCO.

A majority of the CSAs provide street service to privately maintained roads that do not meet Yuba County design standards, with the exception of CSAs 52, 66 and 69, which provide street services to publicly maintained roads that have been accepted into the County road system. In addition to street services, CSAs 52, 66 and 69 provide extended services including fire protection, emergency medical service, flood control, landscaping, road maintenance, street lighting, drainage, and parks and open space maintenance.

CSA 70 provides extended law enforcement services.

CSAs serve as a financing mechanism to provide for enhanced (extended) services in a specific area. CSAs in this report provide services to their boundary area, and do not serve outside of their bounds.

CSAs are staffed and managed by the County Public Works Department. Road-related CSA services are managed directly by the Public Works Department for the specific CSA boundary area. Funds for fire suppression, emergency services, law enforcement, parks and open space maintenance, and landscaping are transferred to the appropriate special district (agency) for the provision of the specific service.

The following matrix shows the CSA and the services provided:



**CSA's with overlapping service providers:**

The boundaries of Plumas Brophy Fire Protection District (PBFPD) and Olivehurst Public Utility District (OPUD) overlap the boundary and SOI for CSA 69 in the Olivehurst area. CSA 69 was formed to provide extended structural fire protection and EMS, road maintenance, street lighting, landscaping and storm water drainage. In 2003 the area was annexed to OPUD without a corresponding detachment from PBFPD. The CSA pays fire assessments to OPUD, which provides fire protection services to the CSA; however, property taxes in this area also continue to be allocated to PBFPD.

The boundaries of a portion of CSA 5 overlap the boundaries and SOI of CSA 53, in the vicinity of Artemis Court in Oregon House. The existing SOI for CSA 2 overlaps both the boundaries of CSA 5 and the boundaries and SOI of CSA 53 in this area.

A portion of the boundaries and existing SOI for CSA 66 overlap the existing SOI for CSA 22, east of Arboga Road and north of McGowan Parkway. As both CSAs provide lighting, this amounts to a duplication of services.

SOI options have been identified for the various CSAs in Yuba County. The table below lists all CSAs, the community where they are located, the existing SOI, and the recommended SOI update.

## CSA Locations and SOI

CSA	Location	Existing SOI Type	Recommended SOI Update
<b>Major CSAs (Various Services)</b>			
52	East Linda	Annexable	SOI Expansion - Boundaries
66	Olivehurst and Plumas Lake	Annexable	Retain Existing SOI
69	Olivehurst	Coterminous	Retain Existing SOI
70	Unincorporated Yuba County	Coterminous	SOI Reduction - City of Wheatland
<b>Minor CSAs (Street Services Only)</b>			
2	Oregon House	Annexable	SOI Reduction - CSA 5 and CSA 53
4	Brownsville	Annexable	Retain Existing SOI
5	13 areas north of the Yuba River	Coterminous/No SOI/Detachable SOI	SOI Expansion - Boundaries
8	Oregon House	Coterminous	Retain Existing SOI
9	Brownsville	Coterminous	Retain Existing SOI
10	Challenge	Coterminous	Retain Existing SOI
11	Oregon House	Coterminous	Retain Existing SOI
12	Browns Valley	Coterminous	Retain Existing SOI
14	Camp Far West and Smartville	Coterminous	Retain Existing SOI
15	Loma Rica	Coterminous	Retain Existing SOI
16	Loma Rica	Coterminous	Retain Existing SOI
17	Camp Far West	Coterminous	Retain Existing SOI
22	Yuba County Airport	Annexable	SOI Reduction and Expansion
30	Smartville	Coterminous	Retain Existing SOI
34	Browns Valley	Coterminous	Retain Existing SOI
36	Browns Valley	Coterminous	Retain Existing SOI
37	Browns Valley	Coterminous	Retain Existing SOI
38	Browns Valley	Coterminous	Retain Existing SOI
39	Loma Rica	Coterminous	Retain Existing SOI

CSA	Location	Existing SOI Type	Recommended SOI Update
40	Loma Rica	Coterminous	Retain Existing SOI
42	Browns Valley	Coterminous	Retain Existing SOI
43	Brownsville	Coterminous	Retain Existing SOI
44	Dobbins	Coterminous	Retain Existing SOI
45	Oregon House	Coterminous	Retain Existing SOI
46	Smartville	Coterminous	Retain Existing SOI
48	Olivehurst	Coterminous	Retain Existing SOI
53	Oregon House	Coterminous	Retain Existing SOI
54	Oregon House	Coterminous	Retain Existing SOI
55	Browns Valley	Coterminous	Retain Existing SOI
59	Oregon House	Coterminous	Retain Existing SOI
60	Browns Valley	Coterminous	Retain Existing SOI
61	Browns Valley	Coterminous	Retain Existing SOI
63	Browns Valley	Coterminous	Retain Existing SOI
67	Linda	Coterminous	Retain Existing SOI
<b>Inactive</b>			
47	Oregon House	Coterminous	Zero SOI
49	Browns Valley	Coterminous	Zero SOI
51	Smartville	Coterminous	Zero SOI
56	Linda	Coterminous	Zero SOI
57	Challenge	Coterminous	Zero SOI
58	Browns Valley	Coterminous	Zero SOI

Note: Yuba LAFCo adopted an interim annexable Sphere of Influence for CSA 66 on September 2, 2009 for the Bear River Project and Country Club Estates Project.

