

Hickok Road Community Services District

Agency Profile

Hickok Road Community Services District (District), formed in 1989 to maintain Hickok Road to provide access to residential Homes, maintains the 2.15 miles of roadway within District boundaries. The road network consists of Hickok Road, Harlin Road, and Sweet Valley Road. The District is located on the north side of Malcolm Dixon Road, approximately one and a half miles east of Salmon Falls Road in the Salmon Falls area, north of El Dorado Hills. Hickok Road, the primary roadway for the District, connects to a public roadway, Malcolm Dixon Road, and terminates to the north. Hickok Road has three secondary roadways branching off the primary roadway.

Land Use Character

The District is composed of approximately 67 parcels, most of them developed. The land use is mostly low density residential with three parcels designated as rural residential and one as open space.

Level of Service

The District appears to provide adequate level of road services based upon the District's repair schedule; however, the roads were last repaired in 2003. At \$7,697, the per-mile funding streams appear to be above average. While the property tax increment (7.63%) is low compared to other CSDs, its per parcel assessment (\$200) is average.

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 2.16-1 to 2.16-3, "Section III – Infrastructure;" and page 2.16-8, "Section X – Infrastructure."

2. *Financial capabilities and costs of service*

Refer to pages 2.16-3 to 2.16-5, "Section IV – Financing and Rate Restructuring;" page 2.16-5, "Section V – Cost Avoidance Opportunities;" and page 2.16-8, "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 2.16-1 "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 2.16-1 “Section I – Setting” and “Section II Growth and Population;” and pages 2.16-7, “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 the nearby Cameron Park and El Dorado Hills areas. Hickok Road CSD is located between these two community regions and surrounded by lands zoned for low density or rural residential uses. No agricultural district is nearby. While Hickok Road CSD has an open space parcel owned by the Federal Bureau of Land Management within its service boundaries, it is unlikely that the CSD’s services would induce urban growth or the premature conversion of that parcel to urban uses. Any detrimental impact has already occurred. The CSD has no plans to expand, so there should be no additional impacts to that parcel or the surrounding areas.

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 2.16-1 to 2.16-3, “Section III – Infrastructure;” and page 2.16-8, “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 Hickok Road CSD:

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

Present land uses in the area include residential uses, 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 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 Salmon Falls area and unincorporated El Dorado Hills.

Based upon the information contained in this document, it is recommended that the Hickok Road 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-2007-36.