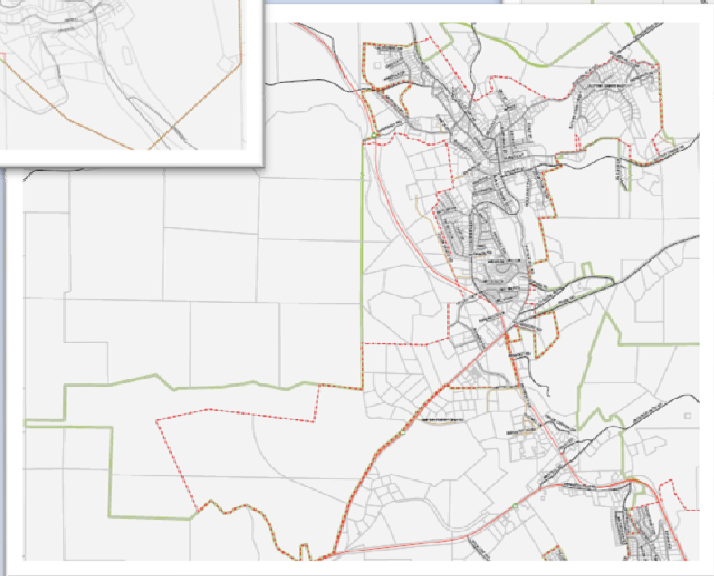
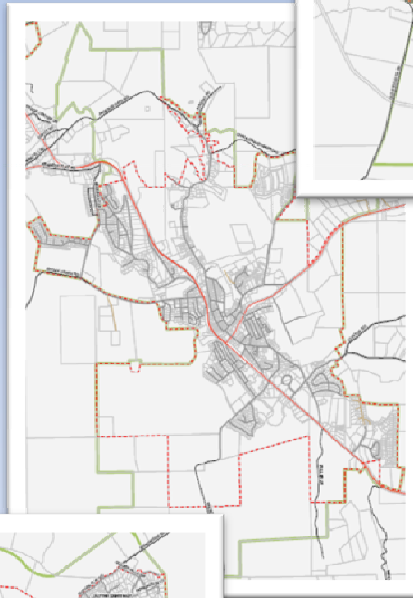
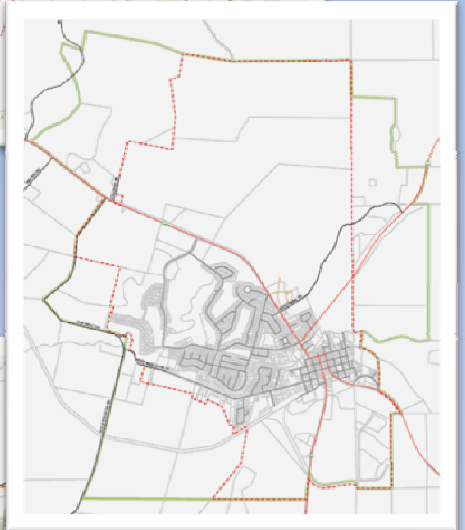
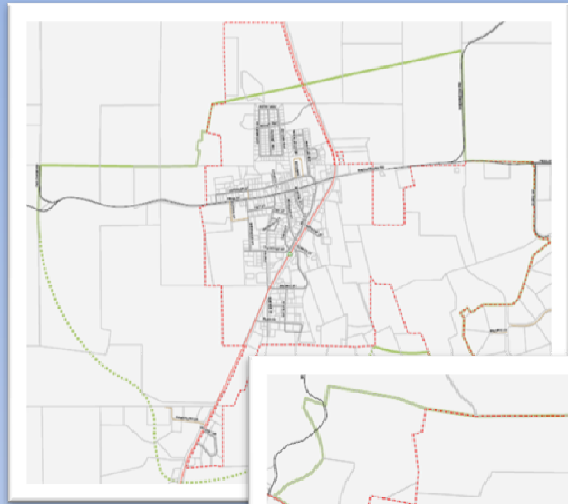


Amador Local Agency
Formation Commission

Municipal Services Review: Volume III



*Public
Review Draft*

July 2008

Burr Consulting

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P R E F A C E

This map appendix supplements the municipal service review (MSR) report on Amador County government agencies, prepared for the Amador Local Agency Formation Commission (LAFCO). This supplemental appendix provides maps depicting agency boundaries and spheres of influence (SOIs), and backbone service overview maps.

The MSR Volume I report provides background on LAFCO and the MSR requirement, a countywide review of growth and anticipated development, and comparative review and analysis of the various agencies providing backbone services—water, wastewater and fire protection. Volume II provides an agency overview as well as service-specific sections for water, wastewater, drainage, police, fire, street, parks and recreation, cemetery, and other services provided by agencies serving Amador County.

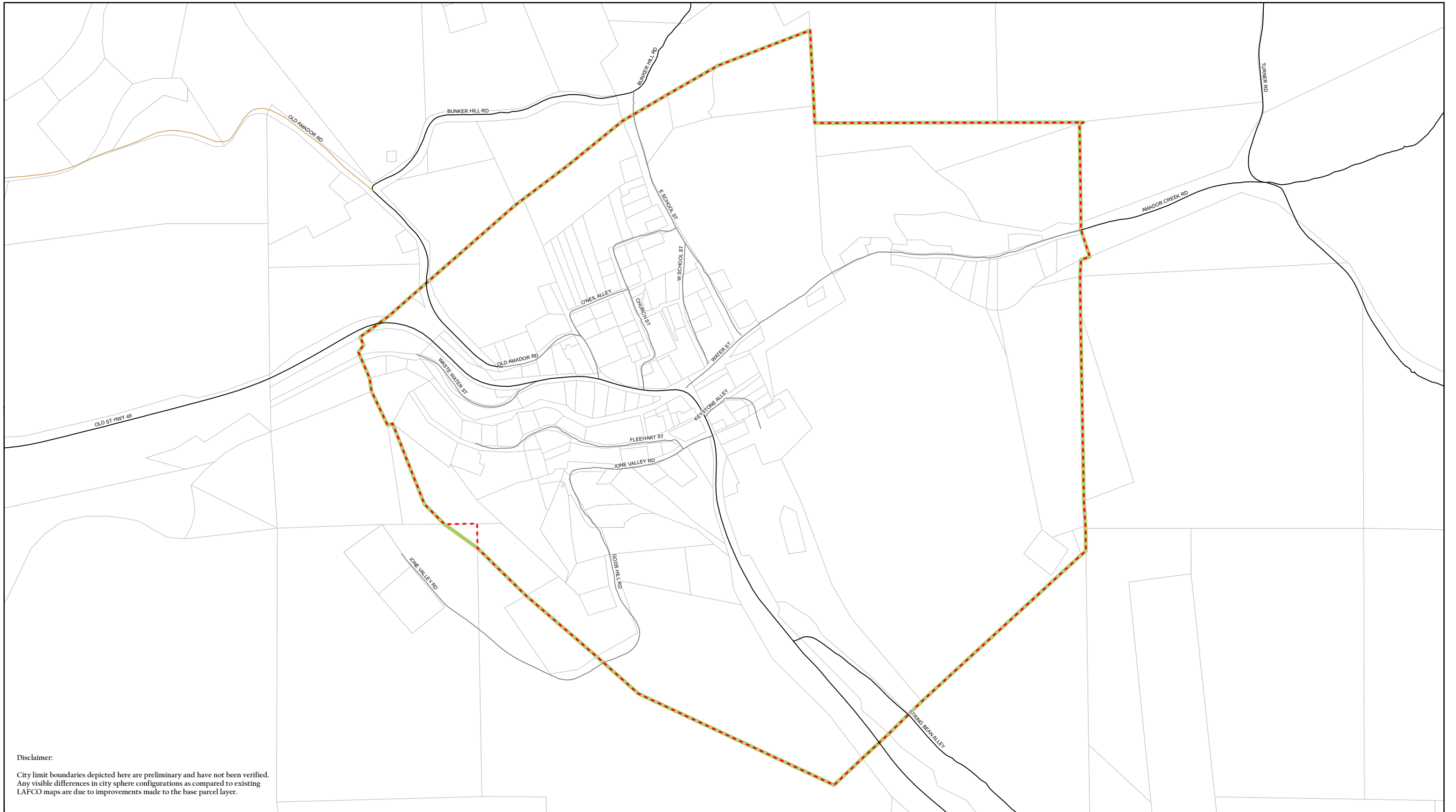
GUIDE TO MAPS

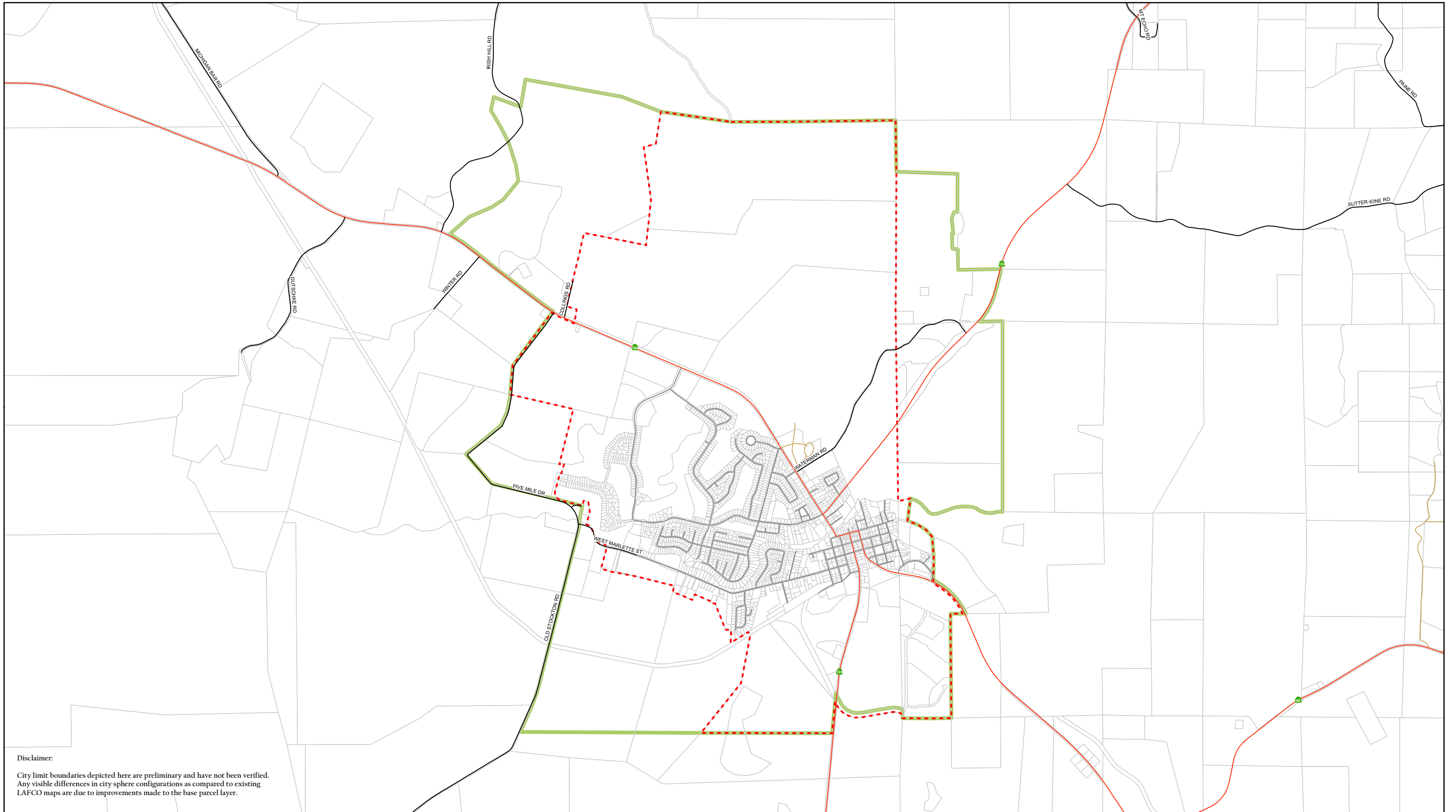
Agency maps provided here generally depict the boundaries and spheres of influence (SOIs) for local agencies providing or contracting for municipal services. Service overview maps provide key facilities and local agency boundaries and, if different, service areas mapped for water, wastewater and fire providers.

For purposes of this MSR project, LAFCO staff reviewed the LAFCO archives and the Tax Rate Area maps used by the State Board of Equalization. This was the first such boundary review and mapping effort by LAFCO. Maps contained in this appendix represent an approximation of the legal boundaries of each agency. Additional work to refine these preliminary maps is underway and will continue over the next year. Agency boundaries, as shown in this appendix, are derived from State Board of Equalization records. During the research for this report, LAFCO staff found approved boundary changes in the records that were never completed or recorded. In some instances the completed boundary change was not filed with the Board of Equalization. For the most part, landowners and others assumed these incomplete boundary changes were final.








The cities' spheres of influence shown in this appendix reflect the sphere area affirmed by Amador LAFCO in 2007. These 2007 sphere areas represent the original sphere of influence for each city, plus those changes by LAFCO confirmed in the meeting records and LAFCO archives. These spheres of influence will be updated by LAFCO to reflect current conditions and service capabilities of the cities.

The records of the boundaries and spheres of influence for each district are also problematic. Materials and mapping pages found in the records by LAFCO staff are frequently unclear, lack dates, and may not be associated with any action by LAFCO. In some cases, there are no map records for an agency at all. District spheres of influence could not be accurately identified due to this lack of mapping accuracy.

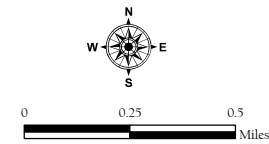




Disclaimer:
 City limit boundaries depicted here are preliminary and have not been verified.
 Any visible differences in city sphere configurations as compared to existing
 LAFCO maps are due to improvements made to the base parcel layer.

