

LINNE COMMUNITY SERVICES DISTRICT

BACKGROUND INFORMATION

The community of Linne, located approximately nine miles east of the City of Paso Robles, was subdivided by the Dresser family in 1889. Originally, a stagecoach stop and hotel was located on the Dresser Ranch, and a townsite was planned around this; the community never developed, however.

Property title was passed down in the family, and the area was utilized for dry farming and grazing for many years. Parcels were sold in 1973, and in 1974 the first residence was built in the area. Since that time, development has been steady, with a current population estimate of 60 persons.

The Community Services District was formed August 8, 1979, for the purpose of providing road maintenance and fire protection to the area. Shortly thereafter, an assessment for these services was levied upon each parcel within the district.

SERVICES PRESENTLY PROVIDED

The district currently provides road maintenance to properties within the subdivision. The original roads into the area were created by realtors driving on lot lines while showing parcels to buyers. As the area developed, these dirt roads became inadequate. The major access road into the area must cross Huer Huero Creek, which is virtually impassable during the rainy season. Therefore, the major reason for forming the Community Services District was to provide a financial means of upgrading existing roads to an "all-weather" status, thus allowing for improved access for residents and safety vehicles.

Although the district does not currently provide fire protection service, eventual construction of a fire station is anticipated. The station will be constructed by area residents, who will then form a volunteer fire force. Residents hope to provide permanent manning via the California Department of Forestry, if financially feasible. If this occurs, the district will provide fire protection not only to Linne, but to outlying rural areas as well.

PROJECTED NEED FOR SERVICES

Due to the size and number of subdivided lots in the area, the potential for substantial development exists. If the entire Linne subdivision is developed, approximately 86 residences will be located within the district; a potential population of 240 persons.

Due to the rural nature of the area, it is not anticipated that any services, other than road maintenance and fire protection will be required. If additional services are needed, the district must petition LAFCo to expand these services, a condition imposed at the time of district formation.

POLITICAL PARTICIPATION

The Community Services District is governed by a five-member board of directors. This board was appointed at the time of formation in 1979. As the board members' terms of office expire, positions will be filled by the local electorate.

LAND USE

The townsite of Linne is surrounded by agricultural lands, mainly used for dry-farming and grazing. Several agricultural preserves are also located in the area, with two lying within the Community Service District boundary.

The County Land Use Element designates the majority of land in the Linne area for Residential Rural development, allowing single-family residences on 5 to 20 acre lots. The existing smaller lots within the actual townsite may be built upon if they are at least one acre in size.

The remainder of the area within the district is designated for agriculture, with a 20 acre minimum lot size.

ANALYSIS

Revision of the existing district boundary is being made to accommodate future development patterns. Specific revisions include:

(d) Development occurring or planned for the Linne area is limited to Residential Rural allowing single-family residences on 5 to 20 acre lots. The existing smaller lots within the actual Linne township require one acre per residence. The remaining acreage is designated for agriculture.

(e) Existing public services to the Linne area are minimal. Residences rely on individual wells and septic tanks. Police and fire services are provided by the County Sheriff and the California Department of Forestry (CDF). Road improvement and maintenance is the responsibility of the Linne C.S.D. It is unlikely that the probable future service needs of the area will require urban type services.

(f) The County of San Luis Obispo, the Department of Forestry and the Linne C.S.D. provide services to the area. The level, range and adequacy of services to the area are generally acceptable for a Residential Rural area.

(g) The existence of social and economic interdependence and interaction between the Linne area and the area which surrounds it and could be considered within the agency's sphere of influence is minimal. The Linne area is a residential area geographically isolated from surrounding communities. There exists, however, a social and economic relationship with other communities inasmuch as the residents work, shop, and attend school, etc. in neighboring areas.

(h) There exists within the district two agricultural preserves, the Stinchfield Agricultural Preserve and the Braden Agricultural Preserve. In order to maintain the physical and economic integrity of these preserves, they should eventually be removed from the C.S.D. and, therefore, excluded from the district's sphere of influence.

