

Arroyo Vista Community Services District

Agency Profile

Located north of El Dorado Hills, one mile east of Salmon Falls Road, the Arroyo Vista Community Services District (District) was formed in 1983 to maintain Arroyo Vista Way, which provides access to residential homes located on parcels within the District's boundaries. The District maintains the full length of the one-mile long Arroyo Vista Way. There are several privately maintained roadways within the District that bisect Arroyo Vista Way to provide more direct access to residential homes within the District not immediately adjacent to the primary roadway. These roadways include Rambling Trail, Lake Vista Lane, Covey Way, Dusty Trail, Winding Oak Land, Deerhorn Lane, Two Eagle Lane, Lovers Lane, Arbolado Lane, Red Mountain Road, and Doughty's Place.

Land Use Character

The District is composed of approximately 66 parcels, the majority of them developed. The land use is low density residential.

Level of Service

Although the District is empowered to provide a variety of public services, according to the General Government Services I Municipal Services Review, adopted by the Commission on January 30, 2008, the District does not provide any services other than road maintenance. Therefore, the Commission should consider the following powers latent for the District: and parks and recreation.

The District appears to provide an above-adequate level of road services based on the District's self assessment, as determined by adherence to local preferences and expectations for roadway quality, repair frequency, and overall roadway operations. At \$16,629, the per-mile funding stream appears to be well above the average. In addition to receiving a 6.11% increment of the property taxes collected, the District charges a \$125 per-parcel assessment for developed parcels and a \$100 assessment for undeveloped parcels.

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 on December 5, 2007.

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

Refer to page 2.1-1, "Section I – Setting;" and "Section III – Infrastructure" and page 2.1-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.1-3 to 2.1-5 “Section IV – Financing and Rate Restructuring;” page 2.1-5, “Section V – Cost Avoidance Opportunities;” and page 2.1-8, “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 2.1-1 “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 2.1-1 “Section I – Setting;” page 2.1-1, “Section II Growth and Population;” and page 2.1-8, “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 nearby El Dorado Hills area. Arroyo Vista CSD is located just northeast of that community region and is entirely surrounded by lands zoned for low density uses. No agricultural district is nearby, although the District is south of an ecological preserves overlay. It is unlikely that the services provided by Arroyo Vista CSD would induce urban growth or the premature conversion of that parcel to urban uses. Any detrimental impact has already occurred. The CSD has no plans to expand, so there should be no additional impacts to that parcel or the surrounding areas.

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 2.1-1 “Section III – Infrastructure;” and page 2.1-8, “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 Arroyo Vista CSD:

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

Present land uses within the District include low density residential uses. Present land uses surrounding the District include low density residential as well. 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.*

There are no social or economic communities of interest in the area. Nearby communities include the Salmon Falls area and El Dorado Hills.

Based upon the information contained in this document, it is recommended that the Arroyo Vista CSD Sphere of Influence be updated to affirm its current sphere, coterminous with its service boundaries, as shown in the map labeled "Exhibit A" and attached to Resolution L-2008-04.