-  Parcel Boundary
-  City Road
-  City Limits
-  County Road
-  City Sphere of Influence
-  Private Road
-  State Highway

Map III-2 Preliminary Cities Map: Ione, California

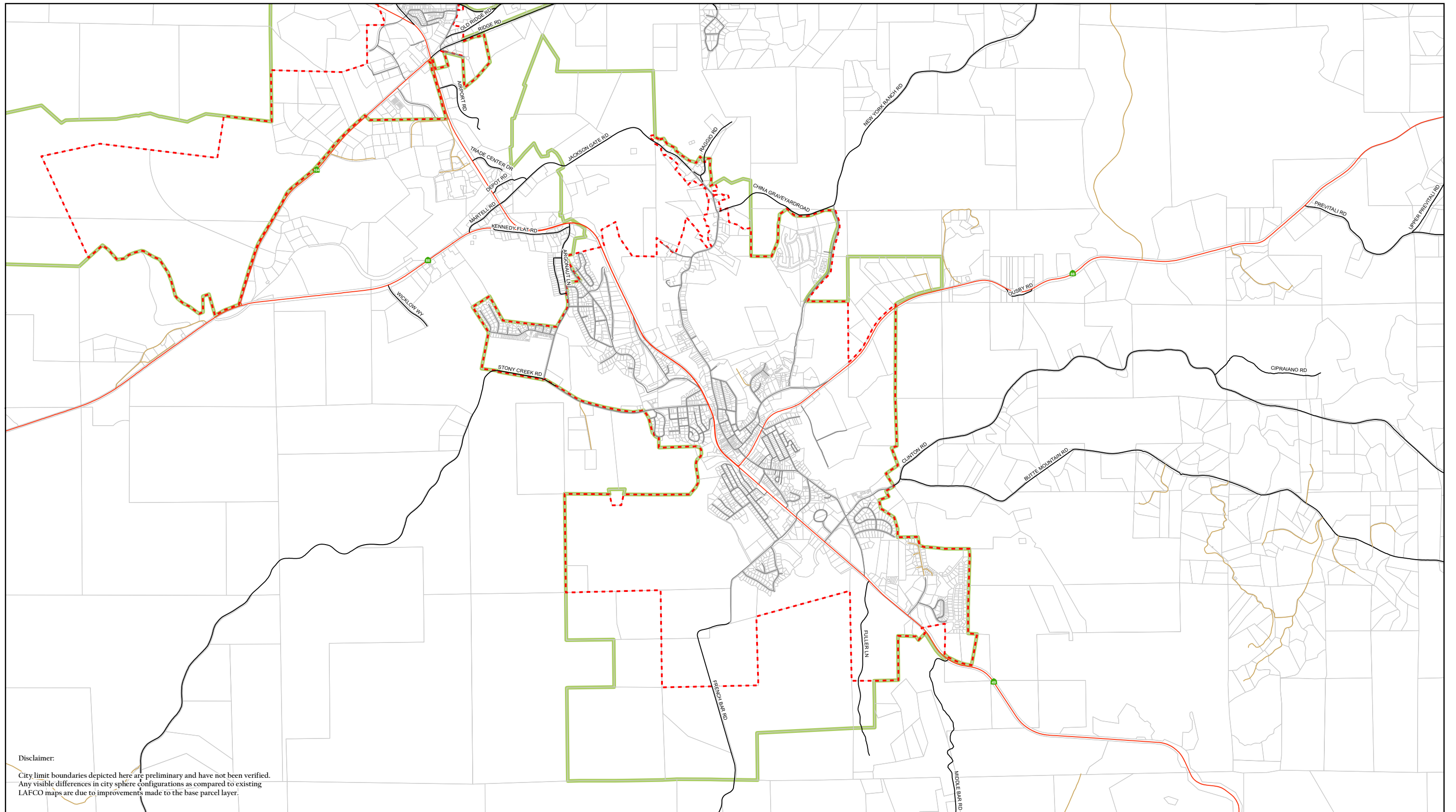


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



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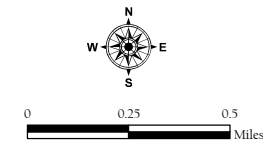




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-  Parcel Boundary
-  City Road
-  City Limits
-  County Road
-  City Sphere of Influence
-  Private Road
-  State Highway

Map III-3 Preliminary Cities Map: Jackson, California

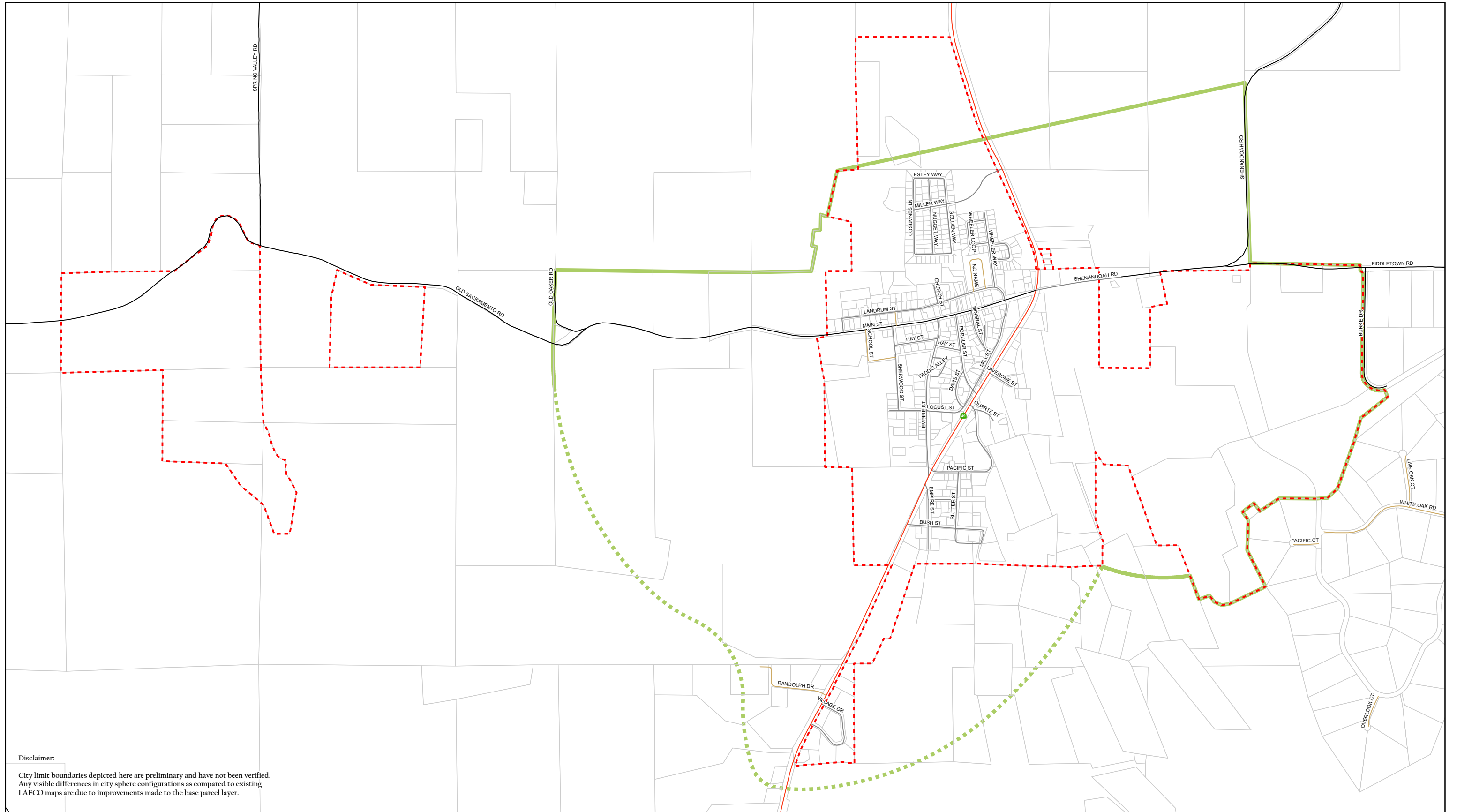


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



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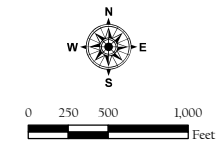




Disclaimer:
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 LAFCO maps are due to improvements made to the base parcel layer.

-  Parcel Boundary
-  City Road
-  City Limits
-  County Road
-  City Sphere of Influence
(Dashed Where Approximate)
-  Private Road
-  State Highway

Map III-4 Preliminary Cities Map: Plymouth, California

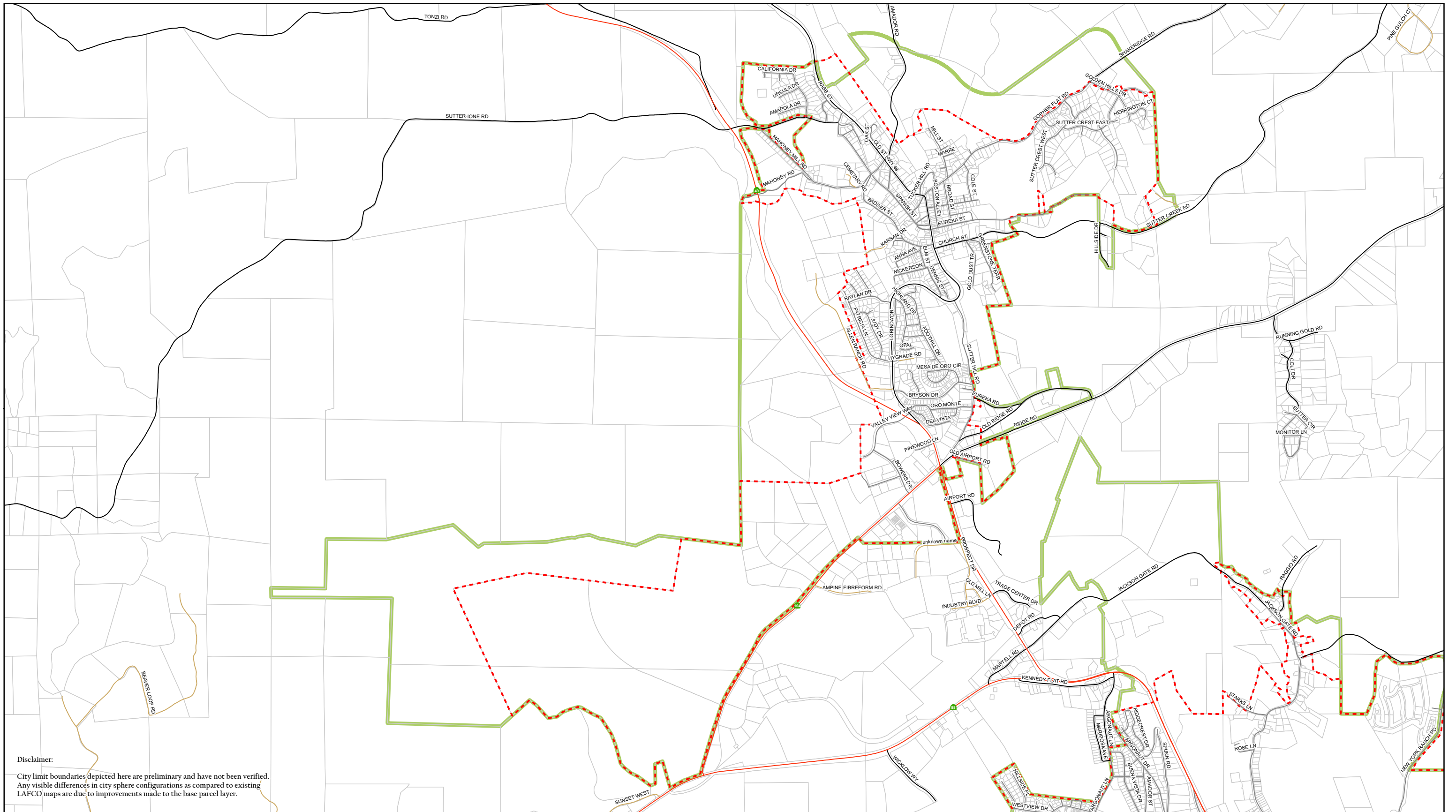


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



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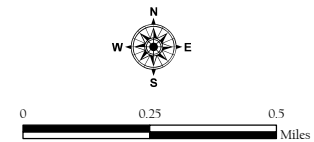




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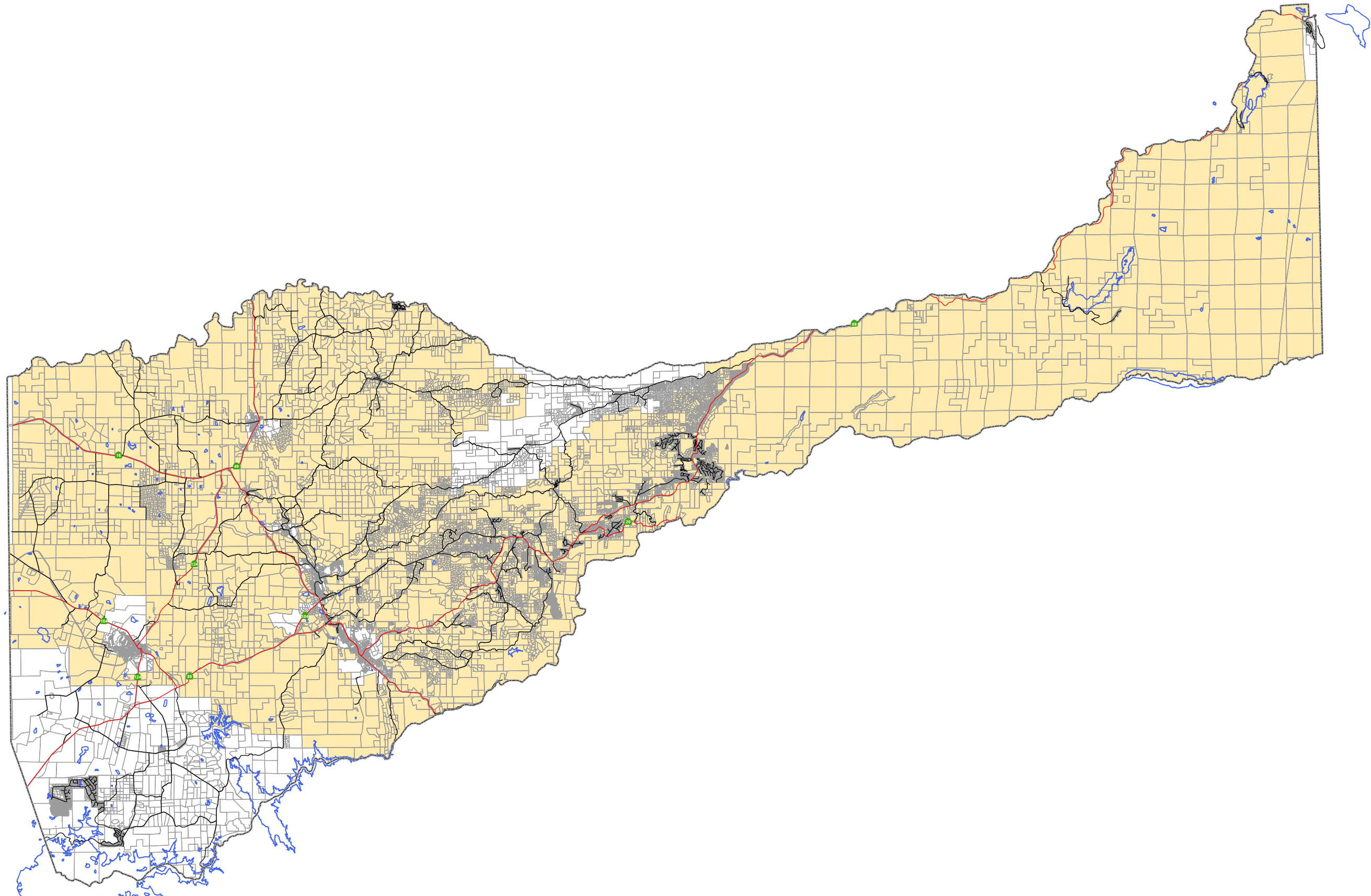
-  Parcel Boundary
-  City Road
-  City Limits
-  County Road
-  City Sphere of Influence
-  Private Road
-  State Highway






