

24. RIDGEWOOD ACRES COMMUNITY SERVICES DISTRICT

Ridgewood Acres Community Services District (RACSD) provides street maintenance services.

AGENCY OVERVIEW

Background

Ridgewood Acres Community Services District (RACSD) was formed on September 16, 1974 as an independent special district.⁴⁷⁹ RACSD was formed to provide street maintenance and water services. Water services were transferred to Amador Water Agency in 2003. The District currently provides street maintenance services.

The principal act that governs the District is Community Services District Law.⁴⁸⁰ CSDs may potentially provide a wide array of services, including water supply, wastewater, solid waste, police and fire protection, street lighting and landscaping, airport, recreation and parks, mosquito abatement, library services; street maintenance and drainage services, ambulance service, utility undergrounding, transportation, abate graffiti, flood protection, weed abatement, hydroelectric power, among various other services. CSDs are required to gain LAFCO approval to provide those services permitted by the principal act but not performed by the end of 2005 (i.e., latent powers).⁴⁸¹

Boundary

The District is located along Ridgeview Drive, which extends south of Ridge Road, just west of New York Ranch Road. The District is approximately 4.5 miles northeast of Ridge Road's intersection with SR 49. Ridgeview Drive is a circular route, and the bounds are limited to parcels on either side of this road. The bounds encompass approximately 43 acres (0.07 square miles).

LAFCO records indicate one detachment, which occurred in 1974 and detached just over one acre from the District. There are no records of annexations to the District.

Sphere of Influence

RACSD's sphere was originally adopted in 1974. After adoption of the 2008 MSR, LAFCO updated the District's SOI to be generally coterminous with the District's bounds, excluding those parcels that do not receive services, i.e. that do not access district maintained roads.⁴⁸²

⁴⁷⁹ Secretary of State Certificate #3630 certifying election results.

⁴⁸⁰ Government Code §61000-61226.5.

⁴⁸¹ Government Code §61106.

⁴⁸² LAFCO Resolution No. 2009-13.

Local Accountability and Governance

The principal act requires that districts have five-member governing boards.⁴⁸³ Accordingly, RACSD is governed by a five-member board of directors. If the election is not contested, the members are appointed by the County Board of Supervisors to staggered, four-year terms. See Figure 21-1 for information on individual board members and term expirations.

Figure 24-1: Ridgewood Acres CSD Governing Body

Ridgewood Acres Community Services District			
Governing Body			
	Name	Position	Term Ends
<i>Members</i>	Anthony Turbes	President	NP
	Ronald Cranfill	Director	NP
	Janet Stinson	Director	NP
	Delbert Schulze	Director	NP
	Donna Schulze	Director	NP
<i>Manner of Selection</i>	Nominated by CSD Board, appointed by County BOS.		
<i>Length of Term</i>	Four years		
<i>Meetings</i>	Date: quarterly, Location: NP		
<i>Agenda Distribution</i>	Mailed or hand-delivered to home owners.		
<i>Minutes Distribution</i>	By request		
Contact			
<i>Contact</i>	President		
<i>Mailing Address</i>	13021 Ridge View Drive, Sutter Creek, CA 95685		
<i>Phone</i>	NA		
<i>Email/Website</i>	NA		

The District uses letters or word-of-mouth to update homeowners on current issues. The District reported that it has had no Brown Act violations in recent history.

The District demonstrated accountability in its disclosure of information and cooperation with LAFCO. The agency responded to LAFCO's written questionnaires and cooperated with document requests.

Management

The principal act calls for community services districts to appoint a general manager to implement board policies.⁴⁸⁴ RACSD did not have a general manager position as of July 2013. The District has no employees. The Board contracts with a private company to perform all necessary maintenance. Maintenance and capital needs are determined by the

⁴⁸³ Government Code §61040.

⁴⁸⁴ Government Codes §61050. Per §61040(e), the general manager may not be a member of the board.

Board at quarterly meetings. Annual budgets and audits are performed by the Amador County Auditor's Office.

The District has not produced any planning documents such as a master plan; but reported that it maintains, distributes and enforces the Covenants, Conditions and Restrictions (CC&Rs) for the Ridgewood Acres subdivisions. Enforcement of CC&Rs is a service that cannot be legally provided by the CSD.⁴⁸⁵

District financial planning efforts include regular audits. The District reported that financial audits are performed every five years; and that the most recent audit was completed in 2012. The District does not adopt an annual budget or a capital improvement plan. Plans for capital improvements over a seven-year period are made informally at Board meetings.