**Recommendations:**

**1. Retain Existing SOI for most CSA’s:**

Retaining the existing SOI is recommended for most CSAs in Yuba County because the CSAs are adequately providing services, annexations to these CSA’s will require SOI amendments on a case by case basis. These would be all the SOI’s listed as “Retain Existing SOI” in the above table and to retain the existing SOI for CSA 66, as updated by LAFCo on September 2, 2009, *which is consistent with the Valley Growth Boundary in the recently adopted Yuba County General Plan.*

**2. Zero Sphere of Influence for six inactive CSA’s:**

A zero SOI is recommended for the six CSAs that are inactive (CSA’s 47,49,51,56,57, and 58), and not or no longer providing any services. A zero SOI would signify that LAFCO anticipates these CSAs will be dissolved. Adopting a zero SOI for all CSAs listed above appears to be exempt from CEQA as none of the CSAs are actively providing services

### **3. Sphere of Influence Reductions:**

CSA 2 contains an annexable SOI that extends beyond the boundaries of the CSA in the east, west and north. Part of the CSA 2 SOI overlaps the boundaries of a portion of CSA 5, in the vicinity of Cambridge Lane in Oregon House, and the boundaries and SOI of CSA 53 in the vicinity of Artemis Court in Oregon House. An SOI reduction for CSA 2 is recommended for the overlap area with CSA 5 and CSA 53. An SOI reduction for CSA 2 in this area appears to be exempt from CEQA, as the areas are already receiving services provided by other CSAs.

An SOI reduction is necessary for CSA 22, as the portion east of Arboga Road overlaps the existing SOI and a portion of the bounds of CSA 66. As both CSAs provide lighting, this amounts to a duplication of services. The SOI for CSA 22 is more appropriate to reduce (as opposed to the SOI for CSA 66), as the area is within the North Arboga Study Area, and partially within the bounds of CSA 66 already.

The boundary of CSA 70 is countywide, excluding the incorporated cities of Marysville and Wheatland. Annexations to cities since the 2004 formation of CSA 70 have not been detached from the CSA. An SOI reduction is recommended for CSA 70 in the areas that were annexed to the City of Wheatland in 2006 (Islands Ranch, Jones Ranch and Heritage Oaks, as well as smaller annexations that have occurred during the past few years), signifying that LAFCO anticipates that these areas will be detached from CSA 70. An SOI reduction for CSA 70 in these areas appears to be exempt from CEQA, as the areas are already receiving services provided by the City of Wheatland.

### **4. Sphere of Influence Expansions:**

An SOI expansion is recommended for CSA 5 in the area around Cambridge Lane in Oregon House, as LAFCO had not previously adopted an SOI for the CSA 5 area in this location. The SOI expansion does not include the area of overlap with CSA 53, in the vicinity of Artemis Court. Such an SOI would signify that LAFCO anticipates the area around Artemis Court will be detached from CSA 5, as the area is already being served by CSA 53. An SOI expansion for CSA 5 in this area appears to be exempt from CEQA, as the area is already receiving services provided by CSA 5.

An SOI expansion is also recommended for CSA 5 within the boundary area near Pochert Way, in Loma Rica. The 2006 Casey annexation to the CSA took place without a corresponding SOI amendment; hence, there is an area in bounds that is not within the SOI. The recommended SOI would be consistent with the boundaries of the CSA in this area. An SOI expansion for CSA 5 in this area appears to be exempt from CEQA, as the area is already receiving services provided by CSA 5.

In order to clarify the existing SOI for CSA 22, LAFCO should update the SOI to include the boundary area of the CSA. When the SOI was originally adopted in 1986, the map did not clearly show the boundary area as being within the SOI, although it seems that was LAFCO's intention. An SOI expansion for CSA 22 in this area appears to be exempt from CEQA, as the area is already receiving services provided by CSA 22.

An SOI expansion is recommended for CSA 52, as a nearly 10-acre portion of the boundary area extends beyond the existing SOI in the southwest of the CSA, between

Park Avenue and Grove Avenue. The boundary area extends beyond the SOI because no SOI amendment was passed along with the 2004 Hoggan annexation. An SOI expansion for CSA 52 in this area appears to be exempt from CEQA, as the area is already receiving services provided by CSA 52. Note: The CSA 52 SOI proposed boundary is consistent with the Valley Growth Boundary as adopted in the County's recent General Plan Update.

## **5. Larger County Service Areas - SOI Determinations**

### **CSA 52**

CSA 52 provides maintenance of park and recreation facilities and services, street and highway sweeping and lighting, drainage control, and road maintenance and improvement services. CSA assessments also fund extended fire and EMS services; these services are provided by Linda FPD.

#### *Present and Planned Land Uses*

The District bounds encompass primarily urban residential and minimal commercial areas. Residential zoning primarily varies from minimum half-acre lots to five acre lots; however, some scattered residential lots have minimum sizes of 10 to 20 acres.