Map III-5 Preliminary Cities Map: Sutter Creek, California



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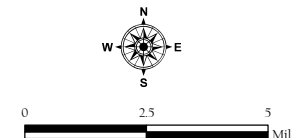




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

Map III-6

Tax Rate Areas for the Amador Fire Protection District

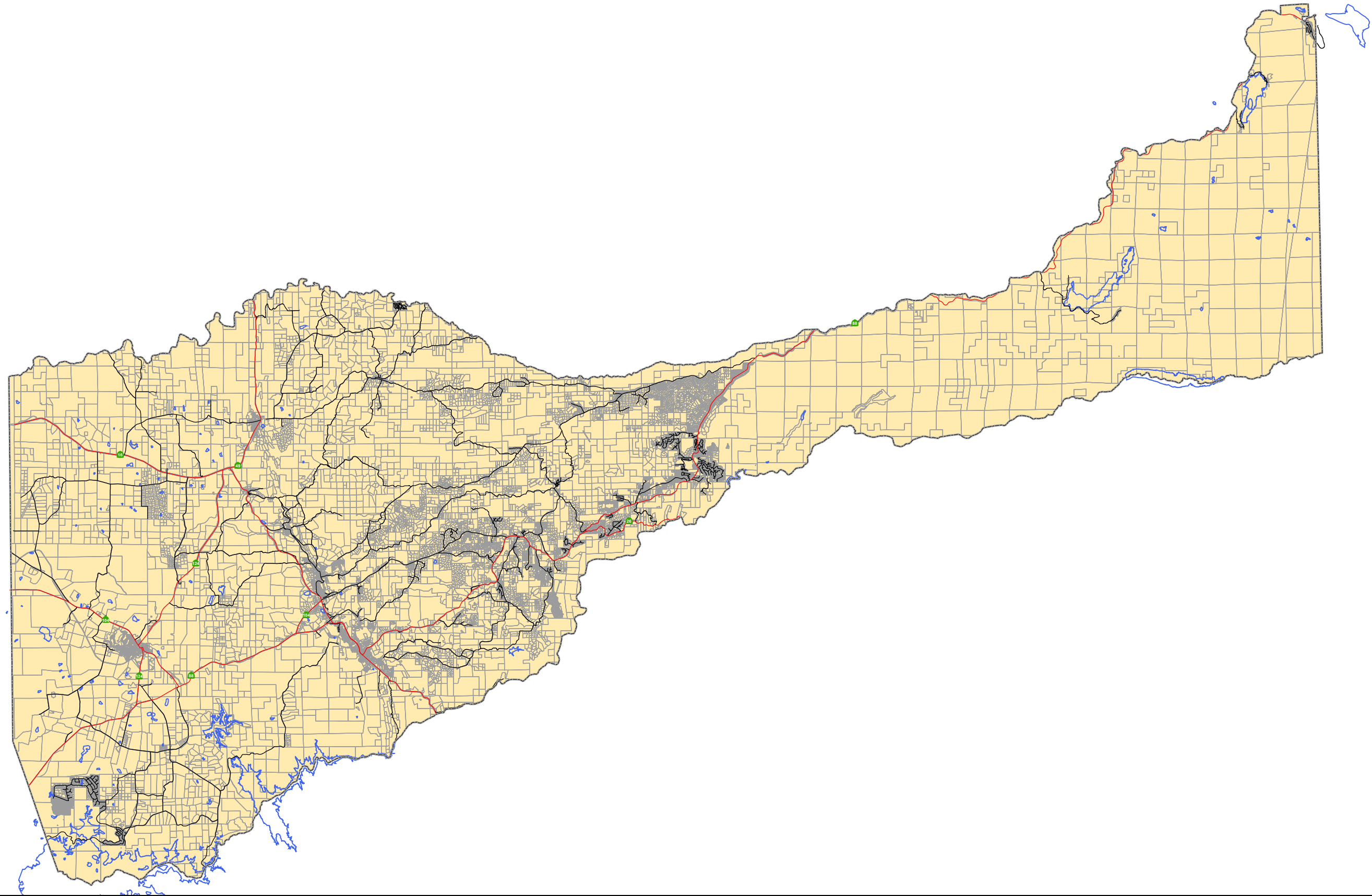







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Date:
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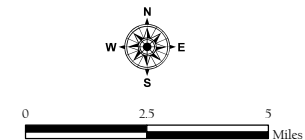




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

Map III-7

Tax Rate Areas for the
Amador Water Agency

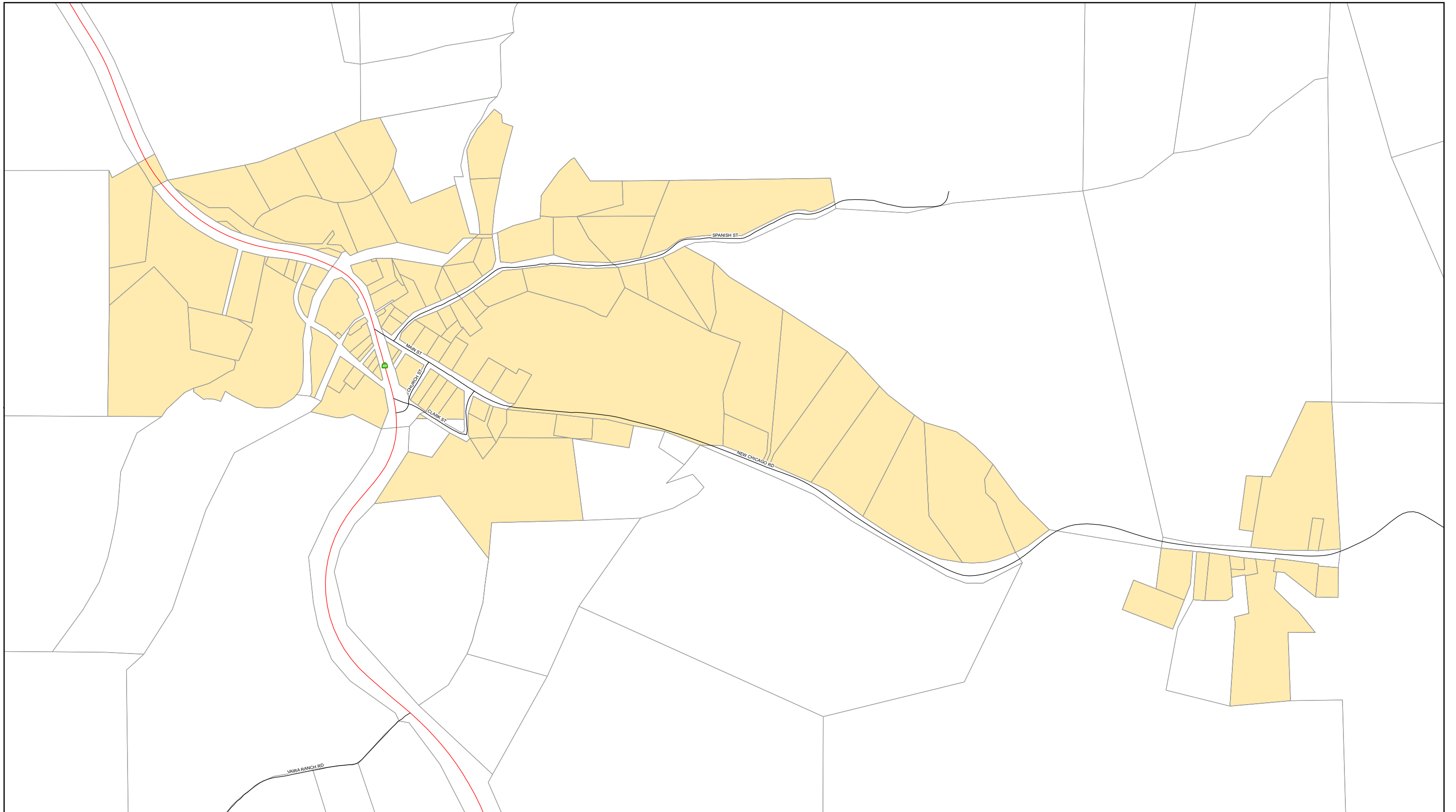






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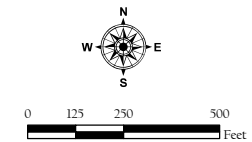




-  Parcel Boundary
-  Tax Rate Area
-  State Highway
-  County Road

Map III-8

Tax Rate Areas for the Drytown Community Water District

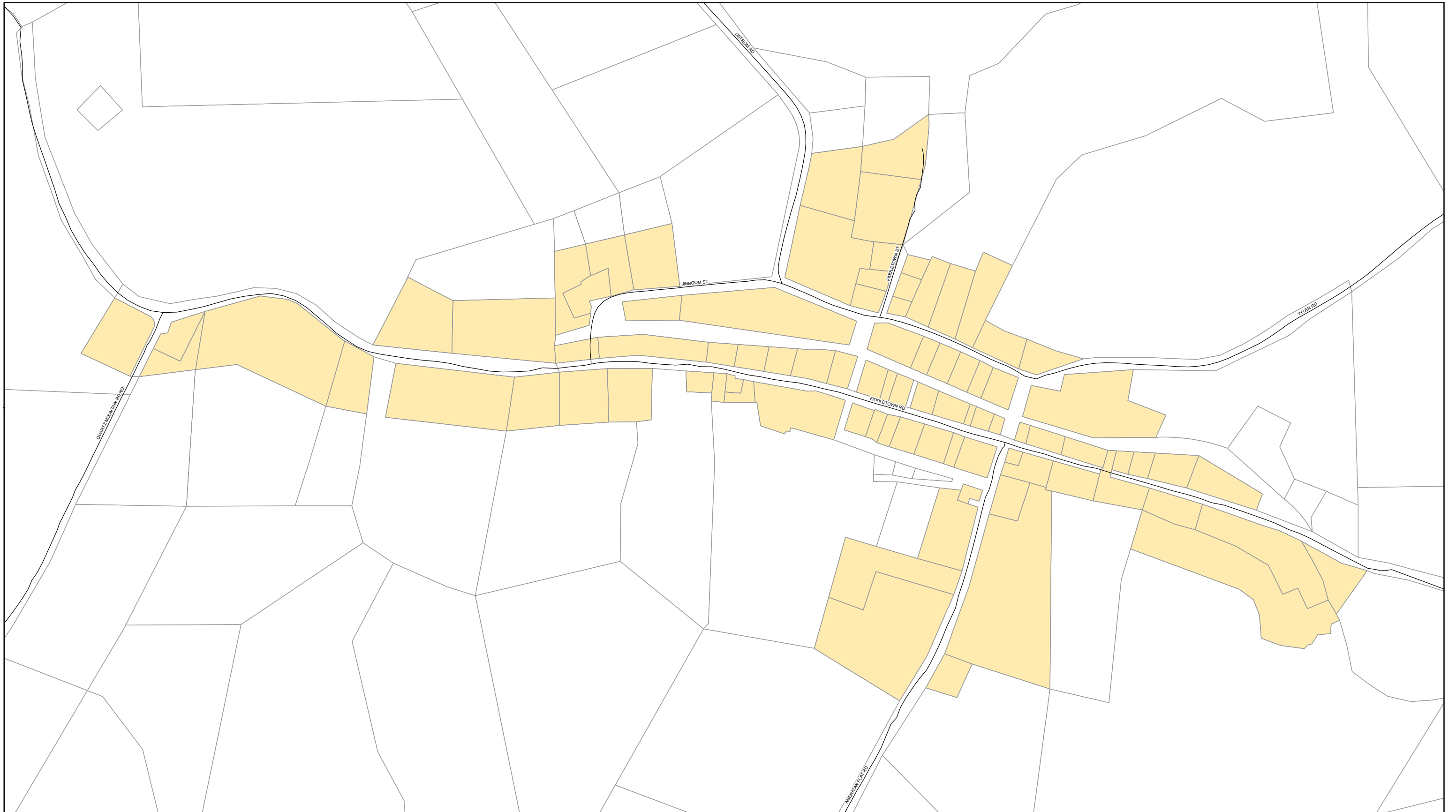




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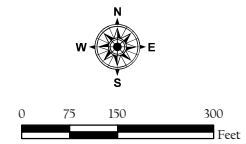




