

Sierra Oaks Community Services District

Agency Profile

Sierra Oaks Community Services District (District) was formed in 1976 to maintain Sierra Oaks Drive, a roadway less than a mile long. The District is located on the north side of China Hills Road, approximately a quarter mile west of State Highway 49, near the community of El Dorado. Sierra Oaks Drive, the District's primary public roadway, connects to a major public roadway, China Hill Road, to the south, and dead ends to the northeast. There are approximately seven private roadways within the District that branch off the primary roadway, but the District does not maintain these.

Land Use Character

The District is composed of approximately 45 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. At \$6,071, the per-mile funding stream is above average. While the property tax increment is low (1.91%) and the District currently does not have a per parcel assessment in place, the CSD is financially viable because of its high annual carryover and because it is able to keep expenses low.

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 2.26-3 "Section III – Infrastructure;" and pages 2.26-7 to 2.26-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.26-3 to 2.26-5 "Section IV – Financing and Rate Restructuring;" pages 2.26-5, "Section V – Cost Avoidance Opportunities;" and page 2.26-8, "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 2.26-1 "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 2.26-1 “Section I – Setting;” page 2.26-1, “Section II Growth and Population;” and pages 2.26-7, “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 Diamond Springs and El Dorado. The Sierra Oaks CSD is located on the southern half of the Diamond Springs/El Dorado Community Region. There is one parcel in commercial use, but most are developed consistently with the medium density residential designation. However, most of the commercial, light industrial, educational and manufacturing facilities development is concentrated around the towns of El Dorado and Diamond Springs and along the Missouri Flat Corridor. Agricultural lands abut the District on the south; however, the Sierra Oaks CSD service area is not in an agricultural district.

The services provided by the District do not induce urban growth or the premature conversion of agricultural land to urban uses. The District has no plans for expansion, so there should be little, if any, impacts to open space or agriculture lands beyond the effects already present.

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 2.26-3 “Section III – Infrastructure;” and pages 2.27 to 2.26-8, “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 Sierra Oaks CSD:

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

Present land uses within the District include rural residential uses and one commercial use. 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 El Dorado area.

Based upon the information contained in this document, it is recommended that the Sierra Oaks 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-2007-43.