

21. PINE GROVE COMMUNITY SERVICES DISTRICT

Pine Grove Community Services District (PGCSD) provides retail water delivery and public park services.

AGENCY OVERVIEW

Background

Pine Grove Community Services District (PGCSD) was formed on November 19, 1965, as an independent special district.⁴³⁷ PGCSD was formed to provide “domestic and commercial supply of water, and fire protection facilities, including hydrants.”⁴³⁸ In 1994, PGCSD fire service was transferred to Amador Fire Protection District.

The principal act that governs the District is Community Services District Law.⁴³⁹ 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 already being performed by the end of 2005 (i.e., latent powers).⁴⁴⁰ LAFCO approved the PGCSD’s provision of water, park and recreation services on February 23, 2006, as the District had provided these services by the end of 2005. LAFCO again authorized these services in 2010.⁴⁴¹

Boundary

The PGCSD boundary includes the community of Pine Grove, which is located in central Amador County, along SR 88 and Ridge Road. The boundary area encompasses portions of the community zoned for low-density and suburban residential, and commercial uses. The boundary extends east to west along Ridge Road (SR 104) and SR 88 from Druid Lane to Mt. Zion Road, north along Lupe Road and Pine Grove Volcano Road, and south along Irishtown Road and Spagnoli Mine Road. The District has a boundary area of approximately 524 acres (0.82 square miles).

LAFCO records of the District’s boundary history include 20 annexations and one detachment, as shown in Figure 21-1. A petition from landowner, Del Rapini has been submitted to LAFCO staff for annexation (Project #274). Originally, the District planned to

⁴³⁷ Formation date is from Board of Equalization records.

⁴³⁸ Board of Supervisors resolution 1088.

⁴³⁹ Government Code §61000-61226.5.

⁴⁴⁰ Government Code §61106.

⁴⁴¹ LAFCO Resolution 2010-04.

annex additional parcels where service had been previously been extended along with the Rapini property. In December 2013, the District decided to proceed with the additional parcels at a later date. The Rapini annexation is pending hearing and will be reviewed by the commission in early 2014.

Figure 21-1: PGCSO LAFCO Record

PGCSO LAFCO Record				
Type	Project Name	Acres	LAFCO Resolution	
			Number	Official Date¹
Annexation	Taylor et al Annexation		70-25	2/3/70 (L)
Annexation	Ross, Sargent, et. Al. Annexation No. 4-X		70-28	7/9/70 (C)
Annexation	Anderson, Toma, et. Al. Annexation No. 5		70-30	10/5/70 (C)
Annexation	Coffin Annexation No. 6		70-31	1/28/71 (C)
Annexation	Nicklas Annexation		71-40	12/1/71 (C)
Annexation	Langston Annexation	0.65	78-109	8/15/78 (C)
Annexation	Baker, Stanley, Ford Annexation		78-114	3/12/79 (C)
Annexation	Blankenheim Annexation		78-116	8/16/78 (C)
Annexation	Oak Knoll Annexation	6.89	79-142	12/14/79 (C)
Detachment	Phillips, Anderson and Griffith Detachment	4.02	80-146	4/14/80 (C)
Annexation	Ramos Fellersen Annexation	3.31	80-149	8/18/80 (C)
Annexation	Birt-Kone Annexation	2.41	81-156	6/10/81 (C)
Annexation	Botts, et. Al Annexation	6.21	81-162	2/24/82 (C)
Annexation	Weigant-Novaky Annexation		82-167	2/17/83 (C)
Annexation	Zeidler Annexation	1.37	83-169	10/24/83 (C)
Annexation	Pine Grove Shopping Center Annexation	8.07	87-205	9/24/87 (L)
Annexation	Weigart and Novaky Annexation	10.11	85-191	2/17/87 (B)
Annexation	Kruger Annexation	21.07	88-210	11/2/88 (B)
Annexation	Ponderosa Heights Annexation	12.59	91-227	8/19/92 (B)
Annexation	Ponderosa Heights Water Project #2	27.06	94-248	3/19/96 (B)
Annexation	Carlin Annexation	500.00	00-002	9/28/00 (B)
Annexation	Petersen Ranch		95-251	5/1/09 (B)

Note:
(1) "L" indicates that the official date is according to the LAFCO resolution, "C" indicates that the official date is according to the Certificate of Completion, and "B" indicates that the official date is according to the Board of Equalization filing.