The District has experienced recent growth and urban development. Significant growth is anticipated within the District in the next few years as planned developments begin and continue construction within the East Linda Specific Plan (ELSP) area, which encompasses the District boundaries.

Land use within the SOI expansion area is entirely residential and built-out, under single family residential (R-1) zoning and is consistent with the Valley Growth Boundary.

#### *Present and Probable Need for Public Facilities and Services*

Major developments located within the District are the 390-acre Edgewater development, the 130-acre Orchard development, and the 108-acre Montrose at Edgewater development, all of which are under construction. All three development areas are located along Erle Road, at the southern boundary of the District. At build-out, these three development areas will collectively contain over 2,850 dwelling units and over 17 acres of non-residential development.

The need for roadway maintenance services will increase with build-out of the Edgewater, Orchard and Montrose at Edgewater developments, and other smaller subdivisions in the area.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway or park facilities capacity constraints were identified. Roadway and park services within the CSA are adequate and no infrastructure needs were reported.

#### *Existence of Any Social or Economic Communities of Interest*

Within the District's boundaries, the primary community of interest is the community of East Linda. Also of interest is the District's zone of benefit B, a portion of which is located outside of the CSA's LAFCO-approved boundary, but within the SOI. The SOI

extends beyond district bounds in the north (south of Simpson Dantoni Road) and east (along North Beale Road and Erle Road).

### **CSA 66**

CSA 66 provides street and highway sweeping, street and highway lighting, road and drainage system maintenance, and landscape maintenance services. CSA assessments also fund extended fire and EMS services (provided by Linda FPD and OPUD), flood control services (provided by RD 784), and park maintenance services (provided by OPUD).

#### *Present and Planned Land Uses*

Existing land uses are diverse, and include residential, commercial, recreational, and institutional uses. The CSA customer base includes property owners and residents.

The District has experienced recent growth and urban development. Significant growth is anticipated within the District in the next few years as planned developments begin and continue construction within the Plumas Lake Specific Plan (PLSP) area, which is completely within the CSA's SOI, and the North Arboga Study Area (NASA), over half of which is located within the SOI of CSA 66.

#### *Present and Probable Need for Public Facilities and Services*

Major developments located within the District are the 577-acre Country Club Estates development, the 535-acre Plumas Lake Cobblestone development, the 475-acre Rio Del Oro development, and the 795-acre Wheeler Ranch development, all located within the PLSP area. The total acreage of development within the District bounds and SOI is over 4,500 (including 17 acres of non-residential), with over 13,950 planned dwelling units.

Service demand in the CSA has increased in recent years, and is anticipated to increase with future growth.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway or street lighting capacity constraints were identified. Roadway and lighting services within the CSA are adequate and no infrastructure needs were reported.

#### *Existence of Any Social or Economic Communities of Interest*

The District is located within the Plumas Lake Specific Plan area and the North Arboga Study Area. The CSA boundary also extends north McGowan Parkway, into the community of Olivehurst. CSA 69 and CSA 48 are also located within the community of Olivehurst.

The CSA SOI extends beyond the boundaries of the district, ranging from 11th Avenue in Olivehurst, to the old Western Pacific Railroad and SR 70 in the east, to Feather River Boulevard in the west, and the Bear River in the south.

### **CSA 69**

CSA 66 provides street, streetlight, drainage, and landscape services. CSA assessments also fund extended fire, EMS, and park maintenance services (provided by OPUD).



### *Present and Planned Land Uses*

Existing land uses in the District are mainly single-family residential. There is also a single parcel designated as a public common area.

### *Present and Probable Need for Public Facilities and Services*

The CSA experienced recent growth as the Summerfield subdivision was built-out. Service demand increased as houses were constructed and occupied. Little growth is anticipated within the District in the next few years as the entire area is built-out; however, the need for street, streetlight, drainage, landscape, park maintenance, and fire protection services will persist.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway, drainage or street lighting capacity constraints were identified. Roadway, drainage and lighting services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The District is located entirely within the community of Olivehurst. Also located within the community of Olivehurst is CSA 48 and a portion of CSA 66. The CSA SOI is coterminous with its bounds.

## **CSA 70**

CSA 70 provides funding for extended law enforcement services in the unincorporated areas of Yuba County.

### *Present and Planned Land Uses in the Area*

Existing land uses are diverse, and include agricultural, residential, commercial and all other land uses countywide. There are significant plans for urban development within the CSA, including various residential projects in the Plumas Lake and East Linda areas.

### *Present and Probable Need for Public Facilities and Services in the Area*

There is a present need for extended law enforcement services to be provided within the unincorporated portions of the County, and a probable need for additional services as development continues.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

Yuba County law enforcement services appear to be adequate within the County, although additional law enforcement efforts will be needed as the population continues to grow.

### *Existence of Any Social or Economic Communities of Interest*

Communities of interest include all of the unincorporated communities in Yuba County. The CSA boundary also includes portions the City of Wheatland that were annexed to the City in 2006 but not detached from the CSA. The existing SOI for the CSA is coterminous with the boundaries of the CSA at its 2004 formation. The Sphere of Influence for this CSA needs to include the unincorporated territory within Yuba County.

