

## Audubon Hills Community Services District

### Agency Profile

Located northeast of Placerville, the Audubon Hills Community Services District (District) was formed in 1972 to maintain roadways within its boundaries, and provide snow plowing services during colder weather, to allow access to residential homes located on parcels. The District maintains approximately ten miles of roadway. Audubon Drive, the District's primary roadway, connects to a public roadway, North Canyon Road, and dead ends to the west. The District has 14 secondary roadways that connect to the primary road.

### *Land Use Character*

The District is composed of approximately 130 parcels, most of them developed. The land use is medium density residential.

### *Level of Service*

The District appears to provide an above-adequate level of road and snow removal services based upon the regular maintenance of the infrastructure and annual, proactive planning by the District Board of Directors, including prioritization of repairs. At \$2,139, the per-mile funding stream is below average. While the property tax increment is 10.5%, the District only has a \$75 per parcel assessment.

### Commission's Policies and Guidelines

LAFCO Policy 4.4 requires the Commission to review the following topics before making sphere of influence determinations. The Commission's recent review of road and road maintenance services addressed these requirements as noted below. All citations are from the Final Streets and Highway Services Municipal Services Review, adopted by the Commission in October 24, 2007.

**1. *Service capacity, level and types of services currently provided by the agency, and areas where these services are provided***

Refer to pages 2.2-1 to 2.2-3, "Section III – Infrastructure;" and pages 2.2-7 to 2.2-8, "Section X – Infrastructure."

**2. *Financial capabilities and costs of service***

Refer to pages 2.2-3 to 2.2-4 "Section IV – Financing and Rate Restructuring;" page 2.2-5, "Section V – Cost Avoidance Opportunities;" and page 2.2-8, "Section X – Financing Constraints and Opportunities," "Section X – Rate Restructuring," and "Section X – Cost Avoidance Opportunities."

**3. *Topographic factors and areas of social and economic interdependencies***

Refer to page 2.2-1, "Section I – Setting."

**4. Existing and planned land uses, land use plans and policies, consistency with county and city general plans, and projected growth in the affected area**

Refer to page 2.2-1, "Section I – Setting," and "Section II Growth and Population;" and page 2.2-7, "Section X – Growth and Population."

**5. Potential effects on agricultural and open space lands**

The 2004 General Plan directs unincorporated growth to already existing population centers, or "community regions," such as the Placerville area. Audubon Hills CSD is located outside of this community region, in the eastern quadrant of the Camino/Fruitridge Agriculture District. While Audubon Hills CSD is a medium density residential island surrounded by agricultural uses, development is restricted in agriculture districts, so there should be little, if any, new growth occurring in the area. It is unlikely that Audubon Hills CSD's services would induce urban growth or the premature conversion of agricultural land to urban uses. Any detrimental impact has already occurred. The CSD has no plans to expand, so there should be no additional impacts to the economic viability of surrounding agricultural operations.

**6. A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services**

Refer to pages 2.2-1 to 2.2-3, "Section III – Infrastructure;" and pages 2.2-7 to 2.2-8, "Section X – Infrastructure."

**7. An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:**

Not applicable for this agency.

**DETERMINATIONS**

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission to consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for updating the sphere for Audubon Hills CSD:

**1. The present and planned land uses in the area, including agricultural and open space lands.**

Present land uses within the District include rural residential uses. Present land uses surrounding the District include agriculture and a golf resort. Planned land uses are anticipated to remain the same as current land uses.

**2. The present and probable need for public facilities and services in the area.**

Present needs for public facilities and services are currently being met. Probable needs for public facilities and services are not currently anticipated to vary from present needs, as future demands are expected to remain the same.

**3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.***

The present capacity of public facilities provided is adequate to serve the existing community.

**4. *The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.***

Social or economic communities of interest in the area do not extend beyond the subdivision. A nearby community of interest includes the Camino area.

Based upon the information contained in this document, it is recommended that the Audubon Hills CSD Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map attached to Resolution L-2007-30.