

Mortara Circle Community Services District

Agency Profile

Mortara Circle Community Services District, which maintains 2.7 miles of roadways, is located on the north side of Green Valley Road, approximately one mile west of Missouri Flat Road in the Greenstone area. The District was formed in 1985 to maintain Mortara Circle and secondary roadways to provide access to residential homes located on the 31 parcels within the District's boundaries. Secondary roadways include Barton Lane, Bear Court, and Sorrell Lane. Mortara Circle connects to a public roadway, Green Valley Road, and makes a complete loop that ends back at the District's entrance.

Land Use Character

The District is composed of approximately 31 parcels, all designated low density residential.

Level of Service

Services provided by the District are adequate for the current demand, as determined by adherence to local preferences and expectations for roadway quality, repair frequency, and overall roadway operations. The District does not have any specific standards for roadway repair and maintenance, nor does it have plans for expansion of infrastructure. At \$4,044, the per-mile funding stream appears adequate. The property tax increment is 10%, and the District has a \$250 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 2.22-1 to 2.22-3, "Section III – Infrastructure;" and page 2.22-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.22-3 to 2.22-5 "Section IV – Financing and Rate Restructuring;" page 2.22-5, "Section V – Cost Avoidance Opportunities;" and page 2.22-8, "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 2.22-1 "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 2.22-1 “Section I – Setting;” page 2.22-1, “Section II Growth and Population;” and page 2.22-8, “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.” Mortara CSD is adjacent to the Diamond Springs/El Dorado Community Region and close the Placerville Community Region; however, it is not near or in an agriculture district. The District is surrounded by lands zoned for low density residential uses. No lands are zoned for agriculture near the CSD. It is unlikely that Mortara Circle CSD’s services would induce urban growth or affect open space lands. Any detrimental impact has already occurred.

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 2.22-1 to 2.22-3, “Section III – Infrastructure;” and page 2.22-8, “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 amending the sphere for Mortara Circle 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 low density 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 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 Rescue and Cold Springs.

Based upon the information contained in this document, it is recommended that the Mortara Circle 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-2007-40.