## **6. Smaller County Service Areas – SOI Determinations:**

Smaller CSAs provide road construction and street maintenance services.

### **CSA 2**

#### *Present and Planned Land Uses*

Existing land uses in the District are mainly residential. The CSA is zoned as agricultural/rural residential, with lot sizes ranging from five to 40 acres (A/RR05 to A/RR40). There are a total of 122 parcels that pay assessments to the CSA.

Due to its small size and relatively remote nature, CSA 2 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

#### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as no major maintenance activities have occurred. The Public Works Department projects that service demand is likely to stay the same in future years.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

County Public Works identified that the road capacity was poor and every road maintained by the District needed to be paved, according to the MSR. However, the County subsequently reported that it plans to grade gravel roads and repair potholes on paved roads.<sup>1</sup>

#### *Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Oregon House. Other CSAs located within the community of Oregon House include CSAs 5, 8, 53, 54, 59 and the inactive CSA 47.

CSA 2 has an annexable SOI that extends beyond the boundaries of the CSA in the north, east and west.<sup>2</sup> The existing SOI area for CSA 2 includes the boundary area of CSA 53 and one of the CSA 5 boundary areas (both adjacent to Rices Crossing Road).

### **CSA 4**

#### *Present and Planned Land Uses*

Existing land uses in the District are mainly residential. There are a total of 21 parcels that pay assessments to the CSA. The CSA is zoned as agricultural/rural residential with minimum five to 10-acre lots (A/RR05 to A/RR10).

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<sup>1</sup> Correspondence from Yuba County Community Development Director Kevin Mallen to LAFCO Consultant Alexander Brown, Feb. 24, 2009.

<sup>2</sup> LAFCO resolution 1986-2.

Due to its small size and relatively remote nature, CSA 4 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

The County reported that there were no infrastructure needs or roadway constraints.<sup>3</sup>

*Existence of Any Social or Economic Communities of Interest*

The District is located entirely within the community of Brownsville, at the intersection of New York House Road and Indiana-New York Road. CSA 9 and CSA 43 are also located within the community of Brownsville.

The existing SOI for CSA 4 is generally consistent with the boundaries of the CSA, although it includes a one-acre annexable area in the center of the CSA.

## **CSA 5**

*Present and Planned Land Uses*

CSA 5 is located in the northern portion of Yuba County and consists of 13 separate areas scattered in the valley and foothill regions. Within CSA 5, land uses are primarily rural residential, with an agricultural/rural residential zoning ranging from minimum five to 40-acre lots.

CSA 5 has not experienced significant growth in recent years. There are no planned or proposed developments located within the various CSA 5 locations.

*Present and Probable Need for Public Facilities and Services*

The CSA customer base is 360 assessed parcels. Service demand in the CSA has been high in recent years, due in large part to the size of the CSA. Significant maintenance activities were performed in three portions of the CSA in FY 05-06. Maintenance activities performed included the patching and slurry sealing of a paved road, and the grading and graveling of two roads. The Public Works Department projects that service demand is likely to remain at a relatively high level in future years due to the large size of the CSA.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

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<sup>3</sup> Correspondence from Yuba County Community Development Director Kevin Mallen to LAFCO Consultant Alexander Brown, Feb. 24, 2009.

### *Existence of Any Social or Economic Communities of Interest*

CSA 5 consists of 13 separate areas scattered in the valley and foothill regions. Six of the areas are located in the vicinity of Loma Rica, three are located near Collins Lake and Oregon House areas, two are located just north of Dobbins, one is located southwest of Brownsville, and one in the Browns Valley area.

The area adjacent to Rices Crossing Road near Oregon House is located within the SOI of CSA 2. This area of CSA 5 does not have an adopted SOI. In the Loma Rica area, south of Marysville Road, one of the boundary areas does not have a coterminous SOI because the 2006 Casey annexation was processed without a corresponding SOI amendment.<sup>4</sup> An SOI expansion is recommended in both of these boundary areas. Other SOI areas are generally consistent with the boundaries of the CSA in those areas.

### **CSA 8**

#### *Present and Planned Land Uses*

Existing land uses in the district are mainly residential. There are a total of 40 parcels that pay assessments to the CSA. The entire boundary area is zoned as agricultural/rural residential, with minimum 20-acre lot sizes (A/RR20).

Due to its small size and relatively remote nature, CSA 8 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

#### *Present and Probable Need for Public Facilities and Services*

As population growth within the District is anticipated to be low, the present and probable need for road maintenance services within the District is anticipated to remain stable.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The community of interest is the community of Oregon House, which is in the vicinity of the CSA. The existing CSA 8 SOI is coterminous with the boundaries of the CSA.

### **CSA 9**

#### *Present and Planned Land Uses*

Existing land uses in the district are mainly residential. The CSA customer base is 31 assessed parcels. The District is zoned as agricultural/rural residential with minimum 2.5-acre lots (A/RR02.5).