-  Parcel Boundary
-  County Road
-  Tax Rate Area

Map III-9

Tax Rate Areas for the Fiddletown Community Services District

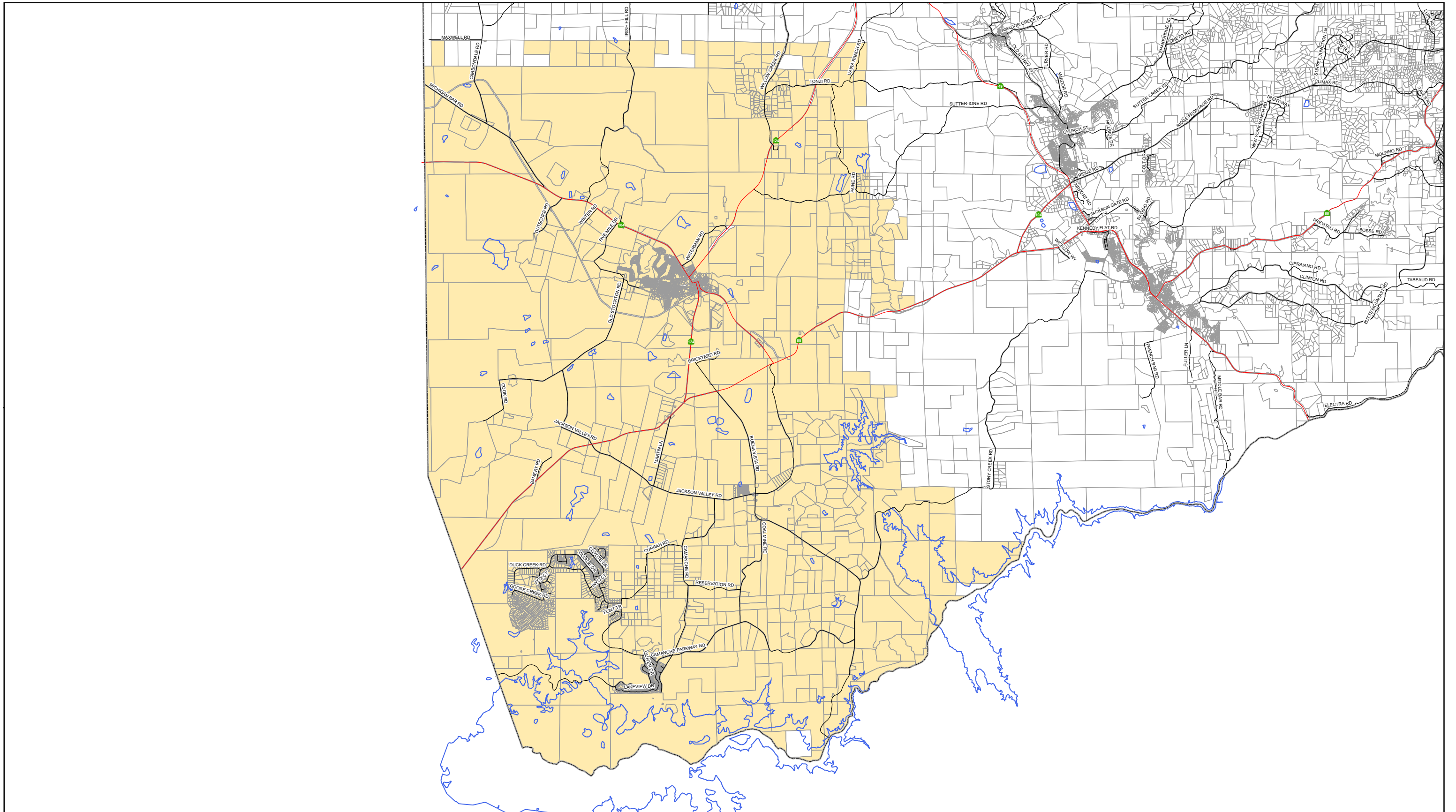







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Date:
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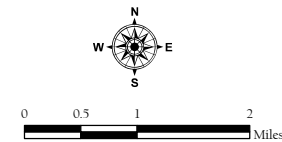
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-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

Map III-10 Tax Rate Areas for the Ione Memorial District

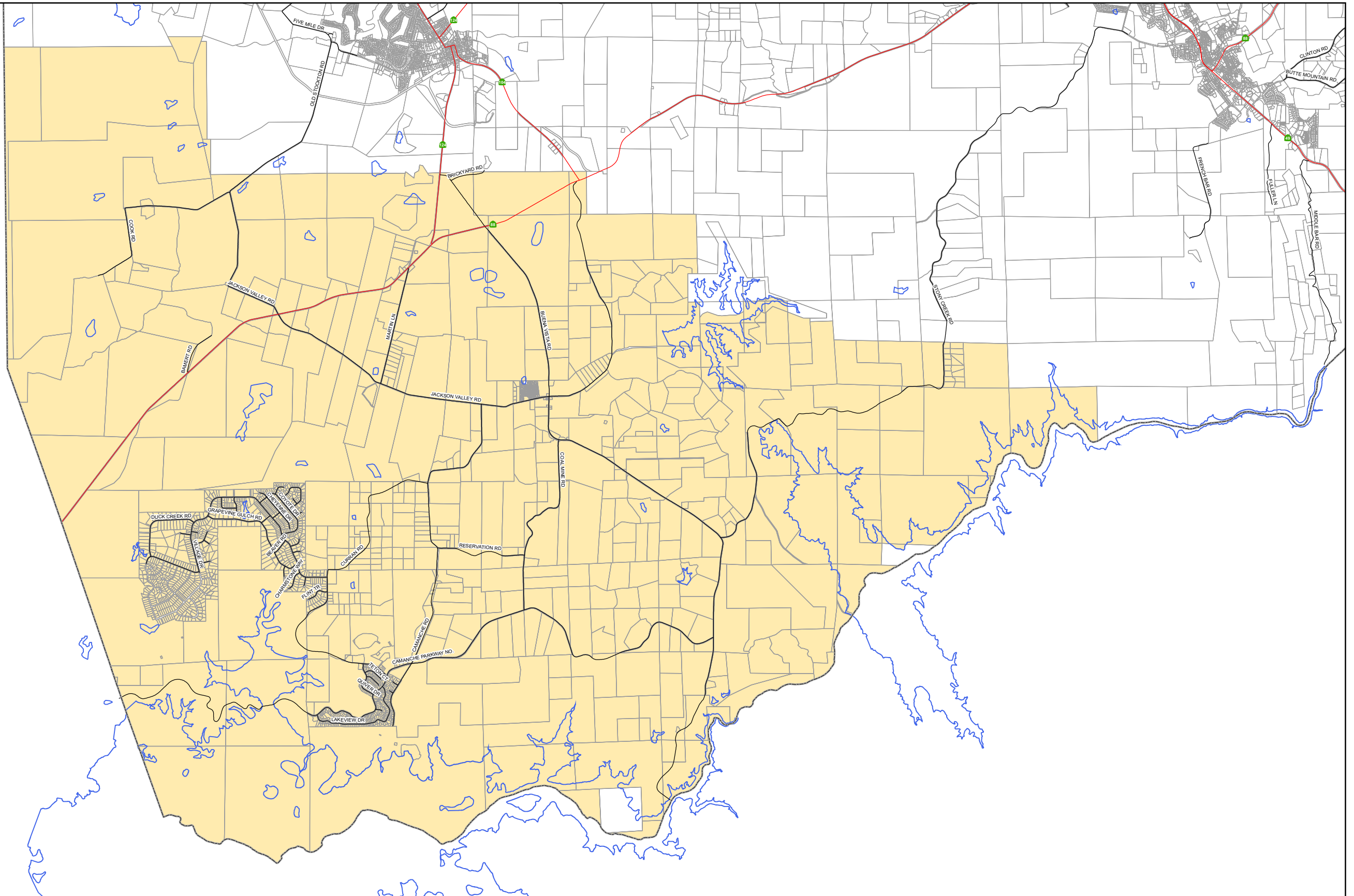







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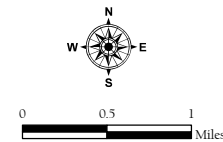




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

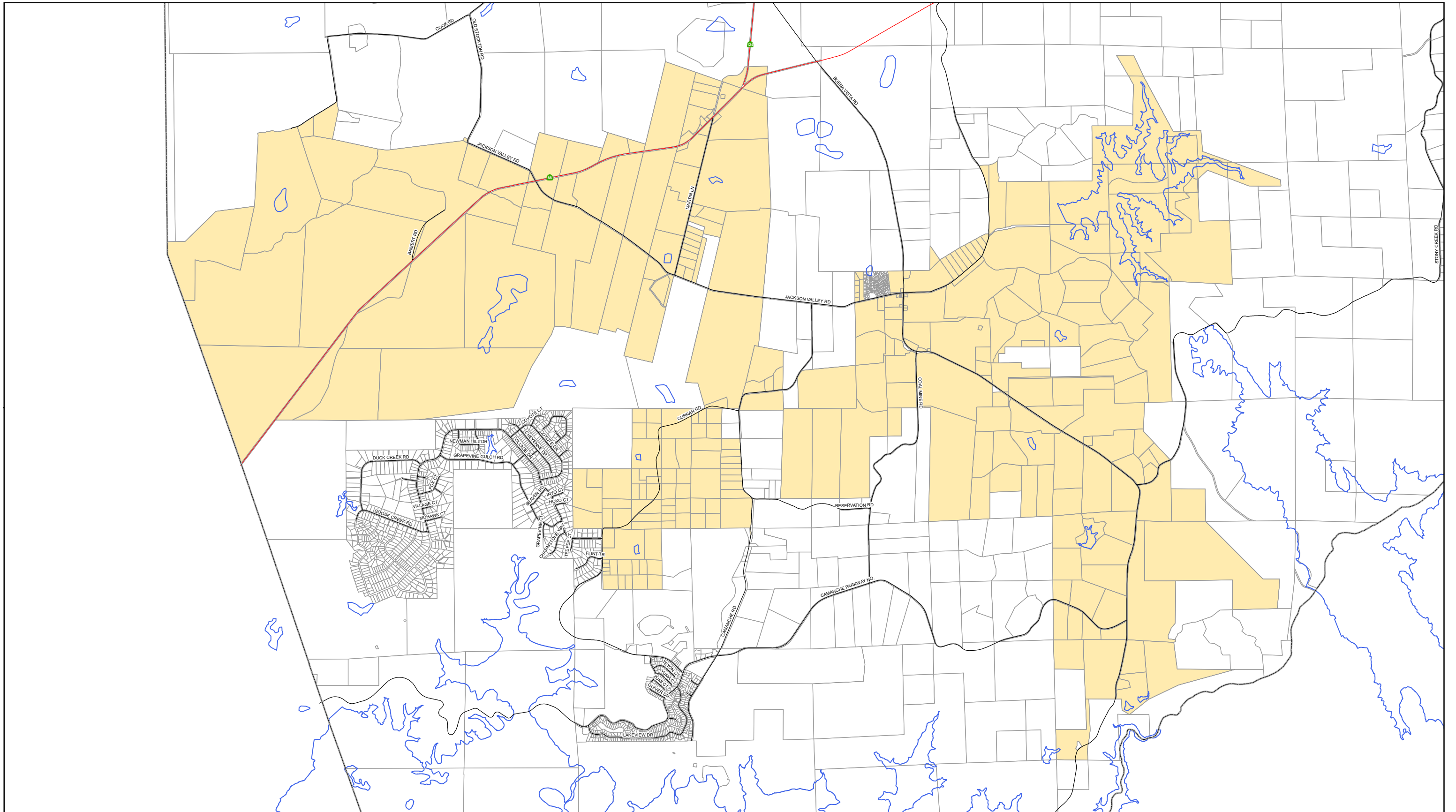
Map III-11






Tax Rate Areas for the Jackson Valley Fire Protection District



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 Date:
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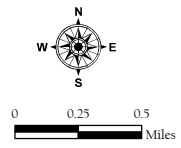




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

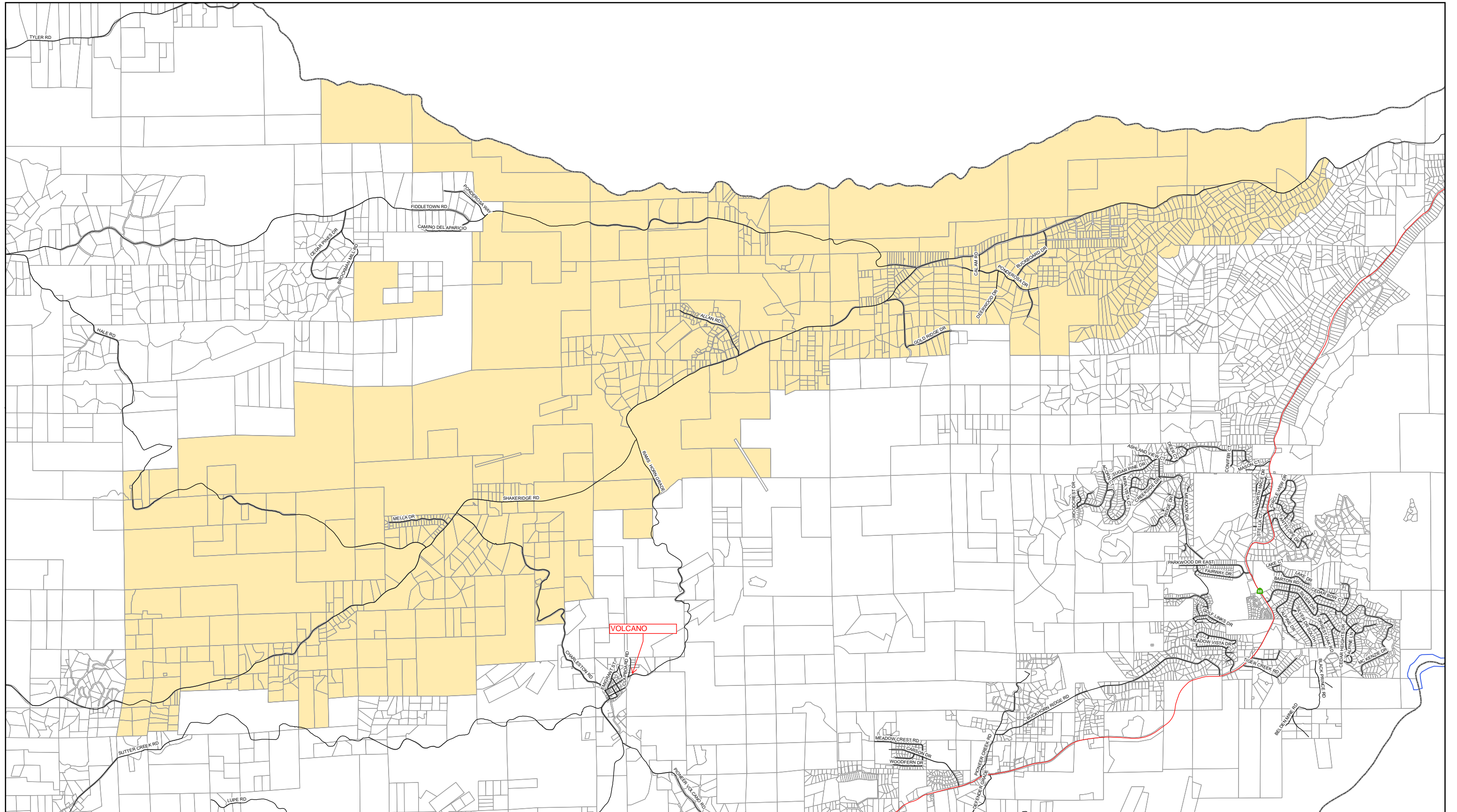
Map III-12






Tax Rate Areas for the Jackson Valley Irrigation District



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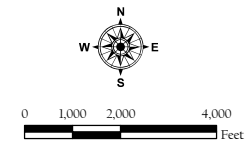




