

# EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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## *AGENDA OF DECEMBER 1, 2010*

### *REGULAR MEETING*

**TO:** Ken Humphreys, Chair, and  
Members of the El Dorado County Local Agency Formation  
Commission

**FROM:** José C. Henríquez, Executive Officer

**PREPARED BY:** Erica Sanchez, Policy Analyst

**AGENDA ITEM #4:** Campobello Annexation into the El Dorado Irrigation  
District

**LAFCO Project No.** 2010-01

**PROPONENTS:** Ronald and Joan Wachter

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#### **DESCRIPTION OF PROJECT**

The proposal is to annex one parcel, APN 119-020-48 (32.67 acres), into the El Dorado Irrigation District (EID) to obtain water and wastewater services to support the development of the proposed Campobello project, a planned 45-lot residential subdivision. A map of the proposed annexation area with current EID boundaries is included as 'Attachment A' at the end of this report.

#### **LOCATION**

The property is located in the Cameron Park area, south of Crazy Horse Road, directly west of the intersection of Voltaire Drive and Beasley Drive.

#### **PURPOSE**

The landowners of the subject parcel plan to subdivide the 33 acres into 45 residential lots ranging in size from 7,910 to 97,641 square feet. Annexation into EID is requested in order to receive water and wastewater services for the proposed development. The Campobello subdivision was also conditioned by the Board of Supervisors to include annexation into EID prior to filing the final map.

#### **RECOMMENDATIONS**

Staff recommends that the Commission take the following actions:

1. Recognize that El Dorado County, as the lead agency, has prepared a Mitigated Negative Declaration and CEQA determinations which have been found to be adequate and complete for the purposes of this annexation and direct staff to file a Notice of Determination in compliance with CEQA and local ordinances implementing the same.
2. Adopt LAFCO Resolution L-2010-17 (Attachment F), adding any additional conditions the Commission finds appropriate and approve the Campobello Annexation to the El Dorado Irrigation District.
3. Waive the Conducting Authority Proceedings subject to Government Code §56663 and local policies.
4. Direct the Executive Officer to complete the necessary filings and transmittals as required by law.
5. Determine the effective date of the approval of this agreement to be five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion once the imposed conditions are met.

### **REASON FOR RECOMMENDATION**

Staff has analyzed the annexation with consideration of the 28 factors listed in Government Code §56668 and LAFCO Policies, and concluded that annexing the parcel into EID will provide services to the subject area that are essential for the proposed 45-home subdivision: Municipal water and wastewater services.

### **BACKGROUND**

The landowners initiated the annexation petition with LAFCO in April of 2010. APN 119-020-48 is currently undeveloped and the planned future use is to subdivide the existing parcel into 45 residential lots to create the Campobello Subdivision.

The Tentative Map to create 45 single-family lots was approved on September 25, 2007 by the El Dorado County Board of Supervisors, including a zone change from Estate Residential Ten Acre (RE-10) to One-Family Residential (R1) and One-Half Acre Residential (R-20,000). The project would create 26 lots zoned R1 and 19 lots zoned R-20,000.

### **CEQA**

El Dorado County, as the Lead Agency for the project, prepared and certified a Mitigated Negative Declaration (MND) for the project on September 25, 2007. The environmental impacts of the annexation were addressed within the scope of this environmental document. The MND includes mitigation measures as necessary to lessen the potential significant effect that the project could have on the surrounding area. The County's MND can be reviewed in its entirety as Attachment E. LAFCO staff analysis of these issues can be found within the corresponding 28 factors to be considered.

### **SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS**

Government Code §56668 and LAFCO Policies require that the review of a proposal shall consider the following factors:

<b>FACTOR TO CONSIDER</b>	<b>POLICY / STATUTE CONSISTENCY</b>	<b>COMMENT</b>
Need for organized services, probable future needs	1 – Consistent	Water and wastewater services will be necessary for the proposed 45-lot residential subdivision.
Ability to serve, level and range of service, time frames, conditions to receive service	2 – Consistent	The applicant will be required to construct various infrastructure extensions onto the subject site for water service and to provide the necessary fire flow for adequate fire protection. The nearby sewer line and lift station facilities have adequate capacity to serve the proposed development.
Timely availability of adequate water supply	3 – Consistent	There are 1,315 EDUs of water available in the Western/Eastern service region, 918 of which have been previously committed through contractual commitments. The Campobello subdivision will require approximately 49 EDUs. EID's policy is to sell meters on a first-come first-serve basis.
Alternatives to service, other agency boundaries, and local gov't structure	4 – Consistent	There are no other reasonable alternatives to provide water or wastewater services to the 45-lot subdivision.
Significant negative service Impacts	5 – Consistent	There are not expected to be any negative impacts to the current level of service for existing EID customers.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Coordination of applications	6 – Consistent	The landowners were clear that they are not requesting annexation into CPCSD or EDHCSD; notices were sent to both CSDs, but neither district requested annexation of the subdivision. A neighboring parcel has been approved for development and is expected to request annexation into EID and possibly EDHCSD in the future; staff does not recommend combining the two projects.
Present cost/adequacy of governmental services, including public facilities	7 – Consistent	EID does not appear to have any current service deficiencies that would result in any negative cost or service impacts to present customers.
Effect of proposal on cost & adequacy of service in area and adjacent areas	8 – Consistent	Property tax revenue, facility connection charges and other charges will support the costs of service.
Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas	9 – Consistent	There are no other municipal water or wastewater service providers in this area of the County. Private systems are not viable options given the anticipated future use.
Sufficiency of revenues, per capital assessed valuation	10 – Consistent	EID should receive sufficient revenue for providing service to the proposed subdivision.
Revenue producing territory	11 – Consistent	Collected revenue is expected to offset the cost of providing water and wastewater services to the subject area; however, the revenue is not expected to exceed those costs.
56668.3 “best interest”	12 – Consistent	The annexation is supported by the current landowners and EID.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 – Consistent	The subject parcel is within EID's sphere of influence and is adjacent to EID's service area to the north. Water and sewer lines are nearby and can be extended to the subject area without any foreseeable problems.
Topography, natural boundaries, drainage basins, land area	14 – Consistent	There are no topographical features that will hinder service to this area.
Creation of islands, corridors, irregular boundaries	15 – Inconsistent	The annexation will shrink an existing island that is surrounded on all sides by EID's service boundary (refer #6 above and to Attachment A). LAFCO staff does not recommend amending the proposal to include the remaining island parcels.
Conformance to lines of assessment, ownership	16 – Consistent	The boundaries of the proposed annexation conform to the existing lines of assessment and ownership. The proposal maps have been reviewed by the County Surveyor and have been found to be definite and certain.
Spheres of Influence	17 – Consistent	The parcel proposed for annexation is fully contained within the EID sphere of influence.
Effect on adjacent areas, communities of interest	18 – Consistent	The subject parcel is located in the southwestern portion of the Cameron Park Community Region. The proposed annexation will primarily benefit only the future residents of the Campobello subdivision.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Information or comments from landowners or owners	19 – Consistent	Other than clarification that the landowners are only requesting annexation into EID (not to CPCSD or EDHCSD), no additional comments or information has been submitted for consideration beyond the customary application materials.
Effect on other community services, schools	20 – Consistent	There are no negative impacts expected for the current public service providers in the area.
Effect on other community services, schools	20 – Consistent	There are no negative impacts expected for other public service providers in the area.
Other agency comments, objections	21 – Consistent	No agency comments or objections were received regarding the annexation.
Fair share of regional housing needs	22 – Consistent	Annexation and development of the Campobello Subdivision will increase the available market rate housing for the Cameron Park area.
Land use, information relating to existing land use designations	23 – Consistent	The annexation and proposed development are consistent with the current zoning and land use designation. The project site has been split rezoned R1 / R-20,000 and has a land use designation of HDR.
Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 – Consistent	Upon development, the Campobello project will add 45 homes and approximately 135 new residents to the area.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Proximity to other populated areas	25 – Consistent	Campobello is substantially surrounded on all sides by residential development, including the Cambridge Oaks Subdivision and the pending Porter and Marble Valley projects.
Consistency with General Plans, specific plans, zoning	26 – Consistent	The proposed subdivision is consistent with the current split zoning (R1 and R-20,000) and land use designation (HDR) of the subject parcel and with existing and approved residential development in the surrounding area.
Physical and economic integrity of agriculture lands and open space	27 – Consistent	The subject parcel is comprised entirely of non-choice soils and is not utilized for any type of agricultural production, nor are any of the parcels adjacent to the project site.
Optional factor: regional growth goals and policies	28 – Consistent	The proposed subdivision will assist the unincorporated part of the County in achieving its RHNA goals by providing 45 units of either Moderate or Above Moderate housing.

**DETERMINATIONS**

The Commission should review the factors summarized above and discussed below, then make its own determinations regarding the project. Staff recommends the following determinations based on project research, state law and local policies:

1. The subject territory is “uninhabited” per Government Code §54046. Application for this detachment is made subject to Government Code §56650 et. seq. by landowner petition.
2. The territory proposed for annexation is within the Sphere of Influence of the El Dorado Irrigation District and is contiguous to the existing boundary. The annexation will provide a more logical and orderly boundary.
3. The Mitigated Negative Declaration prepared for this project by El Dorado County satisfies the requirements of the California Environmental Quality Act.