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<sup>4</sup> LAFCO resolution 2006-0010.

Due to its small size and relatively remote nature, CSA 9 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

CSA services appear to be adequate. No roadway constraints were identified and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The District is located entirely within the community of Brownsville, between La Porte Road and Willow Glen Road. Also located within the community of Brownsville are CSA 4 and CSA 43. The existing CSA 9 SOI is coterminous with the boundaries of the CSA.

**CSA 10**

*Present and Planned Land Uses*

The CSA customer base is 10 assessed parcels. The entire area is zoned as Timberland Preserve Zone (TPZ). The estimated population in the CSA is less than ten, as there are two improved parcels paying assessments.

Due to its small size and relatively remote nature, CSA 10 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The District is located east of Indiana Ranch Road, south of the community of Challenge. The existing CSA 10 SOI is coterminous with the boundaries of the CSA.

**CSA 11**

*Present and Planned Land Uses*

The CSA customer base is 35 assessed parcels. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 11 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been high in recent years, as major road maintenance was performed in FY 05-06. The Public Works Department projects that service demand is likely to decrease in the near future, and generally remain comparable to other CSAs in the vicinity.

*Present Capacity of Public Facilities and Adequacy of Public Service*

CSA services appear to be adequate. No roadway constraints were identified and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located south of Marysville Road, in the community of Oregon House. Other CSAs located in the vicinity of CSA 11 include CSA 45, CSA 54 and the inactive CSA 47. The existing CSA 11 SOI is coterminous with the boundaries of the CSA.

**CSA 12**

*Present and Planned Land Uses*

The CSA customer base is 13 assessed parcels. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 12 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located entirely in the community of Browns Valley. Other CSAs located in the community of Browns Valley include CSAs 5, 55, 60, 61, 63, and inactive CSA 49. The existing CSA 12 SOI is coterminous with the boundaries of the CSA.

**CSA 14**

*Present and Planned Land Uses*

Existing land uses in the district are mainly residential. There are a total of 216 parcels that pay assessments to the CSA.

The southern CSA area in Camp Far West is zoned as an exclusive agricultural, with minimum 10-acre lots (AE-10). The northern CSA area in Smartsville is zoned as agricultural/rural residential, with minimum five-acre lots (A/RR05).

The Camp Far West community has not experienced significant growth in recent years. The Smartsville portion of the boundary area has experienced some growth as a result of property owners splitting their parcels. Business activity in the CSA is minimal, and includes some home-based businesses engaged in training horses.

*Present and Probable Need for Public Facilities and Services*

Various street-related infrastructure needs within the CSA were identified, including maintenance of the chipseal on Hokan Lane, Walsh Lane and Creek way, and maintenance of the gravel road segments of Kapaka Lane and Clyde Way.

*Present Capacity of Public Facilities and Adequacy of Public Service*

County Public Works identified that the present capacity of Hokan Lane is poor due to the fact that the chipseal was laid over clay soils, making it soft and susceptible to degradation with rain.

Community members expressed that Clyde Way and Creek Way be paved with asphalt due to the current poor conditions of the roads.

*Existence of Any Social or Economic Communities of Interest*

Communities of interest include the residents of Camp Far West, many of whom reside within the CSA bounds, Smartsville and Gold Village, which is located adjacent to the northern CSA boundary area. The existing CSA 14 SOI is coterminous with the two boundary areas of the CSA.

**CSA 15**

*Present and Planned Land Uses*

There are a total of 102 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum 20-acre lots (A/RR20).

Due to its small size and relatively remote nature, CSA 15 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located southeast of the community of Loma Rica, adjacent to Marysville Road. The existing CSA 15 SOI is coterminous with the boundaries of the CSA.

**CSA 16**

*Present and Planned Land Uses*

There are a total of 13 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 16 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located just east of Marysville Road at Big Oak Lane, approximately two miles east of the community of Loma Rica. The existing CSA 16 SOI is coterminous with the boundaries of the CSA.

**CSA 17**

*Present and Planned Land Uses in the Area*

There are five parcels within the CSA, of which two are improved and pay assessments. The CSA is zoned as an exclusive agricultural zone with minimum 10-acre lots (AE-10).

*Present and Probable Need for Public Facilities and Services in the Area*

Due to its small size and relatively remote nature, CSA 17 has not experienced significant growth in recent years and does not have significant permit, development or business activity.

Road services are performed by the Nevada County Public Works Department and are reimbursed through the CSA 17 fund by Yuba County. Nevada County provides service to the CSA because all access roads to the area in Nevada County.

*Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.



*Existence of Any Social or Economic Communities of Interest*

The community of interest in regard to CSA 17 is Nevada County, as all access roads to the CSA are via Nevada County, and maintenance is performed by the Nevada County Public Works Department.

**CSA 22**

*Present and Planned Land Uses*

The CSA customer base includes property owners. A total of 11 parcels pay assessments to the CSA.

The CSA area is industrial, and there are no residents in the CSA. Several industrial and wholesale businesses are located within the CSA bounds, including a soft drink bottling company, a supplier of agricultural and mining equipment, and manufacturers of fiberglass pools, cedar wood products, and garage and overhead doors. There is remaining development potential on three vacant and partly vacant parcels within CSA bounds.