RECOMMENDATION

That a sphere of influence for Linne Community Services be designated, as follows:

1. That the boundaries be set forth as indicated in Exhibit "B";
and

1. Expanding the boundary to include the smaller subdivided lots north of the Huer Huero Creek;

2. Excluding the Stinchfield Agricultural Preserve located in the eastern portion of the district (Lots 100, 102, 103 and 104); and

3. Exclusion of the Braden Agricultural Preserve located in the southern portion of the district (Lots 125, 126, and 127).

This boundary revision would more logically include those areas that would benefit from district services as the area develops, and would exclude those areas indicated for continued agricultural use.

FINDINGS

The Knox-Nisbet Act, Government Code Section 54774 sets forth the factors that the Commission shall consider in determining a sphere of influence. These factors are as follows:

(a) The maximum possible service area of the agency based upon present and possible service capabilities of the agency.

(b) The range of services the agency is providing or could provide.

(c) The projected future population growth of the area.

(d) The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.

(e) The present and probable future service needs of the area.

(f) Local governmental agencies presently providing services to such area and the present level, range, and adequacy of services provided by such existing local governmental agencies.

(g) The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the area which surrounds it and which could be considered within the agency's sphere of influence.

(h) The existence of agricultural preserves in the area which could be considered within an agency's sphere of influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a sphere of influence of a local governmental agency.

In addition to considering each factor when making a sphere of influence determination, the Commission is required to prepare a written statement of findings with respect to each factor. Findings for each factor have, therefore, been prepared by staff and are listed below:

(a) The maximum possible service area of the agency based upon present and possible service capabilities has been found to follow the boundaries as shown in Exhibit "B".

(b) The Linne Community Services District is presently providing road construction and maintenance services to areas within the sub-division. These services may be expanded only if approved by the electorate to include any or all of the following:

- (1) supplying of water;
- (2) collection, treatment and disposal of sewage;
- (3) collection and disposal of refuse;
- (4) fire protection;
- (5) establishment and maintenance of parks and recreational areas;
- (6) street lighting;
- (7) mosquito abatement;
- (8) police protection;
- (9) construction and operation of libraries;
- (10) opening, widening, extending, straightening, and surfacing of streets within the district;
- (11) construction and improvement of works incidental to the purposes described in j. above.
- (12) conversion of existing overhead electric and communication facilities to underground locations;
- (13) to contract for ambulance service;
- (14) to provide and maintain public airports and landing places for aerial traffic.

(c) The Linne C.S.D.'s population at buildout is expected to be approximately 240 persons.

2. That the sphere of influence line and sphere of service line be coterminous.

Respectfully submitted,

DONALD D. STILWELL
Executive Officer
Local Agency Formation Commission

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PLH/RF:jr

NEGATIVE DECLARATION

PROJECT TITLE: ADOPTION OF A SPHERE OF INFLUENCE DETERMINATION FOR LINNE
COMMUNITY SERVICES DISTRICT

PROJECT DESCRIPTION: The Local Agency Formation Commission (LAFCo) is responsible for determining the ultimate boundaries, called "spheres of influence", for each special district and city in San Luis Obispo County. The sphere of influence of Linne Community Services District has been determined, and is the project under consideration.

FINDINGS: The sphere of influence determination is not a plan for development of the area, but rather a factor to be considered in reviewing future proposals before LAFCo. The sphere of influence is subject to regular review and/or revision, and does not represent an irrevocable action by the Commission.

The organizational changes which may result from this study and sphere of influence recommendation will not result in any significant adverse environmental impacts. Should specific proposals be presented in the future, which would call for annexation and/or development of any involved properties, a new and independent environmental assessment will be conducted, and the appropriate environmental document prepared. In addition, the project will not:

- (1) Create impacts which have the potential to degrade the quality of the environment or curtail the range of the environment;
- (2) Create impacts which achieve short-term, to the disadvantage of long-term, environmental goals;
- (3) Create impacts which are individually limited, but cumulatively considerable;
- (4) Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

RECOMMENDATION: Issuance of a Negative Declaration on the sphere of influence designation for Linne Community Services District is recommended, since approval of the project will not have a significant effect upon the environment.