Sphere of Influence

The District's original SOI was adopted in 1976, but the resolution does not include any description of its geographic area. Undated maps showing various sphere boundary lines are found in the LAFCO files, but it is unclear whether these were proposals or whether one might have been the adopted sphere of influence. In 2010, LAFCO amended the SOI for

PGCSD to include all territory within the District’s bounds, areas where the district currently provides service, and areas where future services are planned.⁴⁴²

Local Accountability and Governance

PGCSD is governed by a five-member governing body. Directors are to be selected via elections at large; however, in practice positions have not been contested in the last 15 years and members are appointed by the Board of Supervisors.

Figure 21-2: PGCSD Governing Body

Pine Grove Community Services District			
Governing Body			
	Name	Position	Term Ends
<i>Members</i>	Paul G. Johnston	Director	Dec-17
	Robert G. Blair	President	Dec-15
	Jay D. Ollig	Finance Advisor	Dec-17
	Michael J. Panarale	Director	Dec-17
	H. Bruce Sherwood	Vice President	Dec-15
<i>Manner of Selection</i>	Elections and appointments at large		
<i>Length of Term</i>	Director - 4 years		
<i>Meetings</i>	Date: Second and Fourth Wednesdays of each month Location: District office		
<i>Agenda Distribution</i>	Posted at District office and and emailed to known attendees		
<i>Minutes Distribution</i>	By request and at monthly meetings		
Contact			
<i>Contact</i>	Board President		
<i>Mailing Address</i>	P.O. Box 367, Pine Grove, CA 95665		
<i>Phone</i>	(209) 296-7188		
<i>Email/Website</i>	pgcomser@volcano.net		

The District informs constituents by posting agendas at its office and at the post office. Minutes are available by request and at monthly meetings. Public outreach efforts also include an annual newsletter, as well as flyers or mailings as special issues arise. The District has a page on the community of Pine Grove website, but no public documents are accessible on that site.

With regard to customer service, complaints may be submitted to the District in writing, or in person to the office manager. Customers with complaints may also attend district meetings. The District reported that complaints most often relate to billing issues, and that it received approximately 12 complaints in 2012.

The District reported that it had no Brown Act violations in recent history. All new board members receive a copy of the Brown Act. Every January, the office manager notifies the members of any changes in the law pertaining to the Brown Act.

⁴⁴² LAFCO Resolution 2010-04.

The District demonstrated accountability in its disclosure of information and cooperation with LAFCO. The agency responded to LAFCO's written questionnaires and cooperated with document requests.

Management

The principal act requires that districts have five-member governing boards and appoint a general manager to implement board policies.⁴⁴³ The District is managed by a part-time water manager and a part-time office manager; neither employee is considered a general manager. Both employees work approximately 20 hours per week. The water manager and office manager report directly to the board at regular meetings, and perform written reports monthly based on a task list outlined for their positions.

PGCSD performs official employee evaluations on an annual basis, and informally evaluates the performance of its employees monthly at its meetings.

The District did not identify specific measures it has taken to improve operational efficiency.

The District's planning efforts includes a Public Facilities Plan. Although the District does not adopt a formal capital improvement plan, it reported informal capital improvement planning efforts to address future needs from 2011 through 2020. As of January 2013, the District identified nine projects for improvement. Capital improvements are also addressed annually in the District's budget.

District financial planning efforts include annual preparation of a budget and annually audited financial statements. The most recent audited financial statement provided by the District was for FY 12. In the financial statements the auditor found PGCSD presented fairly, in all material respects the assets, liabilities and net assets of the District as of June 2012.

Management practices include risk management. The District's insurance includes a commercial package policy for general liability, auto liability and wrongful acts coverage that provides limits of liability of \$1 million per occurrence and \$3 million aggregate annually.

Service Demand and Growth

Existing land uses in the District's boundary are primarily low-density and suburban residential (i.e. from three units per acre to one unit per five acres, on average), and commercial properties. Commercial areas are concentrated along SR 104, through the center of the district boundary. The District reports that it serves approximately 60 commercial properties.