4. The annexation will not result in negative impacts to the cost and adequacy of service otherwise provided in the area and is in the best interests of the affected area and the total organization of local government agencies.
5. The annexation will not have an adverse effect on agriculture and open space lands.
6. The annexation will result in a decrease in water supply available for the build-out of regional housing needs determined by the Sacramento Area Council of Governments. The annexation will not, however, have a significant foreseeable effect on the ability of the County to adequately accommodate its fair share of those needs.

### **DISCUSSION**

Government Code §56668 and LAFCO Policies require that the review of an annexation proposal shall consider the following factors:

#### **(Numbered items 1-6 relate to services)**

1. **NEED FOR ORGANIZED COMMUNITY SERVICES, PROBABLE FUTURE NEEDS:** Applicants shall demonstrate the need and/or future need for governmental services and that the proposal is the best alternative to provide service (Policies 3.1.4(b), 6.1.7; §56668(b)).

**RESPONSE:** The purpose of the proposal is to annex the proposed Campobello development (approximately 33 acres) into EID for the provision of water and wastewater services. Campobello is a planned subdivision consisting of 45 single family homes and three open space areas. The annexation will allow for the provision of essential development supporting services such as water and wastewater services needed by future residences and public facilities. Due to the number of homes at build-out and their proximity to one another, private wells and septic systems are not preferred options for the development.

2. **ABILITY TO SERVE, LEVEL AND RANGE OF SERVICE, TIME FRAMES, CONDITIONS TO RECEIVE SERVICE:** Prior to annexation the applicants and proposed service providers shall demonstrate that the annexing agency will be capable of providing adequate services which are the subject of the application and shall submit a plan for providing services (Policy 3.3, §56668(j)).

**RESPONSE:** EID has affirmed that it is able to provide the necessary services within the time frame anticipated by the applicant.

EID prepared a *Facility Improvement Letter FIL0210-002* (FIL) for the proposed annexation on February 4, 2010, which outlines the existing infrastructure near the subject site, states the fire flow requirements from the El Dorado County Fire Protection District and details the requirements for the applicant prior to receiving water and wastewater service. Information from the FIL is summarized by the following:

Water

In order to receive water service, a 12-inch water line extension must be constructed, connecting to the 12-inch water line located in Beasley Drive and also to the 8-inch water line in Voltaire Drive. A 12-inch water line must also be constructed from the western boundary line of the project along the Marble Valley improvements to the existing 8-inch water line in Flying C Road.

The El Dorado County Fire Protection District has determined that the minimum fire flow for single family dwellings less than 3,600 square feet is 1,000 gallons per minute (GPM) for a two-hour duration while maintaining a 20-psi residual pressure; homes larger than 3,600 square feet will require 1,500 GPM. According to the District's hydraulic model, the existing system can only deliver 1,000 GPM. In order to provide the necessary fire flow, the applicant will be required to construct a water line extension under Highway 50, connecting the 8-inch water line in Country Club Drive to the 12-inch water line in Beasley Drive. If this connection to Country Club Drive is made, the applicant will not be required to construct the 12-inch water line in Marble Valley Road.

Wastewater

There is an 8-inch gravity sewer line in Voltaire Drive and the Cambridge Oaks Lift Station is located immediately north of the project, near Beasley Drive. These facilities have adequate capacity to serve the proposed development at this time.

3. **TIMELY AVAILABILITY OF ADEQUATE WATER SUPPLY:** The Commission shall consider the timely availability of water supplies adequate for projected needs (§56668(k)).

**RESPONSE:** According to the FIL, an estimated total of 49 Equivalent Dwelling Units (EDUs) will be required to serve the Campobello subdivision. The development is within EID's Western/Eastern Water Supply Region. According to EID's 2009 Water Resources and Service Reliability Report (July 2009), this service region has 1,315 EDUs of water available, 918 of which have been previously committed through contractual commitments, leaving a total of 397 EDUs, and is sufficient to serve the needs of the Campobello subdivision. Meters are sold on a first-come first-serve basis, and should be available for purchase after all EID fees and connection charges are paid and the necessary infrastructure improvements are completed by the landowner. The provision of service is contingent upon LAFCO Commission approval of the annexation.

The Campobello annexation proposal is tentatively scheduled to be heard by the EID Board on December 13, 2010.