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

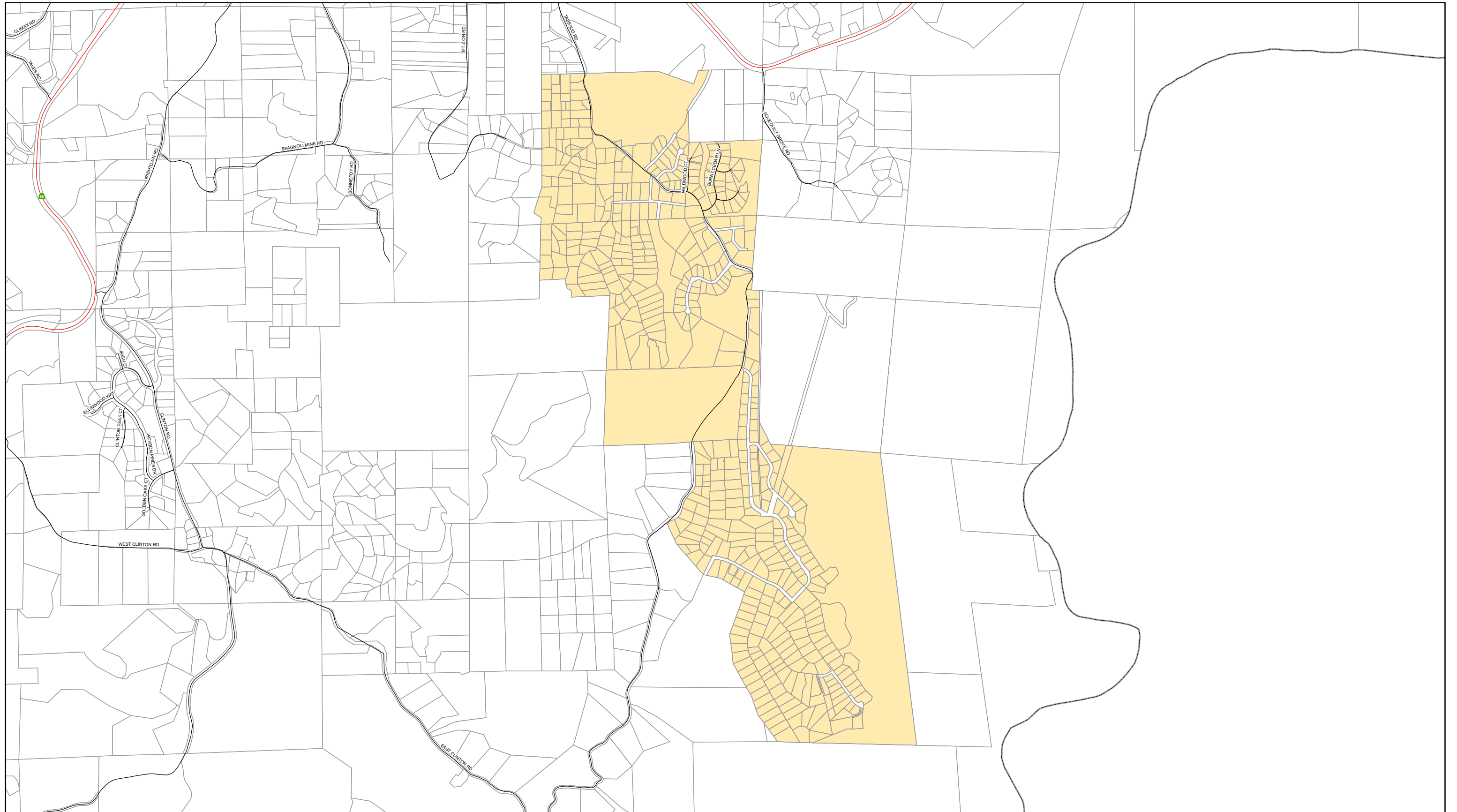
Map III-13

Tax Rate Areas for the Lockwood Fire Protection District



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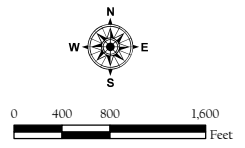




- Parcel Boundary
- Tax Rate Area
- State Highway
- County Road

Map III-14

Tax Rate Areas for the Pine Acres Community Services District

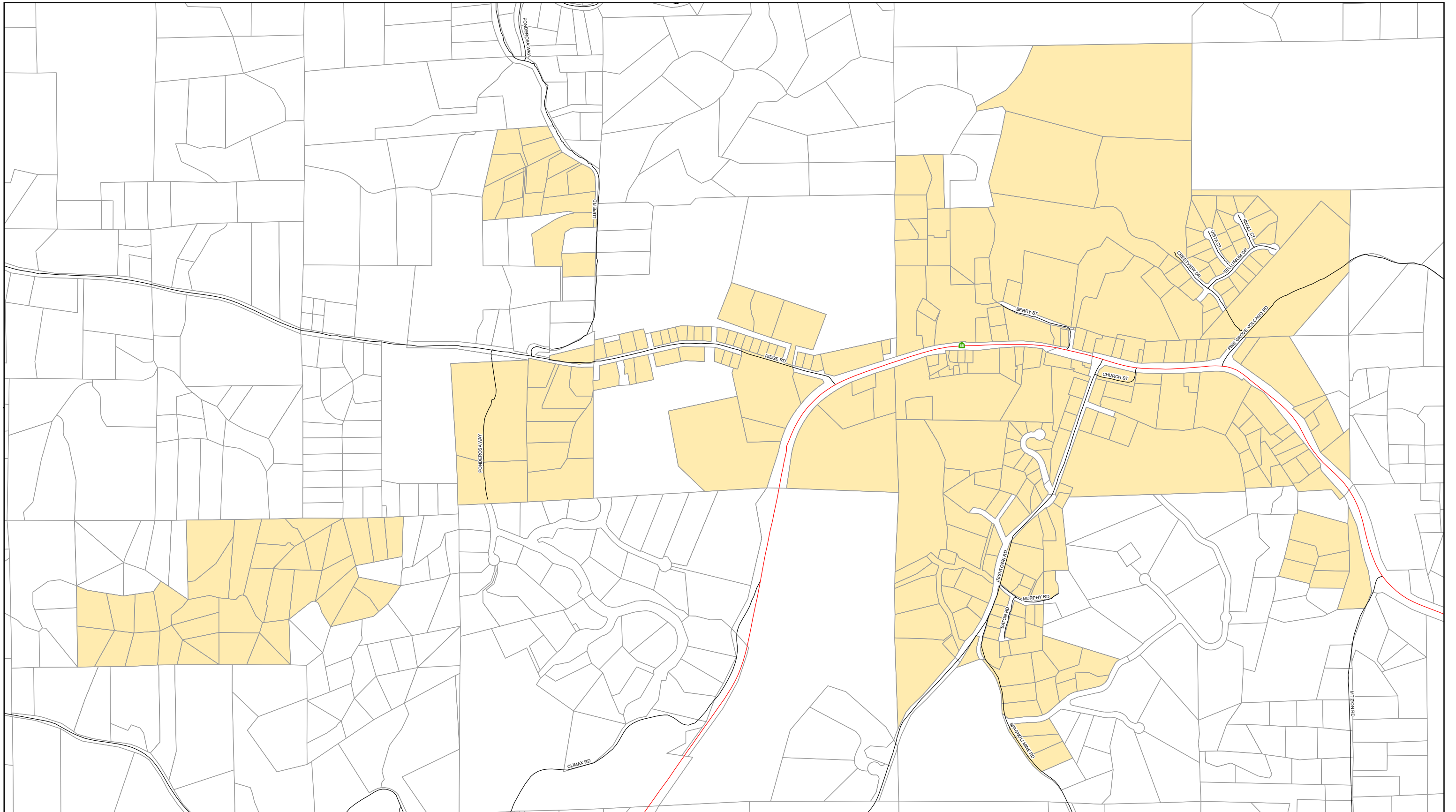


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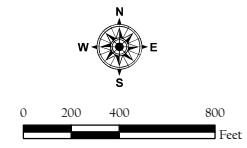




-  Parcel Boundary
-  Tax Rate Area
-  State Highway
-  County Road

Map III-15

Tax Rate Areas for the Pine Grove Community Services District

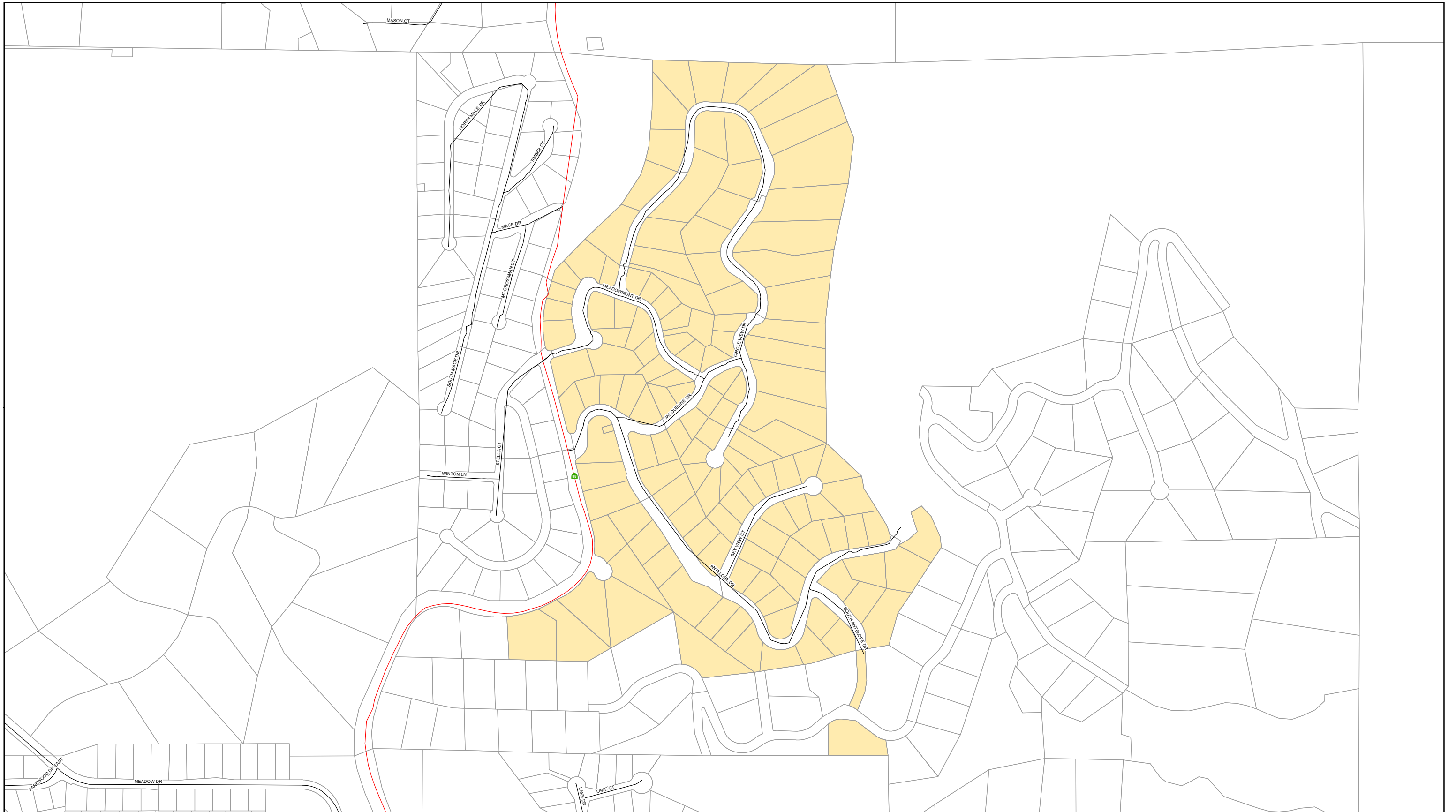






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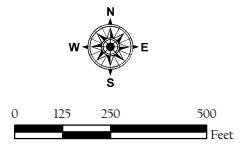