Economic activity within the District includes retail, medical, legal, and telecommunications services. Employers include the United States Post Office, Pine Cone Drug Store, Pine Grove Market, Amador Cremation and Funeral, Aces Waste Services, and Volcano Telephone.

⁴⁴³ Government Codes §61040 and 61050.

There are 300 water connections to residential properties within District bounds. The estimated population within District bounds is 690.⁴⁴⁴ The District's population density is 843 per square mile, compared to the countywide density of 64.

The District reported that service demand has not increased in recent years. Service demand may increase with development, as many property owners have split their five-acre parcels into four separate lots. For planning purposes, PGCSD continues to project less than three percent growth annually to forecast service needs.

Projected growth within the District is currently based on planned developments. Planned developments within district bounds include the Pine Grove Bluffs development (28 dwelling units) and the Petersen Ranch development (58 dwelling units) and the Tabeau Mobile Home Park (22 dwelling units). The District anticipates an additional one to two commercial units as part of the Pine Grove Bluffs development.

The District is not a land use authority, and does not hold primary responsibility for implementing growth strategies.

Disadvantaged Unincorporated Communities

LAFCO is required to evaluate disadvantaged unincorporated communities as part of this service review, including the location and characteristics of any such communities. A disadvantaged unincorporated community is defined as any area with 12 or more registered voters, or as determined by commission policy, where the median household income is less than 80 percent of the statewide annual median.⁴⁴⁵

The California Department of Water Resources (DWR) has developed a mapping tool to assist in determining which communities meet the disadvantaged communities median household income definition.⁴⁴⁶ DWR identified nine disadvantaged communities within Amador County—three of which are cities and are therefore not considered unincorporated.⁴⁴⁷ None of the identified disadvantaged communities are within or adjacent to PGCSD.

However, DWR is not bound by the same law as LAFCO to define communities with a minimum threshold of 12 or more registered voters. Because income information is not available for this level of analysis, disadvantaged unincorporated communities that meet LAFCO's definition cannot be identified at this time.

Financing

The District reported that existing financing sources are sufficient to deliver adequate services.

⁴⁴⁴ The population estimate for the District is the product of the number of water connections within the boundary area and the average household size (2.3) in Amador County in 2009-2011, according to the United States Census Bureau.

⁴⁴⁵ Government Code §56033.5.

⁴⁴⁶ Based on census data, the median household income in the State of California in 2010 was \$57,708, 80 percent of which is \$46,166.

⁴⁴⁷ DWR maps and GIS files are derived from the US Census Bureau's American Community Survey (ACS) and are compiled for the five-year period 2006-2010.

The District tracks its finances through an enterprise fund for water services and a general fund for park services.

Total revenue in FY 12 was \$362,494. Primary revenue sources were water sales (84 percent), assessments (11 percent), park facility rentals and donations (3.5 percent) and reimbursements, and other (1.5 percent). The District does not receive revenues from property taxes.

Total expenditures for the year were \$360,616. Costs were primarily composed of operation and maintenance of the distribution system (38 percent), administrative costs (25 percent), water purchases from AWA (20 percent) and depreciation costs (17 percent).

The District does not have an adopted policy on its target level for financial reserves. At the end of FY 12, the District's financial statement indicated an increase in net assets of \$1,878 with total unrestricted net assets of \$1,271,847 or approximately 350 percent of annual expenditures.

WATER SERVICES

This section describes the nature, extent and location of the water services provided as well as key infrastructure and water sources. The tables provide further information and indicators of the agency's water service supplies, demand, financing, service adequacy, and facilities.

Nature and Extent

PGCSD purchases treated water from AWA through the Central Amador Water Project (CAWP) and distributes it to residential and commercial users. The District does not provide water treatment services. The District provides necessary maintenance and operation of the water distribution system directly through its part-time water manager.

The District does not produce or use recycled water, and does not practice conjunctive use.

The District is a member of California Special Districts Association (CSDA) and California Rural Water Association (CRWA).

Location

PGCSD provides services within its bounds. The District's service area does not extend beyond its boundary area. There are less than 10 parcels within district bounds that are still on private wells and are not served by the District.