The Yuba County Airport is located within the SOI. The 903-acre airport includes 265 acres located in eight industrial parks. There is remaining development potential in the industrial parks, much of which are presently vacant. The County anticipates future growth surrounding the airport facility. Recent improvements include the complete overlay of the primary runway, overlays and sealing of the entire taxiway system, new fueling facilities, and a rehabilitation of the apron, including removal of all underground fueling tanks.

Also located within the SOI is the 29-acre planned housing development Pheasant Point. Developers Tejinder and Maninder Maan plan to subdivide the area into 119 single family residential lots, with lot sizes ranging from 6,000 to over 16,300 square feet.

*Present and Probable Need for Public Facilities and Services*

The County aims to attract industrial development to the airport vicinity. A new 20-year master plan outlining growth strategies is underway.

Service demand in the CSA has remained relatively stable in recent years. The need for services and public facilities is expected to increase when planned developments are implemented.

*Present Capacity of Public Facilities and Adequacy of Public Service*

CSA services appear to be adequate. No street lighting constraints were identified and no infrastructure needs were reported.

*Existence of Any Social or Economic Communities of Interest*

Economic areas of interest include the Yuba County Industrial Tract within the CSA bounds, and the Yuba County Airport, within the CSA 22 existing SOI.

## **CSA 30**

### *Present and Planned Land Uses in the Area*

There are eight parcels within the CSA, of which two are improved and pay assessments. The CSA is zoned as agricultural/rural residential, with a maximum density of five acres per dwelling unit (A/RR05).

### *Present and Probable Need for Public Facilities and Services in the Area*

Due to its remote and undeveloped nature, CSA 30 has not experienced significant growth in recent years and does not have significant permit, development or business activity. There is a present and probable need for public facilities and services in the area.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The communities of Timbuctoo and Smartsville are located to the east of the CSA. Other communities of interest include the Spenceville Wildlife Recreation Area, which is located to the south of the CSA, and the aggregate mining operations which operate along the Yuba River to the north of the CSA. The existing SOI for CSA 30 is coterminous with its bounds.

## **CSA 34**

### *Present and Planned Land Uses*

There are a total of 22 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 34 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located east of Peoria Road at SR 20, in the vicinity of the community of Browns Valley. Other CSAs in the Browns Valley area located adjacent to CSA 34 include CSA 5, CSA 36, CSA 37, CSA 38 and CSA 63. The existing SOI for CSA 34 is coterminous with its bounds.

## **CSA 36**

### *Present and Planned Land Uses*

There are a total of 18 parcels that pay assessments to the CSA. The District is zoned as agricultural/ rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 36 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located west of Peoria Road at SR 20, in the vicinity of the community of Browns Valley. Other CSAs in the Browns Valley area located adjacent to CSA 36 include CSA 5, CSA 34, CSA 37, CSA 38 and CSA 63. The existing SOI for CSA 36 is coterminous with its bounds.

## **CSA 37**

### *Present and Planned Land Uses*

There are a total of 18 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, CSA 37 has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located southeast of Scott Forbes Road, in the vicinity of the community of Browns Valley. Other CSAs in the Browns Valley area located adjacent to CSA 37 include CSA 5, CSA 34, CSA 36, CSA 38 and CSA 63. The existing SOI for CSA 37 is coterminous with its bounds.

## **CSA 38**

### *Present and Planned Land Uses*

There are a total of 47 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of SR 20 with Sicard Flat Road, in the vicinity of the community of Browns Valley. Other CSAs in the Browns Valley area located adjacent to CSA 38 include CSA 5, CSA 34, CSA 36, CSA 37 and CSA 63. The existing SOI for CSA 38 is coterminous with its bounds.

## **CSA 39**

### *Present and Planned Land Uses*

There are a total of 38 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of Dry Creek Lane and Marysville Road, east of the community of Loma Rica. CSA 55 is located adjacent to the southern boundary of CSA 39. The existing SOI for CSA 39 is coterminous with its bounds.

## **CSA 40**

### *Present and Planned Land Uses*

There are a total of 32 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of Loma Rica Road and Oak Creek Drive, in the southwest of the community of Loma Rica. Located in the vicinity of CSA 40 is one of the boundary areas for CSA 5. The existing SOI for CSA 40 is coterminous with its bounds.

## **CSA 42**

### *Present and Planned Land Uses*

There are a total of 15 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum 10-acre lots (A/RR10).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of SR 20 with Daguerre Point Drive, southwest of the community of Browns Valley. Located adjacent to the boundary of CSA 42 is CSA 60. The existing SOI for CSA 42 is coterminous with its bounds.

### **CSA 43**

#### *Present and Planned Land Uses*

There are a total of nine parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with one-acre minimum lots (A/RR01).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

#### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

#### *Existence of Any Social or Economic Communities of Interest*

The District is located entirely within the community of Brownsville, between La Porte Road and Willow Glen Road. Also located in the vicinity of CSA 43 in Brownsville is CSA 9. The existing SOI for CSA 43 is coterminous with its bounds.