Date: March 31, 1980

LAFC File No. 4-S-81

Paul L. Hood
Authorized Person

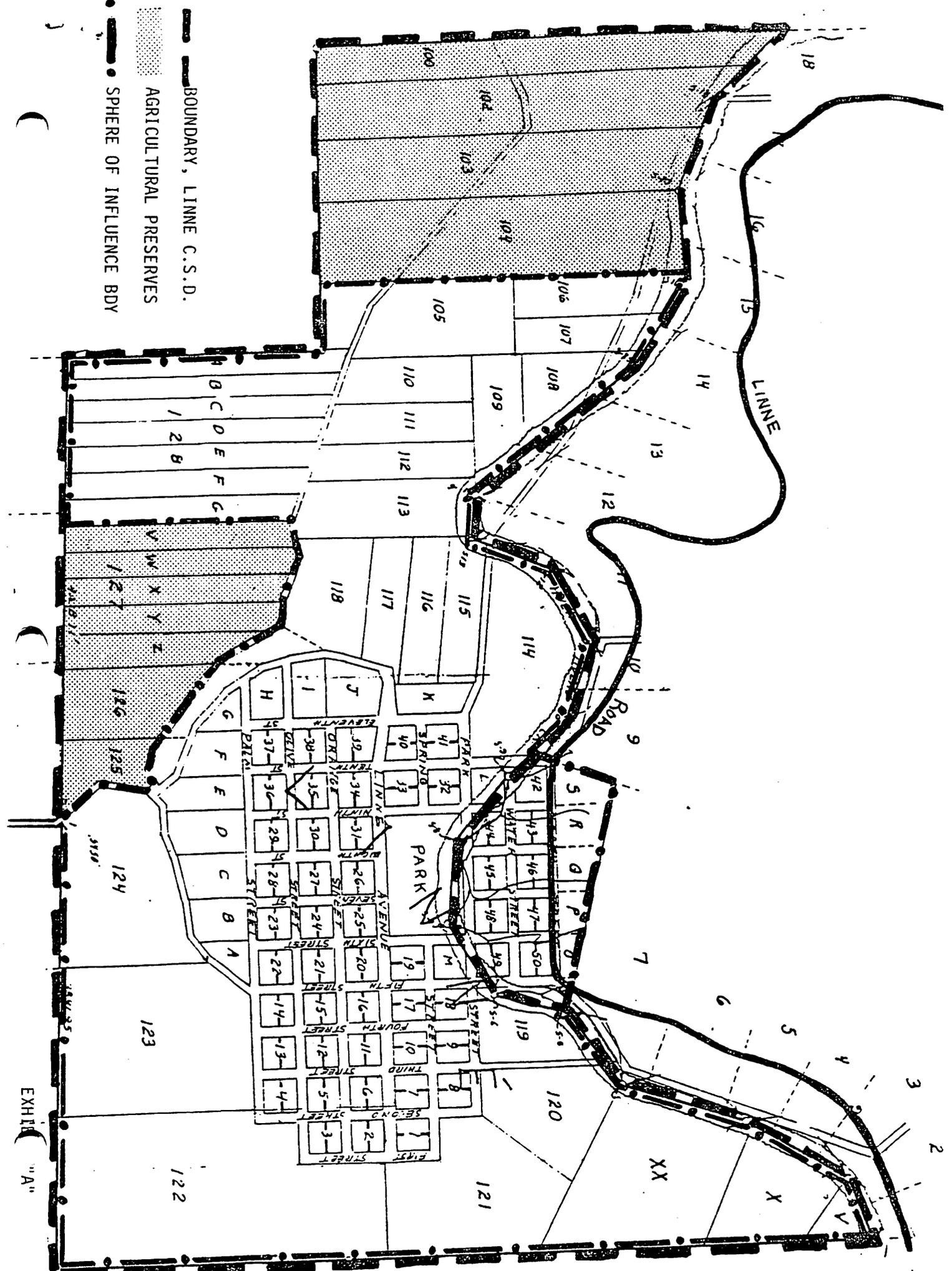