Infrastructure

Key infrastructure includes the District's office, three storage tanks, 11 miles of distribution pipeline, and a well.

PGCSD purchases treated surface water from Tiger Reservoir from AWA. The water is treated at AWA's Buckhorn Treatment Plant, passes through the CAWP transmission pipeline and fills the three storage tanks serving the District. The District is not aware of any constraints on the amount that AWA will supply to the District for service within its current boundaries. During times of water shortage, AWA has the prerogative to ration water to the District; however, that has never occurred. The District must apply to AWA for a commitment to serve additional connections outside of bounds.

The District reported that water purchased from AWA is generally of excellent quality and there have been no contaminant issues. Occasionally, customers complain of turbidity. The District exceeded copper and lead action levels at four locations in 2006;⁴⁴⁸ however, the issue was due to corroded pipes on the homeowners' property and was not the responsibility of the District, according to the District.⁴⁴⁹ There have been no other reported issues of this nature since the 2008 MSR.

⁴⁴⁸ Macleod, L., *High Level of Lead Found in Local Water*, 2006.

⁴⁴⁹ Interview with Roy Ragan, Board Member, PGCSD, January 29, 2008.

The District uses groundwater for non-potable uses. The District maintains a single well at the district office. The well is used primarily to fill the AFPD water tender and to provide bulk water to developers for construction sites. The well was built prior to 1960, but was refurbished in 2005 and is in good condition, as identified by the District.

The District owns and maintains three interconnected storage tanks with a total storage capacity of 801,000 gallons. The tanks were installed between 1987 and 1997 and are all in good condition, according to the District. All tanks are installed with SCADA, which relays information to operators at AWA's Buckhorn Treatment Plant. There were no reported storage tank needs or deficiencies.

In the event of emergencies, the District would rely on reserves in the storage tanks, which would accommodate peak demand (last measured in 2001) for approximately 3.7 days.⁴⁵⁰ There is a single intertie between the District and external water: the CAWP pipeline to the storage tanks. The District pumped water from a single well prior to receiving water from AWA, which is now classified as inactive and used only for non-potable purposes. If the water supply from AWA were to be halted for any emergency situation, in order to use water from the well for back-up purposes, the District must apply to re-classify the well as active.

The distribution system consists of 11 miles of PVC (65 percent) and asbestos-cement (35 percent) pipes. DPH identified the pipes as being in generally good condition; however, the District reported that the pipes are undersized with four to six-inch mains in some areas and in need of replacement with eight to 12-inch pipes. The District lacks funding to replace all of its undersized pipes; consequently, replacement is done on an as-needed basis. The District plans to begin regular upgrading and upsizing of the existing pipelines in 2013-2015. The District identified a challenge maintaining sufficient pressure for fire flow and is in the process of identifying options to maintain the ISO recommended flow of 1,000 gpm for residential areas and 1,500 to 2,000 gpm in commercial areas.

⁴⁵⁰ PGCSO, *System Analysis*, 2001, p. 1.