The District did not report whether its management practices include risk management. The District did report that it holds no insurance.

Service Demand and Growth

There is no economic activity in the District; land use is entirely suburban residential.⁴⁸⁶ The District's closest economic centers are the City of Sutter Creek and Pine Grove, which are equidistant (five miles) in opposite directions along SR 104.

The District serves approximately 68.1 residents.⁴⁸⁷ All parcels are assessed (30) in the District. The District's population density is 870 per square mile; however, the District's size is less than one-tenth of a square mile. Comparatively, the countywide population density is 64 per square mile.

The District reports that there has been no growth in the District since 1962. It is anticipated that there will continue to be no growth within the District as all parcels are already developed. One development application has been approved by the County to the northwest of the District boundaries along SR 104—the Aparicio Subdivision. The development would spread five residential units over 31 acres. The County approved a final subdivision map in 2009, and development has not yet started. This development is not likely to affect the District, as the District road does not provide access to other areas.

The District is not a land use authority, and does not hold primary responsibility for implementing growth strategies.

Disadvantaged Unincorporated Communities

LAFCO is required to evaluate disadvantaged unincorporated communities as part of this service review, including the location and characteristics of any such communities. A

⁴⁸⁵ Government Code §61105 provides "special statutory powers" to certain grandfathered districts, allowing for "special services and facilities that are not available to other districts." Government Code §61105(e) lists the community services districts that are authorized to provide CC&R oversight. Because RACSD is not a grandfathered agency under Government Code §61105(e), and CC&R oversight is not an authorized power under Government Code §61100, RACSD is not authorized to perform CC&R oversight.

⁴⁸⁶ Amador County, *General Plan, Existing (2007) Land Use Classifications Map*, 2007.

⁴⁸⁷ The population estimate is the product of the total occupied parcels and the average household size for Amador County, according to the California Department of Finance 2010.

disadvantaged unincorporated community is defined as any area with 12 or more registered voters, or as determined by commission policy, where the median household income is less than 80 percent of the statewide annual median.⁴⁸⁸

The California Department of Water Resources (DWR) has developed a mapping tool to assist in determining which communities meet the disadvantaged communities median household income definition.⁴⁸⁹ DWR identified nine disadvantaged communities within Amador County—three of which are cities and are therefore not considered unincorporated.⁴⁹⁰ None of the identified disadvantaged communities are within or adjacent to RACSD.

However, DWR is not bound by the same law as LAFCO to define communities with a minimum threshold of 12 or more registered voters. Because income information is not available for this level of analysis, disadvantaged unincorporated communities that meet LAFCO's definition cannot be identified at this time.

Financing

The District's finances are tracked in a single fund. Just prior to the 2007-2008 MSR, a second water enterprise fund was closed out and consolidated with the general fund. Financial reporting and bookkeeping services are provided by the County.

The District reported that the current level of financing was sufficient for the most recent services provided; however, road assessments may need to be increased in order to cover the anticipated cost of resurfacing the road in 2014.

Total revenues were \$3,225 in FY 12.⁴⁹¹ Sources of income were property assessments (98 percent) and interest (two percent).

Each parcel within the District is assessed \$100 annually. The assessment is not updated for inflation. The District would like assessments to increase to \$225 per parcel per year to address increasing costs of maintenance. The matter was discussed at a Board meeting in August 2007, but the District reported that residents did not respond favorably and has not been readdressed since then.

In FY 12, the District reported no expenditures due to the fact that no repairs were made to the road.

The District had no long-term debt at the end of FY 12.

The District has no formal policy on reserves, but aims to accumulate enough to fund regular chipsealing efforts. At the end of FY 12, District reserves totaled \$28,596.

⁴⁸⁸ Government Code §56033.5.

⁴⁸⁹ Based on census data, the median household income in the State of California in 2010 was \$57,708, 80 percent of which is \$46,166.

⁴⁹⁰ DWR maps and GIS files are derived from the US Census Bureau's American Community Survey (ACS) and are compiled for the five-year period 2006-2010.

⁴⁹¹ As reported by Auditor Controller Joe Lowe via phone conversation July 10, 2013.

ROADWAY SERVICES

Nature and Extent

The District provides road maintenance services to one road, including paving and brush removal. Maintenance services are generally provided by contractors. Chipsealing is provided for the road every six to seven years. Volunteers occasionally trim trees to allow truck access on roads.

Location

The District provides services within the District's boundaries. The District does not provide services outside of bounds.