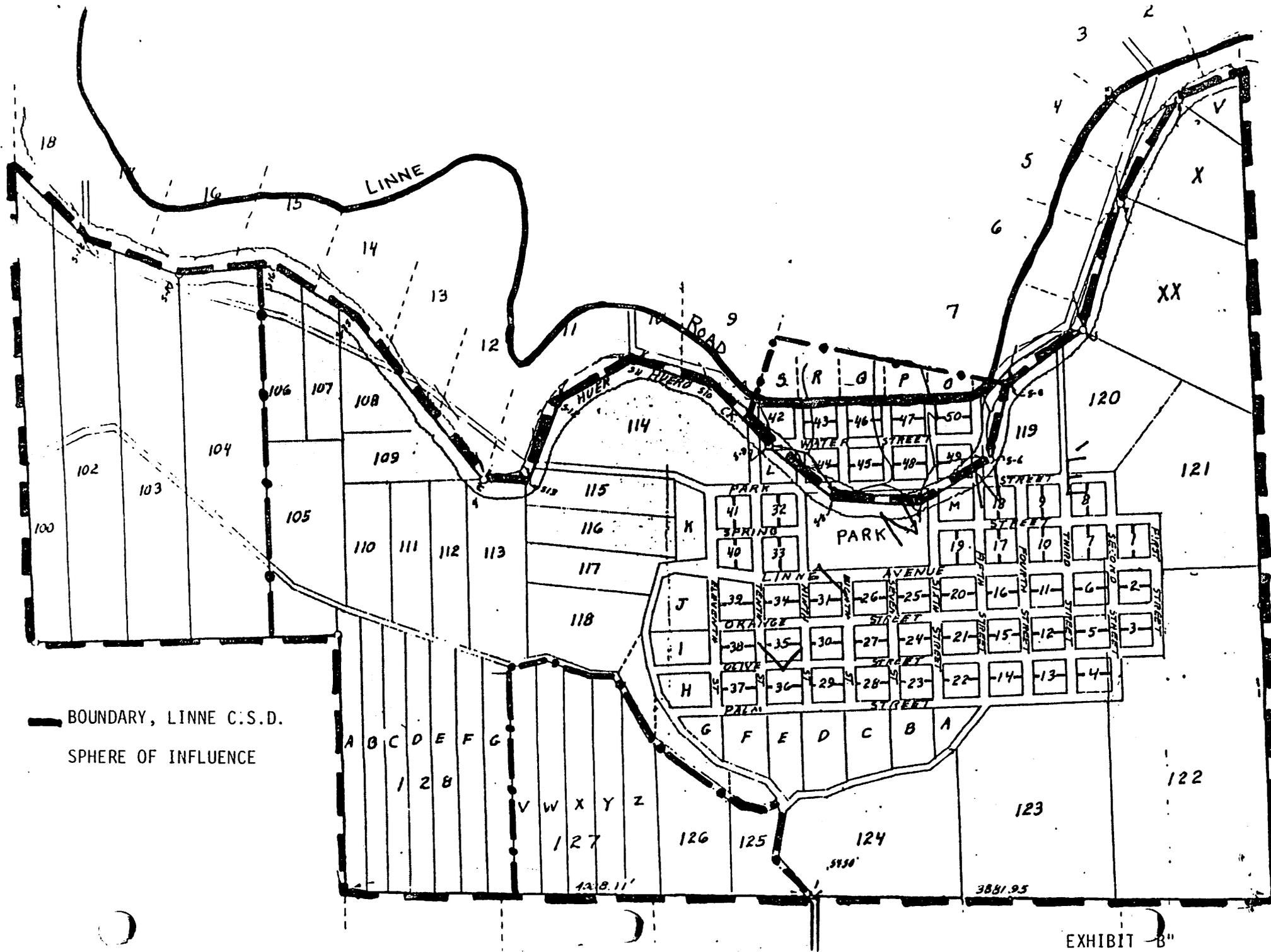


EXHIBIT "A"



— BOUNDARY, LINNE C.S.D.
 SPHERE OF INFLUENCE