Figure 21-3: PGCSO Water Profile

Water Service Configuration & Infrastructure				
Water Service	Provider(s)	Water Service	Provider(s)	
Retail Water	Direct	Groundwater Recharge	None	
Wholesale Water	AWA	Groundwater Extraction	Direct	
Water Treatment	AWA	Recycled Water	None	
Service Area Description				
Retail Water	The PGCSO boundary includes the community of Pine Grove, located along SR 88. The service area extends west along SR 88 from Druid Lane to Mt. Zion Road, north along Lupe Road and Pine Grove Volcano Road, and south along Irishtown Road and Spagnoli Mine Road.			
Wholesale Water	NA			
Recycled Water	NA			
Boundary Area	0.8 sq. miles	Population (2013)	690	
System Overview				
Average Daily Demand	0.203 mg	Peak Day Demand ²	NP	
Supply	The District is not aware of any limits on the amount of water that can be purchased from AWA to serve the current District bounds. The capacity of the District's distribution system was not provided.			
Major Facilities				
Facility Name	Type	Capacity	Condition	Yr Built
Storage Tank 1	Storage	98,000 gal.	Good	1987
Storage Tank 2	Storage	283,000 gal.	Good	1987
Storage Tank 3	Storage	420,000 gal.	Good	1997
Well	Nonpotable Well	140 gpm	Good	Prior to 1960
Other Infrastructure				
Reservoirs	0	Storage Capacity (mg)	0.80 mg	
Pump Stations	0	Pressure Zones	1	
Production Wells	1	Pipe Miles	11 miles	
Infrastructure Needs and Deficiencies				
Infrastructure needs identified by the District include improved water pressure for fire flow and replacement of undersized four and six-inch mains.				
Facility-Sharing and Regional Collaboration				
Current Practices: The District currently receives treated water from the AWA Buckhorn Treatment Plant through AWA pipelines, in conjunction with other CAWP members. In addition, the District shares its building with AFPD and the District rents out space for a cellular tower.				
Opportunities: The District did not identify any future opportunities for facility sharing.				
Notes:				
(1) NA means Not Applicable, NP means Not Provided, mg means millions of gallons, af means acre-feet.				
(2) Although the District did not report the Peak Day Demand number, it reported that September 6, 2012 was the day in which demand peaked in the District.				

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Water Demand and Supply							
Service Connections		Total		Inside Bounds		Outside Bounds	
Total		364		364		0	
Irrigation/Landscape		0		0		0	
Domestic		300		300		0	
Commercial/Industrial/Institutiona		64		64		0	
Recycled		0		0		0	
Other		0		0		0	
Average Annual Demand Information (Acre-Feet per Year)¹							
	2000	2005	2010	2015	2020	2025	2030
Total	NP	154.0	227.0	237.5	247.9	258.4	268.9
Residential	NP	NP	NP	NP	NP	NP	NP
Commercial/Industrial	NP	NP	NP	NP	NP	NP	NP
Irrigation/Landscape	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Water Sources		Supply (Acre-Feet/Year)					
Source	Type	Average		Maximum		Safe/Firm	
Purchased water from AWA	Surface	47.9		NP		NP	
Hard rock well - non-potable	Groundwater	NP		> 1 ²		NP	
Supply Information (Acre-feet per Year)							
	2000	2005	2010	2015	2020	2025	2030
Total	150.2	161.3	NP	NP	NP	NP	NP
Imported	150.2	161.3	NP	NP	NP	NP	NP
Groundwater	0	0	0	0	0	0	0
Surface	0	0	0	0	0	0	0
Recycled	0	0	0	0	0	0	0
Drought Supply and Plans							
Drought Supply (af) ¹	Year 1: NP	Year 2: NP		Year 3: NP			
Significant Droughts	1976, 1977, 1988-94, 2007-2009 ²						
Storage Practices	Storage is for short-term emergencies only.						
Drought Plan	The District relies on AWA for all drought planning activities, as water is purchased from AWA. Even during multiple-year droughts, AWA has received its full water rights and has never enacted curtailments.						
Water Conservation Practices							
CUWCC Signatory	No						
Metering	Yes						
Conservation Pricing	Yes						
Other Practices	The District circulates a newsletter during the summer to promote conservation and puts up a sign during times of high usage.						
Notes:							
(1) Projections based on the District's assumptions of approximately 3-4 additional connections annually. The average use per connection is 1,000 cubic feet every 60 days.							
(2) The District reported that contractors purchase the well water by the container or truck fill-up on an as needed basis. A truck load ranges from 100 gallons to 2-3 thousand gallons per fill up; thus, in a year the District supply via well is far less than a single acre-foot annually.							
(3) http://www.water.ca.gov/waterconditions/drought/pubs.cfm							