-  Parcel Boundary
-  Tax Rate Area
-  State Highway
-  County Road

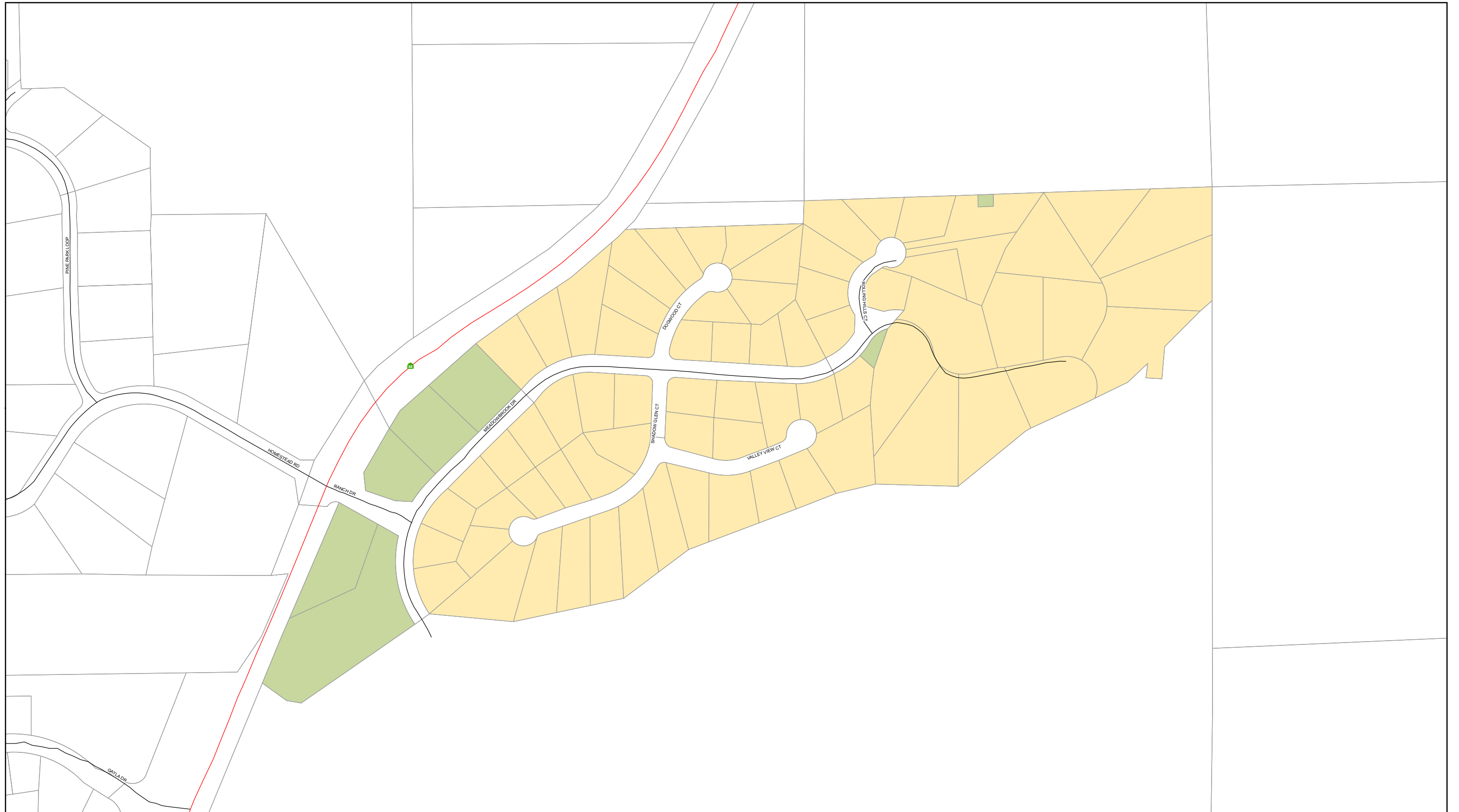
Map III-16


Tax Rate Areas for the Rabb Park Community Services District



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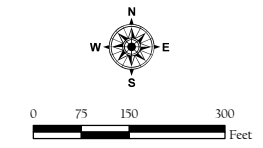




-  Parcel Boundary
-  Water Bodies
-  Tax Rate Area
-  State Highway
-  Unassessed Parcel
-  County Road

Map III-17

Tax Rate Areas for the
Ranch House Estates
Community Services District

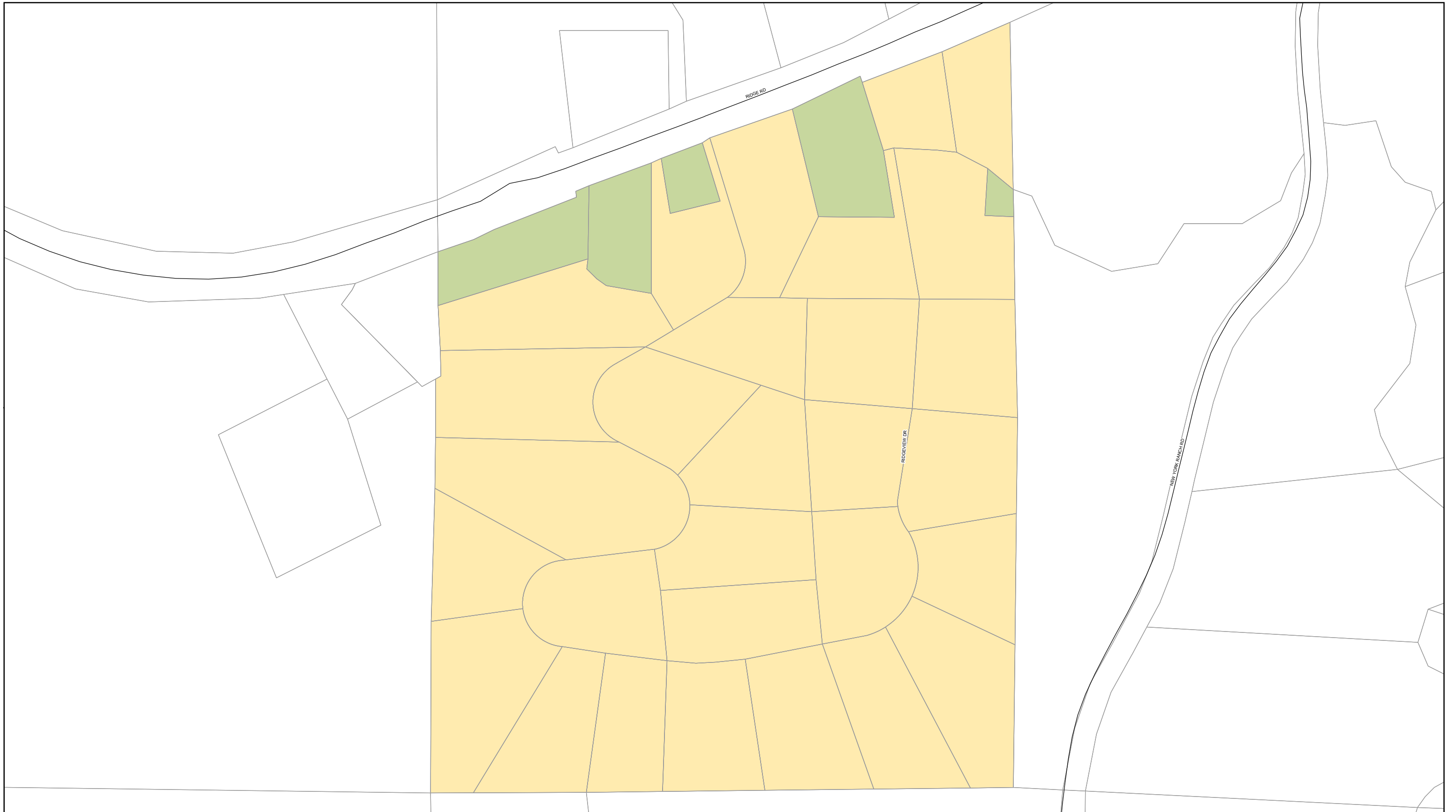








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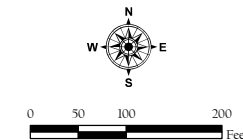




-  Parcel Boundary
-  Water Bodies
-  Tax Rate Area
-  State Highway
-  Unassessed Parcel
-  County Road

Map III-18

Tax Rate Areas for the
Ridgewood Acres
Community Services District

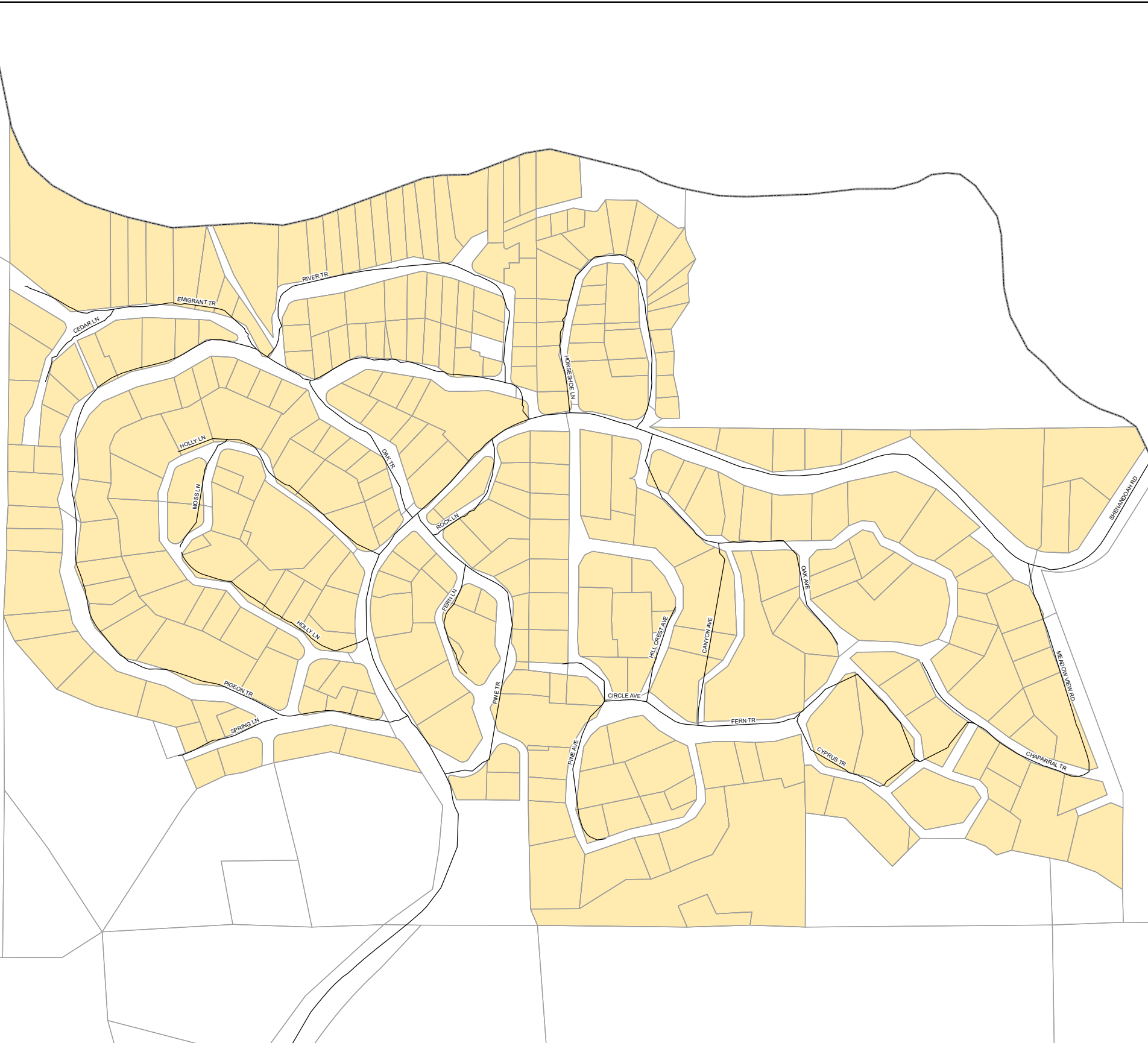




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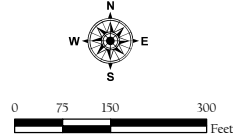




-  Parcel Boundary
-  County Road
-  Tax Rate Area

Map III-19

Tax Rate Areas for the River Pines Public Utility District

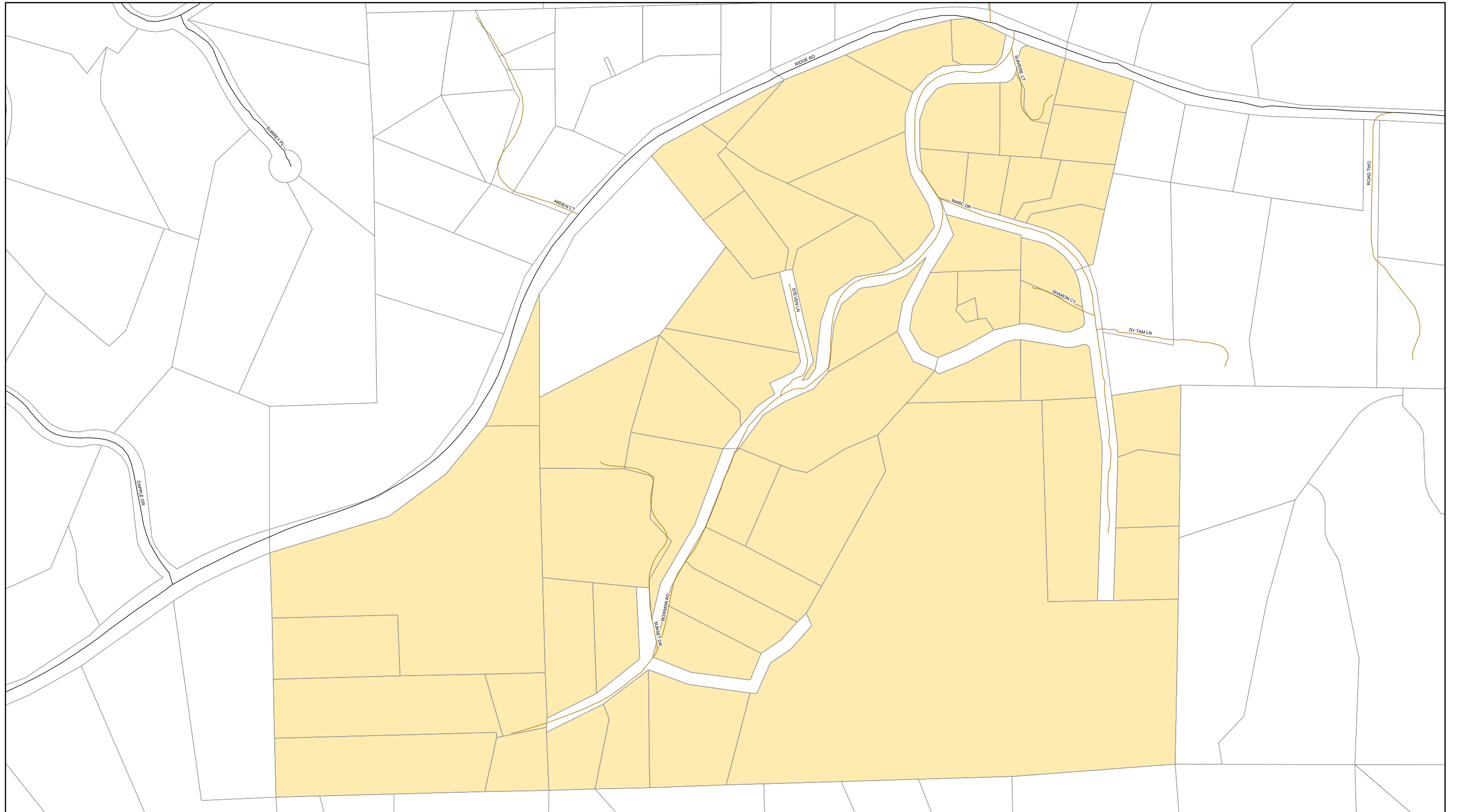








Map created by:
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Date:
March 3, 2008

