

Hillwood Community Services District

Agency Profile

Located south of Shingle Springs, the Hillwood Community Services District (District) was formed in 1969 to maintain six miles of roadways within its boundaries to allow access to residential homes located on parcels. The District's roadway network connects to two major public roads, French Creek Road and South Shingle Road.

Land Use Character

The District is composed of approximately 168 parcels, most of them developed. The land use is medium density residential.

Level of Service

The District appears to provide below-adequate level of road services based upon the District's own assessment that current roadways are in need of maintenance and improvements, but the necessary additional funds are not available. At \$1,667, the per-mile funding stream is the lowest of all CSDs. There is no per parcel assessment to supplement the property tax increment, and the latter (6.65%) is the average amount for road CSDs.

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 2.17-1 to 2.17-3, "Section III – Infrastructure;" and page 2.17-7, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.17-3 to 2.17-4, "Section IV – Financing and Rate Restructuring;" pages 2.17-4 to 2.17-5, "Section V – Cost Avoidance Opportunities;" page 2.17-7, "Section X – Financing Constraints and Opportunities;" and page 2.17-8, "Section X – Rate Restructuring" and "Section X – Cost Avoidance Opportunities."

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

Refer to page 2.17-1 "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 2.17-1 “Section I – Setting” and “Section II Growth and Population;” and pages 2.17-7, “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 region.” Hillwood CSD is in the southernmost part of the Shingle Springs Community Region. There are no lands zoned for agriculture nearby. The surrounding land use is similar to that found in the CSD: medium density residential or low density residential.

However, the services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. In addition, the CSD has no plans to expand. There should be no impacts to agricultural or open space lands beyond any effects that may be already in place.

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 2.17-1 to 2.17-3, “Section III – Infrastructure;” and page 2.17-7, “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 amending the sphere for Hillwood CSD:

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

Present land uses within the District are primarily residential uses. 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 at a minimum. The ability of the District to provide continued maintenance of roadways at an acceptable level of service will be dictated by its ability to secure capital necessary to implement an acceptable maintenance schedule.

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 currently provided is barely sufficient for the current level of service demanded.

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.*

There are no social or economic communities of interest in the area. Nearby communities include the Shingle Springs area.

Based upon the information contained in this document, it is recommended that the Hillwood 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-2007-37.