

Rising Hill Road Community Services District

Agency Profile

Located immediately northwest of Placerville, Rising Hill Road Community Services District (District) was formed in 1983 to maintain 15 roadways that allow access to residential homes located on 112 parcels. The District maintains approximately 2.25 miles of roadway. Rising Hill Road is the primary roadway that connects to one major public roadway, Cold Springs Road and provides access to the District before it dead-ends to the southeast. The District also maintains the secondary roadways that branch off Rising Hill Road: Bell Tree Lane, Coarsegold Road, Heather Hill Court, Heather Hill Road, Lost Lane, Nevada Court, Oak Knoll Court, Pear Blossom Lane, Pebble Court, Periwinkle Lane, Rising Hill Court, Rising Hill Road West, and Tower Lane.

Currently, two fully built out parcels to the northeast of the district utilize Rising Hill and Heather Hill Roads and Heather Hill Court to access their respective properties. The parcels are outside the District. These landowners currently do not pay road assessments or a portion of their property taxes to Rising Hill CSD even though they use their roads and services. The Board of Directors is interested in annexing these parcels in the future order for the District to partially recoup its maintenance and repair costs related to their use of the road.

Because of the residents' low interest in serving on the Board of Directors, there is an interest among some of the Directors of dissolving the District sometime in the future. However, no formal position has been adopted by the Board and no proposal has been presented to LAFCO. Given the recent increases in funding, the District should remain financially and operationally viable in the foreseeable future.

Land Use Character

The District is composed of approximately 112 parcels, most of them developed. The land use is medium density residential.

Level of Service

The District appears to provide an adequate level of road maintenance services based upon the regular maintenance of the infrastructure. At \$5,806, the per-mile funding stream is average. The property tax increment is low; set at 5.63%. The per parcel assessments were recently increased to \$150 and will be increased \$50 per year for three years until the maximum \$300 is reached.

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 page 2.24-4, "Section III – Infrastructure;" and page 2.24-9, "Section X – Infrastructure."

2. Financial capabilities and costs of service

Refer to pages 2.24-4 to 2.24-6 "Section IV – Financing and Rate Restructuring;" page 2.24-6, "Section V – Cost Avoidance Opportunities;" pages 2.24-9 to 2.24-10, "Section X – Financing Constraints and Opportunities," and page 2.24-10, "Section X – Rate Restructuring," and "Section X – Cost Avoidance Opportunities."

3. Topographic factors and areas of social and economic interdependencies

Refer to page 2.24-1 "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 2.24-1 "Section I – Setting;" pages 2.24-1 to 2.24-2, "Section II Growth and Population;" and page 2.24-9, "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." Almost the entire District is in the Placerville Community Region. Development within the District is consistent with the surrounding land uses. There are no agricultural lands nearby. The services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. There should be no impacts to open space beyond any effects 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 page 2.24-4, "Section III – Infrastructure;" and page 2.24-9, "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 at this time.

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 Rising Hill Road 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 land 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. 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 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 Cold Springs area.

Based upon the information contained in this document, it is recommended that the Rising Hill Road CSD Sphere of Influence be updated to expand into the parcels to the northeast totaling approximately 23 acres, as shown in the map attached to Resolution L-2007-42.