### **CSA 44**

#### *Present and Planned Land Uses*

There are a total of nine parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

#### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

#### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

#### *Existence of Any Social or Economic Communities of Interest*

The District is located entirely in the community of Dobbins. No other CSAs are located in the vicinity, or within the community. The existing SOI for CSA 44 is coterminous with its bounds.

## **CSA45**

### *Present and Planned Land Uses*

There are a total of 14 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of Frenchtown Road and Quail Meadow Lane, in the north of the community of Oregon House. Other CSAs located in the vicinity of CSA 45 include CSA 11, CSA 54 and the inactive CSA 47.

## **CSA 46**

### *Present and Planned Land Uses*

There are a total of 14 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located at the intersection of SR 20 and Riverview Terrace, in the vicinity of the community of Smartsville. There are no other CSAs immediately adjacent to CSA 46; however, CSA 30 is located approximately one mile west. The existing SOI for CSA 46 is coterminous with its bounds.

## **CSA 48**

### *Present and Planned Land Uses*

The area within CSA bounds is a built-out residential community, with a total of 212 households paying assessments to the CSA. The District is zoned as single family residential (R-1), with a maximum density of six units per acre. There is no business activity located within the CSA bounds, and no plans for further development. Any future growth in the CSA would involve annexation of adjacent territory.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has remained relatively stable in recent years. If no annexation and growth occurs, the service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

CSA services appear to be adequate. No roadway or street lighting constraints were identified and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The District is located entirely in the community of Olivehurst. Other CSAs located within the community of Olivehurst include CSA 66 and CSA 69. The existing SOI for CSA 48 is coterminous with its bounds.

## **CSA 53**

### *Present and Planned Land Uses*

There are a total of five parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05). The CSA population is entirely residential.

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Oregon House. The boundaries and SOI of CSA 53 are overlapped by one of the CSA 5 boundary areas, and the existing SOI for CSA 2. The existing SOI for CSA 53 is coterminous with its bounds.



## **CSA 54**

### *Present and Planned Land Uses*

There are a total of eight parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Oregon House. Other CSAs located within the community of Oregon House include CSAs 2, 8, 11, 45, 53, 59 and the inactive CSA 47. The existing SOI for CSA 54 is coterminous with its bounds.

## **CSA 55**

### *Present and Planned Land Uses*

There are a total of seven parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located in the north of the community of Browns Valley. Other CSAs located in the vicinity of CSA 55 include CSAs 5, 16 and 39. The existing SOI for CSA 55 is coterminous with its bounds.

## **CSA 59**

### *Present and Planned Land Uses*

There are a total of 14 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum 20-acre lots (A/RR20).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway or street lighting capacity constraints were identified. Roadway and lighting services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Oregon House. Other CSAs adjacent to CSA 59 include CSAs 5 and 8. The existing SOI for CSA 59 is coterminous with its bounds.

## **CSA 60**

### *Present and Planned Land Uses*

There are a total of nine parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum 10-acre lots (A/RR10).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located southwest of the community of Browns Valley. Located adjacent to the boundary of CSA 60 is CSA 42. The existing SOI for CSA 60 is coterminous with its bounds.

## **CSA 61**

### *Present and Planned Land Uses*

There are a total of 18 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located in the community of Browns Valley. Other CSAs in the Browns Valley area located in the vicinity of CSA 61 include CSA 5, CSA 34, CSA 36, CSA 37, CSA 38 and CSA 63. The existing SOI for CSA 61 is coterminous with its bounds.

## **CSA 63**

### *Present and Planned Land Uses*

There are a total of 64 parcels that pay assessments to the CSA. The District is zoned as agricultural/rural residential with minimum five-acre lots (A/RR05).

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

### *Present and Probable Need for Public Facilities and Services*

Service demand in the CSA has been low in recent years, as few complaints have been received and little maintenance has occurred. The service demand and need for public facilities are likely to stay the same in future years.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

No roadway capacity constraints were identified. Roadway services within the CSA are adequate and no infrastructure needs were reported.

### *Existence of Any Social or Economic Communities of Interest*

The CSA is located in the community of Browns Valley. Other CSAs in the Browns Valley area located in the vicinity of CSA 63 include CSA 5, CSA 34, CSA 36, CSA 37, CSA 38 and CSA 61. The existing SOI for CSA 63 is coterminous with its bounds.

## **CSA 67**

### *Present and Planned Land Uses*

As of the drafting of this report, the existing land use in the area is vacant land. The area is in the process of being subdivided, however, no houses have yet been constructed. The area is zoned for single family residential (R-1) use. Planned land uses for the area are entirely residential.

Development is anticipated in the next few years as the approved College Park subdivision begins construction. The 9.2-acre subdivision is coterminous with the CSA boundaries and is located in the East Linda Specific Plan area. The developer proposes to subdivide the area into a 71 single family residential lots, as part of a private gated community.

### *Present and Probable Need for Public Facilities and Services*

For the CSA to start providing services roads and drainage infrastructure need to be constructed. There will be a probable need for services once infrastructure has been installed, and homes within the subdivision become occupied.

