

Marble Mountain Homeowners Community Services District

Agency Profile

Located in the El Dorado Hills area south of Highway 50, the Marble Mountain Homeowners Community Services District (District) was formed in 1982 to maintain 7.5 miles of roads serving approximately seventy parcels. The road network is composed of Marble Valley Road and 10 secondary pathways.

Land Use Character

Approximately sixty of the seventy parcels in the District are developed. The land use designation is low density residential except for one parcel that is zoned agricultural preserve.

Level of Service

The District appears to provide an adequate level of road maintenance services based upon the regular maintenance of the infrastructure. At \$2,809, the per-mile funding stream is below average. The property tax increment is low at 6.11%, but the District has two levels of per parcel assessments: \$400 for the lower portion of the District (Zone 1) and \$100 for the higher portion (Zone 2).

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 2.21-3, "Section III – Infrastructure;" and page 2.21-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.21-3 to 2.21-5 "Section IV – Financing and Rate Restructuring;" page 2.21-5, "Section V – Cost Avoidance Opportunities;" and page 2.21-8, "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 2.21-1 "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 2.21-1 “Section I – Setting;” page 2.21-1, “Section II Growth and Population;” and pages 2.21-7, “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 Cameron Park and El Dorado Hills. Most of the surrounding development is residential (the zoning is “adopted plan”). To the northeast there are parcels currently being used as, or planned to be, commercial. There are no lands zoned for agricultures nor is there a nearby agricultural district.

However, the services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. The CSD has no plans to expand, so there should be no additional impacts to open space 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 page 2.21-3, “Section III – Infrastructure;” and page 2.21-8, “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. Other than the County, there are no other agencies providing similar services.

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 Marble Mountain Homeowners 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 adequate 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 Clarksville and El Dorado Hills.

Based upon the information contained in this document, it is recommended that the Marble Mountain Homeowners 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-2007-39.