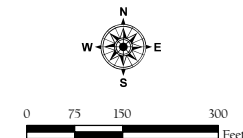
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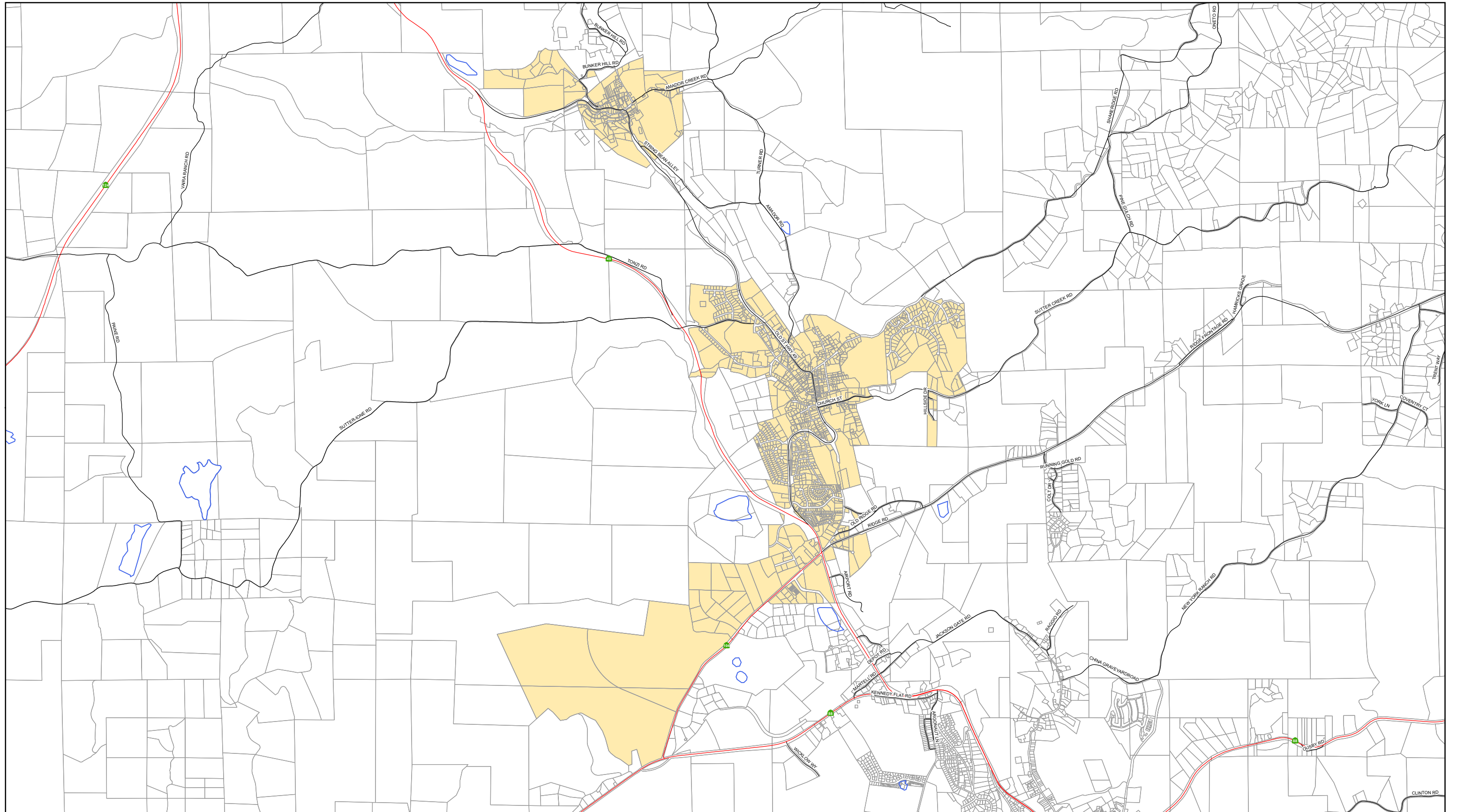
-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road
-  Private Road






Tax Rate Areas for the
Map III-20 **Sunset Heights Community Services District**



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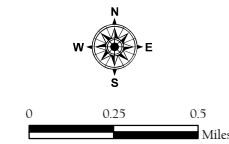




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road

Map III-21

Tax Rate Areas for the Sutter Creek Fire Protection District

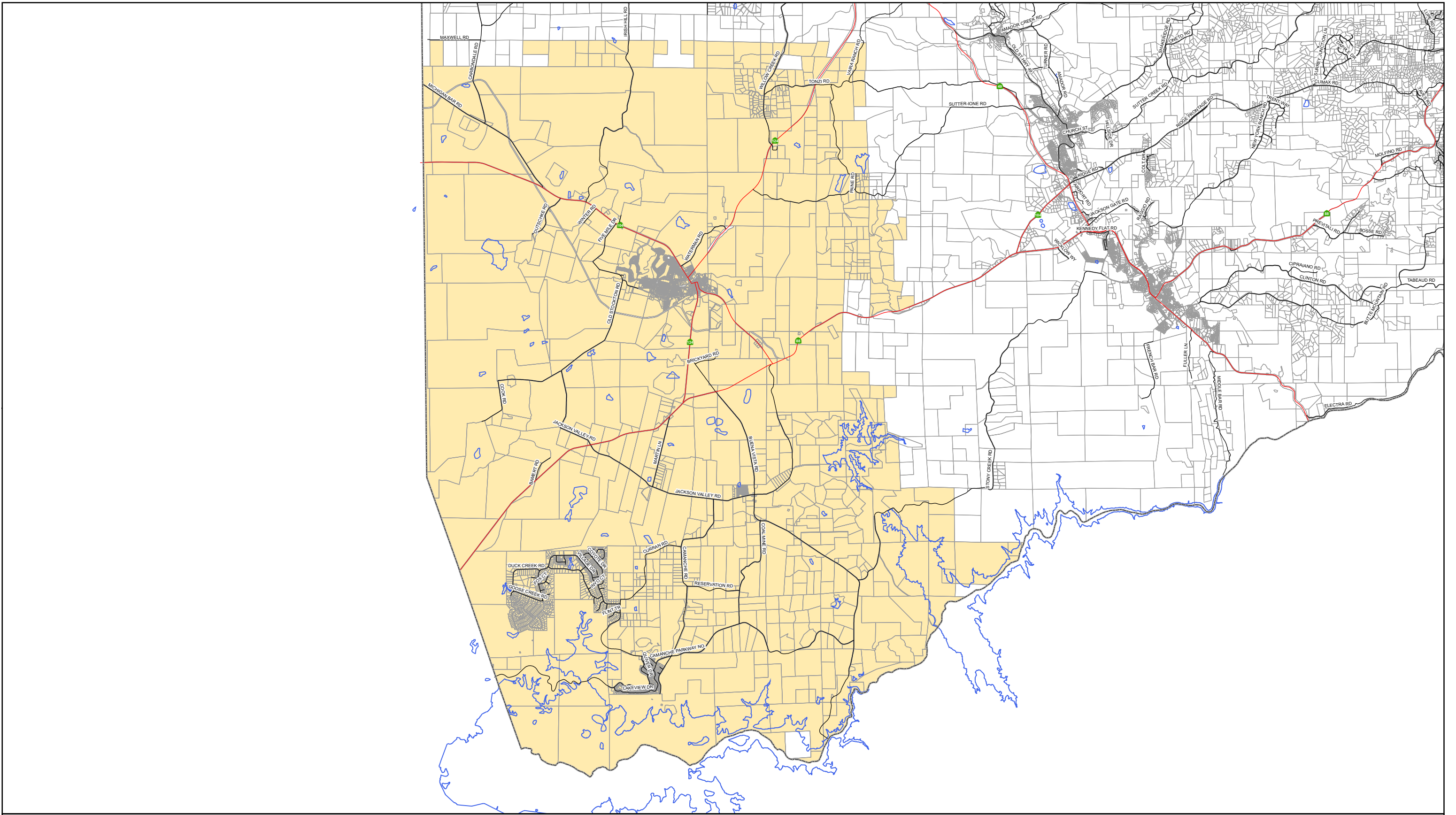


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
Date:
March 3, 2008

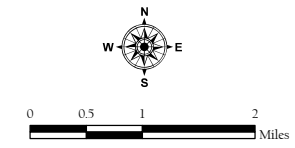
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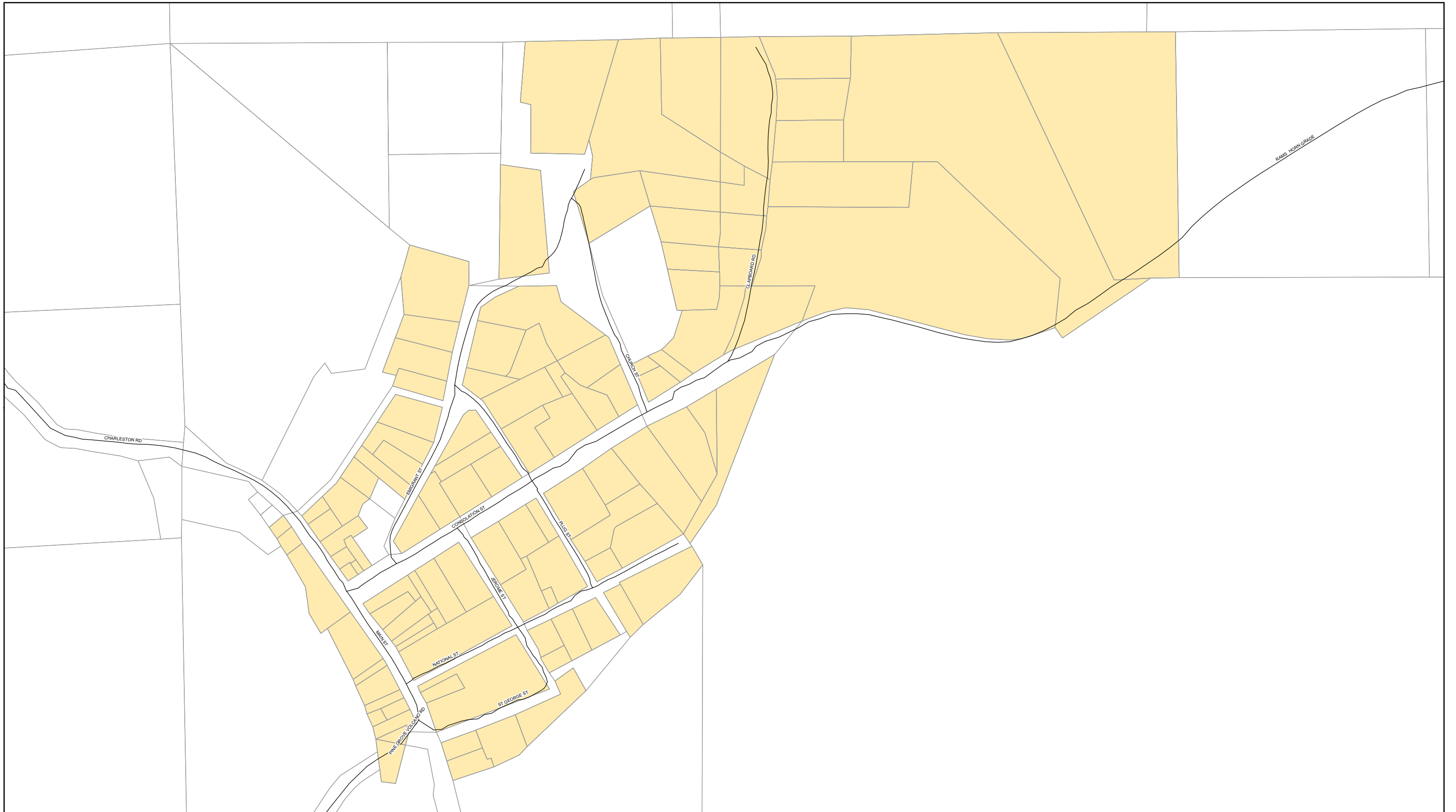
Map III-22 Tax Rate Areas for the Public Township No. 02 Cemetery District




-  Parcel Boundary
-  Tax Rate Area
-  Water Bodies
-  State Highway
-  County Road



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 Date:
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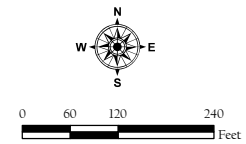