### *Present Capacity of Public Facilities and Adequacy of Public Service*

The CSA does not yet provide any services, and no public facilities have yet been constructed.

### *Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Linda, along with CSA 52 which occupies East Linda and inactive CSA 56 which is located in the western Linda area. The existing SOI for CSA 67 is coterminous with its bounds.

## **INACTIVE CSAS**

### **7. Inactive County Service Areas**

#### **CSA 47**

##### *Present and Planned Land Uses*

The CSA is zoned for agricultural/rural residential use with minimum five-acre lots (A/RR05). The present land use is entirely residential.

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

##### *Present and Probable Need for Public Facilities and Services*

As the CSA is inactive, no services are currently being provided. There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

Public roadway facilities within the CSA consist of Concord Trail. No roadway capacity constraints were identified, although no maintenance services are being provided by the CSA.

*Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Oregon House. CSAs 11 and 45 are located adjacent to the CSA 47 boundary area. The existing SOI for CSA 47 is coterminous with its bounds, although a zero SOI is recommended for the CSA.

**CSA 49**

*Present and Planned Land Uses*

The CSA is zoned for agricultural/rural residential use with minimum five-acre lots (A/RR05). The present land use is entirely residential.

Due to its small size and relatively remote nature, the CSA has not experienced significant growth in recent years and does not have significant permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

As the CSA is inactive, no services are currently being provided. There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

There are no identified public facilities in the area, and no public services being provided as the CSA is inactive.

Public roadway facilities within the CSA consist of Oat Hills Lane and Mountain View Terrace. No roadway capacity constraints were identified, although no maintenance services are being provided by the CSA.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located in the community of Browns Valley. The CSA consists of two separate boundary areas, located east and west of Township Road. The existing SOI for CSA 47 is coterminous with its bounds, although a zero SOI is recommended for the CSA.

**CSA 51**

*Present and Planned Land Uses in the Area*

The CSA is zoned for agricultural/rural residential development, with a maximum density of five acres per dwelling unit (A/RR05). The CSA was formed to provide services to a proposed subdivision; however, the development was not built and the CSA never became active. The present land use in the area is vacant land, and there is no planned permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services in the Area*

As the CSA is inactive, no services are currently being provided. There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

There are no identified public facilities in the area, and no public services being provided as the CSA is inactive.

*Existence of Any Social or Economic Communities of Interest*

Communities of interest in the area include the Spenceville Wildlife Recreation Area, Beale AFB and the community of Smartsville. The existing SOI for CSA 51 is coterminous with its bounds, although a zero SOI is recommended for the CSA.

**CSA 56**

*Present and Planned Land Uses*

The District is zoned as single family residential (R-1), with a maximum density of six units per acre. The present land use in the area is vacant land, and there is no planned permit, development, or business activity.

*Present and Probable Need for Public Facilities and Services*

There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

There are no identified public facilities in the area, and no public services being provided, as the CSA is inactive.

*Existence of Any Social or Economic Communities of Interest*

The CSA is located in the community of Linda. Other communities of interest in the vicinity include Olivehurst, located to the southeast, and the City of Marysville to the north. CSAs 67 and 52 are located in the east Linda area. The existing SOI for CSA 56 is coterminous with its bounds, although a zero SOI is recommended for the CSA.

**CSA 57**

*Present and Planned Land Uses*

The District is zoned for agricultural/rural residential use with minimum 20-acre lots (A/RR20). The present land use in the area is single family residential. There is no planned permit, development, or business activity within the CSA.

*Present and Probable Need for Public Facilities and Services*

As the CSA is inactive, no services are currently being provided. There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

Public roadway facilities within the CSA consist of Whispering Pines Way. No roadway capacity constraints were identified, although no maintenance services are being provided by the CSA.

*Existence of Any Social or Economic Communities of Interest*

The District is located in the community of Challenge. Located in the vicinity of CSA 57 is CSA 4, between the communities of Challenge and Brownsville. The existing SOI for CSA 57 is coterminous with its bounds, although a zero SOI is recommended for the CSA.

**CSA 58**

*Present and Planned Land Uses*

The District is zoned for agricultural/rural residential use with minimum five-acre lots (A/RR05). The present land use in the area is primarily vacant rural land, with scattered single family residential properties. There is no planned permit, development, or business activity within the CSA.

*Present and Probable Need for Public Facilities and Services*

As the CSA is inactive, no services are currently being provided. There are no identified present or probable needs for public facilities and services in the area.

*Present Capacity of Public Facilities and Adequacy of Public Service*

Public roadway facilities within the CSA consist of Meadow Creek Drive. No roadway capacity constraints were identified, although no maintenance services are being provided by the CSA.

*Existence of Any Social or Economic Communities of Interest*

The District is located in the vicinity of the intersection of Peoria Road and Township Road, in the vicinity of the community of Browns Valley. Other CSAs located in the vicinity of CSA 58 in Browns Valley include CSAs 5, 36, 37, 38, 61 and 63. The existing SOI for CSA 58 is coterminous with its bounds, although a zero SOI is recommended for the CSA.