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Water Rates and Financing			
Domestic Water Rates-Ongoing Charges FY 12¹			
	Rate Description	Avg. Monthly Charges	Consumption ²
Residential	Flat Bi-monthly: \$60.00 for 500 cubic feet Water Use: \$0.036/cubic foot (501-1000 cf) \$0.040/cubic foot (1001-2000 cf) \$0.046/cubic foot (above 2000 cf)	\$ 48.72	250 gal/day
Special Rates			
Water rates are the same throughout the District, based on residential and commercial applications.			
Rate-Setting Procedures			
Policy Description	The rate is based on flat bi-monthly fee for maintenance and a charge for volume of water used to encourage conservation.		
Most Recent Rate Change	2010	Frequency of Rate Changes ³	As needed
Water Development Fees and Requirements			
Connection Fee Approach	New connections pay for the cost of increased demand on facilities and \$650 for a new meter.		
Connection Fee Timing	Upon close of escrow		
Connection Fee Amount	\$6,000/Single Family Unit		
Water Enterprise Revenues, FY 13			Expenditures, FY 13
Source	Amount	%	Amount
Total	\$330,794	100%	Total \$382,953
Rates & charges	\$305,913	92%	Administration \$90,239
Property tax	\$0	0%	O & M \$165,082
Grants	\$0	0%	Capital Depreciation \$62,722
Interest	\$1,090	0%	Debt \$0
Connection Fees	\$0	0%	Purchased Water \$64,910
Reimbursements	\$13,284	4%	Other \$0
Assessments	\$42,735	13%	
Notes:			
(1) Rates include water-related service charges and usage charges.			
(2) Water use assumptions were used to calculate average monthly bills. Assumed use levels are consistent countywide for comparison purposes.			
(3) The District reported that it reviews rates annually, but only changes rates when needed.			

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Water Service Adequacy, Efficiency & Planning Indicators			
Water Planning	Description		Planning Horizon
Water Master Plan	2001		
UWMP	None, not required		
Capital Improvement Plan	Informal District Plan updated 1/2013		
Emergency Response Plan	Updated 10/24/12		
Water Quality Emergency Plan	Updated 12/2012		NA
Service Challenges			
The District identified a challenge maintaining sufficient pressure for fire flow and is in the process of identifying options to maintain a pressure of at least 20 psi.			
Service Adequacy Indicators			
Connections/FTE	728	O&M Cost Ratio ¹	\$682,857
MGD Delivered/FTE	0.41	Distribution Loss Rate	30%
Distribution Breaks & Leaks	4	Distribution Break Rate ²	36.4
Response Time Policy	ASAP	Response Time Actual	<1 day
Water Pressure	20 psi +	Total Employees (FTEs)	0.5
Water Operator Certification			
The District employs a D1 certified water manager. The District is required to have a D1 certified chief operator; the District is meeting this requirement.			
Drinking Water Quality Regulatory Information ³			
	#	Description	
Health Violations	4	Exceeded Haloacetic Acid MCL in 2005, twice in 2006; lead and copper rule violation in 2006.	
Monitoring Violations	2	Insufficient haloacetic acid and total trihalomethanes monitoring in 2004; and TTHM violation in 2004.	
DW Compliance Rate ⁴	100%		
Notes:			
(1) Operations and maintenance costs (exc. purchased water, debt, depreciation) per volume (mgd) delivered.			
(2) Distribution break rate is the number of leaks and pipeline breaks per 100 miles of distribution piping.			
(3) Violations since 2000, as reported by the U.S. EPA Safe Drinking Water Information System.			
(4) Drinking water compliance is percent of time in compliance with National Primary Drinking Water Regulations in 2012.			

PARK AND RECREATION SERVICES

Nature and Extent

Pine Grove CSD owns and maintains one park. The district water/park manager maintains and manages the Pine Grove Community Park. Capital improvements are funded by income generated by the cellular tower rental agreement.

The District is not a member of the Amador County Recreation Agency (ACRA).

Location

Pine Grove Community Park is located within district bounds, on SR 88. It is adjacent to the Pine Grove CSD office. Residents and non-residents of the District can use the park free of charge.

Infrastructure

PGCSD key park infrastructure consists of a single neighborhood park of 1.1 acres. It has a playground, picnic tables, barbecue pits and a restroom. It is open 24 hours. The District identified the park as being in excellent condition.

Since the 2008 MSR, the District has upgraded the current park. The District added an additional restroom, a new line of trees and a hedge for visual and safety enhancements, new parking spaces and sidewalks, and pavement for walkways. The District continually upgrades and maintains Pine Grove Community Park as necessary.

The Amador County Regional Recreation Plan makes no recommendations for improvements or changes at the neighborhood park. The plan recommends that an additional park is needed in the Pine Grove community to provide a broader range of facilities and activities.