-  Parcel Boundary
-  Tax Rate Area
-  County Road

Map III-23

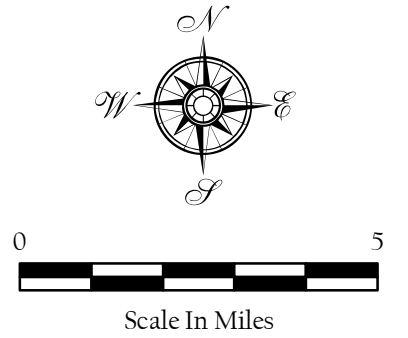
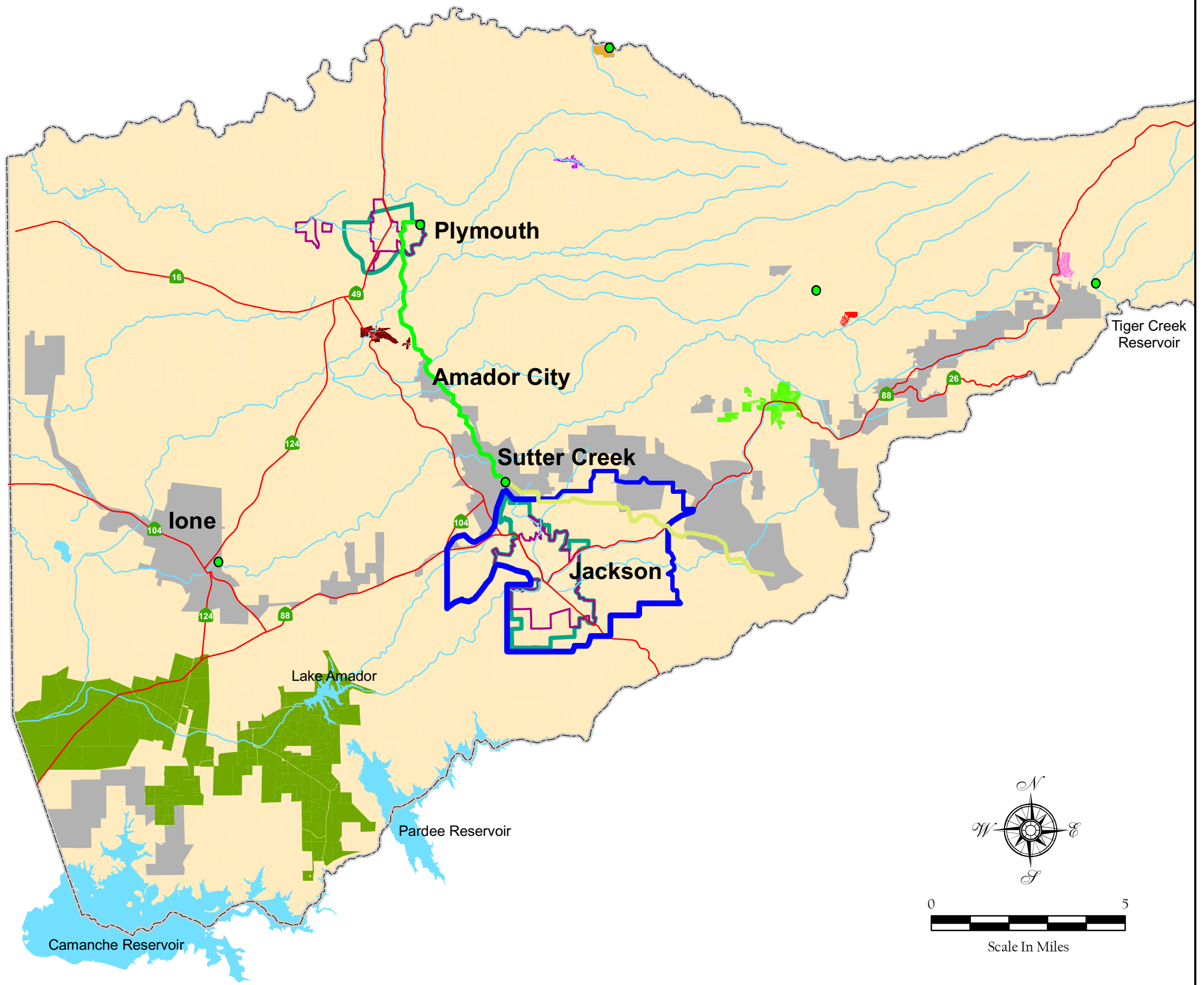
Tax Rate Areas for the Volcano Community Services District



Map created by:
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 810 Court Street, Jackson CA 95642 (209) 223-6591
 Date:
 March 3, 2008
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-  Drytown County Water District
-  Fiddletown CSD
-  Jackson Valley Irrigation District
-  Pine Grove CSD
-  Rabb Park CSD
-  River Pines PUD
-  Volcano CSD
-  City Sphere
-  City Limits
-  AWA Water Service Area
-  Major Water Bodies
-  Streams
-  County Boundary
-  State Highway
-  Water Treatment Plant
-  Planned Plymouth Pipeline
-  AWS Transmission Pipeline
-  Jackson Service Area















Map created by: Amador County GIS Division
 810 Court Street, Jackson CA 95642 (209) 223-6591
 Date: June 13, 2008

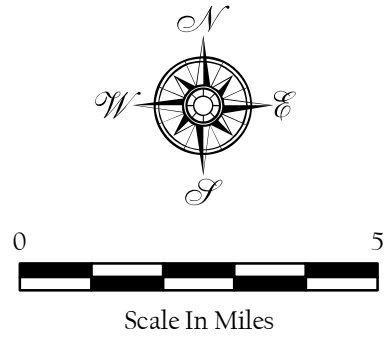
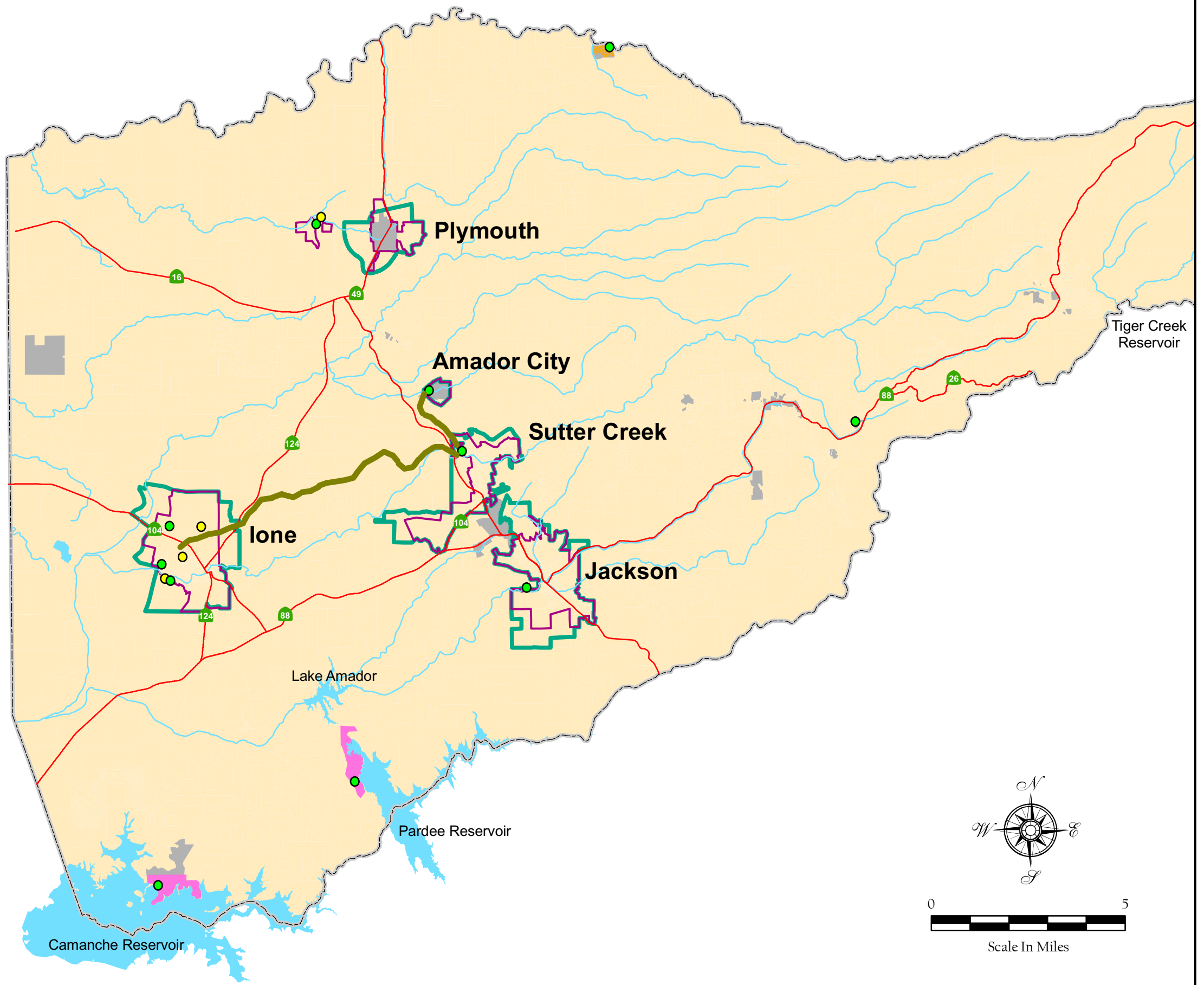
Map III-24

Amador County Water Service Map

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-  East Bay MUD
-  River Pines PUD
-  City Sphere
-  City Limits
-  AWA Wastewater Service Area
-  Major Water Bodies
-  Streams
-  County Boundary
-  State Highway
-  WWTP
-  Ponds/Sprayfields
-  ARSA Regional Outfall



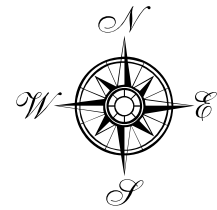
Map created by: Amador County GIS Division
 810 Court Street, Jackson CA 95642 (209) 223-6591
 Date: June 17, 2008

Map III-25

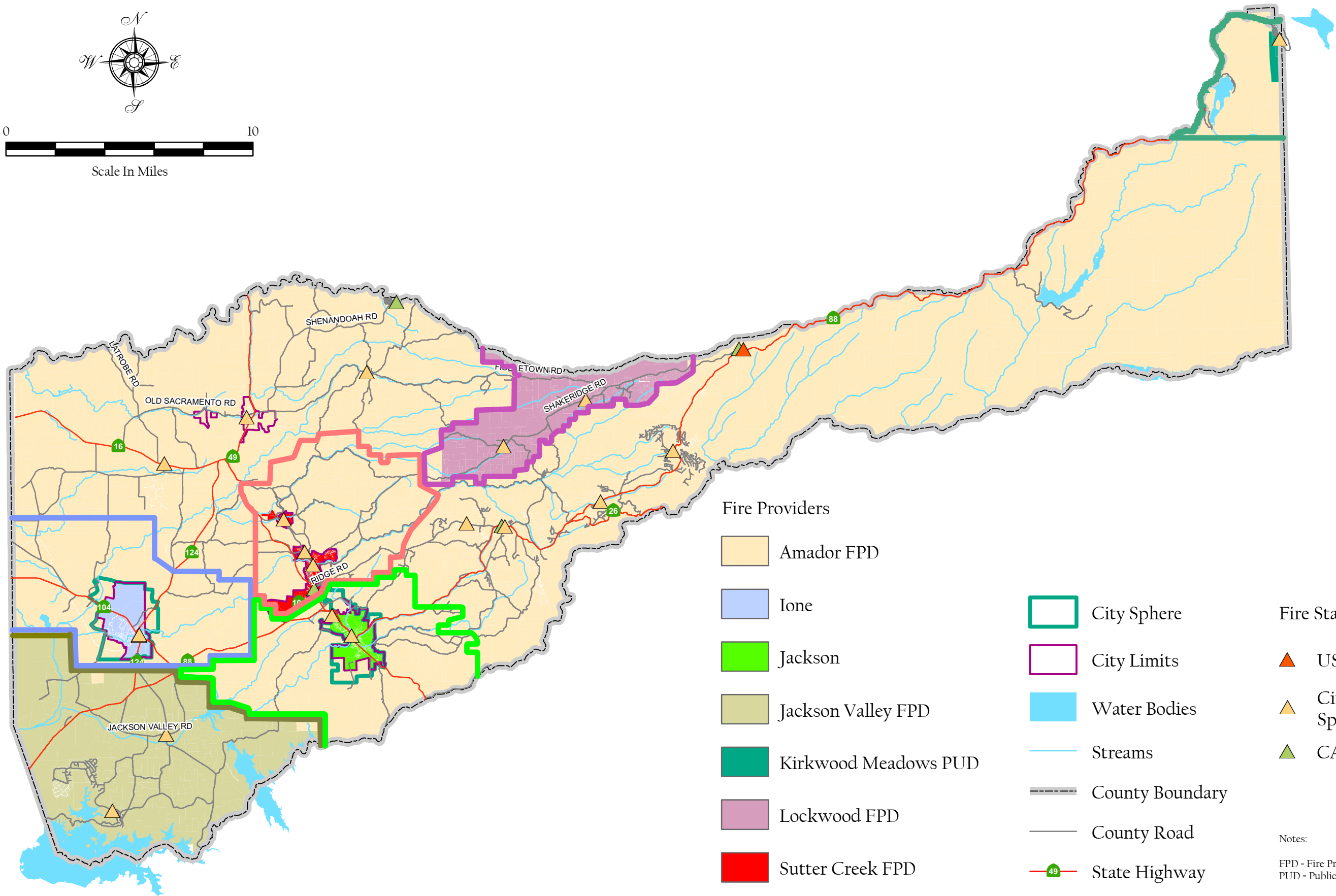
Amador County Wastewater Service Map

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Scale In Miles



Fire Providers

- Amador FPD
- Ione
- Jackson
- Jackson Valley FPD
- Kirkwood Meadows PUD
- Lockwood FPD
- Sutter Creek FPD

- City Sphere
- City Limits
- Water Bodies
- Streams
- County Boundary
- County Road
- State Highway

Fire Stations

- USFS
- Cities/Special Districts
- CAL FIRE

Notes:

FPD - Fire Protection District
PUD - Public Utility District