Infrastructure

The District maintains approximately 1.1 miles of roadway. The roads were chip-sealed in 2007 for just over \$17,000 through a contract with a contractor. The District reports that this price was particularly low and will most likely increase to \$30,000 in the next seven years. No new roads are planned, and there are no other infrastructure needs. The District roadway does not meet the design standards to be accepted into the County's public road system.

Service Adequacy

The District reports that it has had the means to provide adequate services in the past but anticipates requiring increased financing to fund increased maintenance costs. The District has maintained an adequate reserve to fund needed street improvements. Preventative maintenance to minimize excessive costs is provided on a regular basis.

As required by the Community Services District Law, the District should consider designating a general manager.⁴⁹² However, the District reported that due to size and restricted funds, it would be unlikely that the District will hire a general manager. The District should consider designating a volunteer general manager to ensure that it is operating within legal requirements.

⁴⁹² Government Codes §61050. Per §61040(e), the general manager may not be a member of the board.

Figure 24-2: Ridgewood Acres Street Profile

Street Service Profile			
<i>Service Configuration</i>			
Street Maitenance	Direct	Drainage Maitenance	NA
<i>Service Demand</i>			
Street Sweeping Frequency:	Service not provided.		
<i>Circulation Description</i>			
The District maintains Ridge View Drive, which is a loop that connects to SR 104 at each end.			
<i>System Overview</i>			
Street Centerline Miles	1.1	Signalized Intersections	0
Privately maintained roads	1.1	Bridges	0
Publicly maintained roads	0	Other	NA
<i>Infrastructure Needs/Deficiencies</i>			
The road is repaved every seven years, which was most recently completed in 2007. There are no current infrastructure needs.			
<i>Service Adequacy</i>			
Street Miles Rehabilitated FY 12	0%	Costs per Street Mile ¹	\$0
Road maitenance preformed in FY 07 consisted of repaving Ridge View Drive. The next repaving will be in FY 14.			
<i>Service Challenges</i>			
The District anticipates that maitenance costs will increase by 100 percent in the next seven years and an assessment increase will be necessary to finance adequate services.			
<i>Facility Sharing</i>			
Current Practices: None identified.			
Opportunities: The District transferred financial administration activities to the County since the last MSR.			
Notes: (1) CSD expenditures on road maitenance in FY 12 divided by centerline miles of street.			

SUMMARY OF DETERMINATIONS

Growth and Population Projections

- ❖ There has been no growth within the District since 1962 and no future growth requiring District services is anticipated within or adjacent to the District.

The Location and Characteristics of Disadvantaged Unincorporated Communities Within or Contiguous to the Agency's SOI

- ❖ There are no disadvantaged unincorporated communities within or adjacent to the District's service area based upon mapping information provided by the State of California Department of Water Resources. However, given the large size of the defined community in the census data used, it cannot be discounted that a smaller community that meets the required income definition and has 12 or more registered voters may exist within or adjacent to the District.

Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs and deficiencies

- ❖ Present capacity of public facilities is sufficient, and service provision is adequate, as the District chipseals its roadway every six to seven years.
- ❖ Future capacity will remain constant.
- ❖ While the District reports that the roadway is in good to excellent condition, it is not constructed to minimum County standards and the long-term road maintenance needs may be problematic. The District anticipates major maintenance will be needed in 2014.

Financial ability of agencies to provide services

- ❖ The District reported that the current level of financing will not be sufficient to perform future maintenance due to increased costs. An increase in the property assessment will likely be necessary to cover future capital needs.
- ❖ Residents were not receptive to a District-proposed assessment increase in August 2007.
- ❖ The District serves as a vehicle for collecting fixed assessments and but may not be functioning in its capacity as an independent government agency.

Status of, and opportunities for, shared facilities

- ❖ There are no known current or possible shared facilities.

Accountability for community service needs, including governmental structure and operational efficiencies

- ❖ The District does not comply with state law. It lacks a general manager to implement board policies. The District should consider designating a volunteer general manager to ensure that it is operating within legal requirements.
- ❖ Operational efficiencies are achieved by the use of volunteers to trim trees and clear brush. While private volunteer services are cost-effective to the district in the short term, the District should use these services as part of an integrated long-term plan. Because the district does not have insurance, the use of volunteers increases District liability.
- ❖ The District is amenable to consolidation with other local street maintenance providers or dissolution with the transfer of services to the County.⁴⁹³
- ❖ Because the road is not eligible to be accepted into the county road system, an alternative means of privatizing the services may be appropriate to reduce district liability.

⁴⁹³ Interview with Tim Sammons, January 21, 2008.