

Knolls Property Owners Community Services District

Agency Profile

Formed in 1982 to maintain 1.9 miles of roads, the Knolls Property Owners Community Services District (District) is an agency encompassing 188 acres located halfway between Cameron Park and Coloma. The road network is composed of Lakeview Drive, the primary roadway, which runs through the District. Hillock Drive and Saddleback Court are dead-end secondary roadways that provide access to more parcels and connect to Lakeview Drive.

Currently, a landowner who owns a 115-acre parcel immediately to the west of the district utilizes Lakeview Drive to access his property. As this landowner builds a new access road into his property, he is causing damage and wear-and-tear beyond normal use by District residents. The Board of Directors is interested in annexing the 115-acre parcel in order for the District to partially recoup its maintenance and repair costs related to these activities. The same landowner owns at least one other property already in the District.

Land Use Character

The District is composed of approximately 29 parcels, most of them developed. The land use in the District is almost all low density residential, but four parcels are zoned for rural residential.

Level of Service

The District appears to provide adequate level of road services. While the \$4,047 per-mile funding stream is average, the District's property tax increment (11.54%) and per parcel assessment (\$300) are one of the highest among all CSDs.

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 2.19-1 to 2.19-3, "Section III – Infrastructure;" and page 2.19-8, "Section X – Infrastructure."

2. Financial capabilities and costs of service

Refer to pages 2.19-3 to 2.19-4 "Section IV – Financing and Rate Restructuring;" page 2.19-5, "Section V – Cost Avoidance Opportunities;" and page 2.19-8, "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 2.19-1 “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 2.19-1 “Section I – Setting;” page 2.19-1, “Section II Growth and Population;” and page 2.19-8, “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.” Knolls Property Owners CSD is not located in or near a community region or an agriculture district. The District is surrounded by lands zoned for low density or rural residential uses. No lands are zoned for agriculture near the CSD. It is unlikely that Knolls Property Owners CSD’s services would induce urban growth or affect open space lands. Any detrimental impact has already occurred. The CSD’s plans to expand would be to recover external costs it is already incurring as the parcels to the west are developed consistent with their land use designation.

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 2.19-1 to 2.19-3, “Section III – Infrastructure;” and page 2.19-8, “Section X – Infrastructure.”

7. An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:

Amending the District’s sphere of influence to include the 115-acre parcel would not have a significant effect on other agencies providing similar or other services. There are no County-maintained roads that provide access to this parcel, nor is there another public agency near the vicinity.

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 Knolls Property Owners 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 rural residential, but also include vacant residential lands and open space. 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 Rescue and Lotus areas.

Based upon the information contained in this document, it is recommended that the Knolls Property Owners CSD Sphere of Influence be updated to expand into the parcels to the west totaling approximately 120 acres, as shown in the map attached to Resolution L-2007-38.