Service Adequacy

The District reported that it is able to maintain its park at adequate levels.

The District has a ratio of 1.6 acres of parkland per 1,000 residents. This is less than the current countywide parkland ratio of 13.7 acres per 1,000 residents.

Figure 21-4: Pine Grove CSD Park Profile

Park and Recreation Service Configuration					
Service Configuration					
Park Maintenance	Direct	Number of Parks Maintained	1		
Recreation	ACRA	Number of Recreation Centers	0		
Service Adequacy FY 12					
Park Acres per 1,000 residents ¹		1.6			
Adopted Policy:		13.7 acres per 1,000 population, countywide ²			
Park Acreage					
Local Open Space	0.0	Neighborhood Parks	1	Undeveloped	0.0
Special Use Areas	0.0	Community Parks	0.0	Landscaped	0.0
Park Name	Location		Condition	Acres	
Pine Grove Community Par	SR 88		Excellent	1.1	
Service Challenges					
The District did not identify any service challenges.					
Facility Needs/Deficiencies					
The District reported that the Park needs lighting. Lighting for the Pine Grove Park Towne Plaza has been ordered, using a local firm.					
Facility Sharing					
The District did not identify facility sharing opportunities.					
Developer Fees and Requirements					
Development Impact Fee	\$4,300/dwelling unit fee charged by Amador County.				
Land Dedication Requirement	Five acres per 1,000 residents				
In-Lieu Fees	None				
Notes:					
(1) Developed park acreage per 1,000 residents.					
(2) Amador County Recreation Agency Master Plan.					

SUMMARY OF DETERMINATIONS

Growth and population projections

- ❖ Service demand may increase with development, as many property owners have split their five-acre parcels into four separate lots. For planning purposes, PGCSO currently projects less than three percent growth annually to forecast service needs.
- ❖ The timing and amount of projected growth within the District will depend on build out of additional structures. Potential growth is currently based on planned developments. Planned developments totaling 294 dwelling units in five developments.

The Location and Characteristics of Disadvantaged Unincorporated Communities Within or Contiguous to the Agency's SOI

- ❖ There are no disadvantaged unincorporated communities within or adjacent to the District's service area based upon mapping information provided by the State of California Department of Water Resources. However, given the large size of the defined community in the census data used, it cannot be discounted that a smaller community that meets the required income definition and has 12 or more registered voters may exist within or adjacent to the District.

Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs and deficiencies

- ❖ The District's park is well maintained with no maintenance deficiencies. Since the 2008 MSR, the District has outfitted the park with upgrades including an additional restroom and landscaping. The District's ability to implement these upgrades demonstrates its commitment to providing high quality park service to citizens and visitors.
- ❖ The District's current developed parkland ratio to residents is less than the countywide average, however land use patterns and the near proximity of public and private open areas offsets this. Additional community park service needs will also be addressed by an ACRA-operated community park at some time in the future.
- ❖ Water infrastructure needs include improved water pressure for fire flow and replacement of undersized four and six-inch mains.
- ❖ The District has identified system improvements and made progress toward improving the system. It should also consider an overall assessment of the water system to determine the maximum capacity of the existing system and any necessary improvements or capacity expansions to accommodate the anticipated increase in demand.

Financial ability of agencies to provide services

- ❖ The District is able to maintain financing sources which are sufficient to deliver adequate services.

Status of, and opportunities for, shared facilities

- ❖ Cooperative arrangements between PGCSO and AWA result in treatment and transmission of treated water through AWA facilities to citizens of Pine Grove CSD.
- ❖ No future opportunities for facility sharing were identified.

Accountability for community service needs, including governmental structure and operational efficiencies

- ❖ PGCSO has not had contested elections in recent years and Board members appear to be committed and responsive to the needs of the district and its citizens.
- ❖ The District conducts outreach efforts to inform constituents of ongoing issues through a regular newsletter, mailings with bills and a community website. However, it is recommended that PGCSO develop its own basic website or social networking site in order to keep constituents up to date on District happenings and make documents available. This online presence may be a more efficient way of posting meeting notices, agendas and meeting minutes.