

East China Hill Community Services District

Agency Profile

The East China Hill Community Services District (District) was formed in 1977 to maintain the 1.5 miles of East China Hill Road that runs between State Highway 49 and Union Mine Road. Approximately 60 parcels can be accessed through this roadway, located in mid-western section of the county, south of the community of El Dorado. There are four roadways within the District that branch off China Hill Road, but these are not maintained by the District. Two of the roadways that branch off East China Hill Road connect to other roadways outside the District.

Land Use Character

The District is composed of approximately 60 parcels, all of them developed. The land use is low density residential.

Level of Service

The District appears to provide adequate level of road services based upon the District's repair schedule; however, the District must accumulate sufficient funds before repairs can be initiated. At \$7,616, the per-mile funding streams appear to be above average; however both is property tax increment (5.36%) and its per parcel assessment (\$84) are lower than other 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 2.10-1 to 2.10-3, "Section III – Infrastructure;" and page 2.10-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.10-3 to 2.10-5 "Section IV – Financing and Rate Restructuring;" page 2.10-5, "Section V – Cost Avoidance Opportunities;" and page 2.10-8, "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 2.10-1 "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 2.10-1 "Section I – Setting;" page 2.10-1, "Section II Growth and Population;" and page 2.10-8, "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 Diamond Springs and El Dorado. The Diamond Springs/El Dorado Community Region is just north of East China Hill CSD. 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 East China Hill CSD on the west.

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 the economic viability of surrounding agricultural operations 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 pages 2.10-1 to 2.10-3, "Section III – Infrastructure;" and page 2.10-8, "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 East China Hill 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 semi-rural residential. 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 the unincorporated El Dorado community.

Based upon the information contained in this document, it is recommended that the East China Hill 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-2007-32.