4. **ALTERNATIVES TO SERVICE, OTHER AGENCY BOUNDARIES, AND LOCAL GOVERNMENT STRUCTURE:** The Commission shall consider alternatives to the proposal, proximity of other agency boundaries and alternative courses of action. Where another agency objects to the proposal, LAFCO will determine the best alternative for service (Policies 3.3.2.2(g), 6.1.3).

**RESPONSE:** EID is the only public water and wastewater service provider for the subject area. Given the density of the 45-lot subdivision, the expected demand is too great for private wells or septic systems to be feasible options. Private septic systems are not a preferred option because County General Plan policies direct new development to connect to wastewater services, when feasible.

5. **SIGNIFICANT NEGATIVE SERVICE IMPACTS:** Services provided to the territory will not result in a significant negative impact on the cost and adequacy of services otherwise provided (Policy 6.2.4, §56668.3(b)).

**RESPONSE:** The service impacts to other EID customers are expected to be minor. Before each FIL is generated, EID staff conducts an analysis of the infrastructure capacity and compares it to the total expected demand from existing and projected customer use. This is done to ensure that neighboring EID customers will not have any negative impacts to their current level of service. EID regulations provide safeguards to ensure that new development does not result in the over-allocation of water. The developer is responsible for construction and financing of all water transmission lines and distribution facilities to receive EID service. No negative fiscal, service or other impacts have been identified by EID.

6. **COORDINATION OF APPLICATIONS:** If a project site can be anticipated to require additional changes of organization in order to provide complete services, the proposal shall be processed as a reorganization (Policy 3.1.10). Where related changes of organization are expected on adjacent properties, petitioners are encouraged to combine applications and LAFCO may modify boundaries, including the addition of adjacent parcels to encourage orderly boundaries (Policy 3.1.9).

**RESPONSE:** The subject parcel is part of a four-parcel island that is surrounded by EID, Cameron Park Community Services District (CPCSD) and El Dorado Hills Community Services District (EDHCSD) boundaries (refer to the District Boundary Map, Attachment A).

The Campobello parcel itself is contiguous to both the CPCSD and EDHCSD boundaries, but it is not within either CSD's sphere of influence. The northern boundary of the Campobello parcel is contiguous to a "limited service area" (LSA) of the CPCSD, which provides park and recreation and landscaping and lighting services only. This area of the LSA overlaps with the El Dorado County Fire Protection District (EDCFPD), which provides fire protection to the area. The western and eastern boundaries of the Campobello parcel are contiguous to the EDHCSD boundaries.

Prior to initiating the project, LAFCO staff had several discussions with Cooper Thorne and Associates Engineer Olga Sciorelli, the designated agent for Campobello, regarding annexation into one of the CSDs, since it is reasonable to conclude that the future residents of the Campobello subdivision would utilize the park and recreation facilities of either district. After receiving the application to annex into EID in April 2010, LAFCO staff contacted Ms. Sciorelli to again confirm that the landowners did not wish to annex into a CSD. Ms. Sciorelli relayed the information to the landowners, and verified that annexation application was for EID

services only. As part of the standard notification process, LAFCO sent a project notice requesting agency comments to both CPCSD and EDHCSD in June 2010. LAFCO did not receive a response from either agency regarding the project. In accordance with the landowner request and lack of response from either CSD, LAFCO staff is only recommending annexation into EID at this time. However, the Commission has the authority and the discretion to amend the proposal to include annexation to either district if it sees fit.

The Campobello parcel is contiguous to EID's service boundary to the north. Approval of the annexation will shrink the four-parcel island down to three parcels that are surrounded on all sides by EID boundaries. Because the remaining three parcels are currently undeveloped and have no immediate need for services, LAFCO staff does not recommend amending the proposal to include these parcels at this time. At least one of these parcels has been approved for future development by the Board of Supervisors for a 54-lot residential development (Porter Subdivision, February 2009), which will require annexation into EID and possibly EDHCSD; however, LAFCO staff does not recommend combining the two projects. The Porter subdivision proponents have not yet submitted an annexation application, LAFCO staff has not analyzed the potential impacts of this project in extensive detail nor have they contacted LAFCO staff to discuss annexation.

A Homeowner's Association (HOA) will be formed upon completion of the development to address the road maintenance and drainage needs of the subdivision prior to filing the final map. The HOA will also be responsible for enforcement of conditions, covenants and restrictions (CC&Rs) placed on the newly created parcels. No CC&Rs exist or are attached to the subject property at this time.

As stated above, the project site is within the EDCFPD for fire protection and emergency services. Park and recreation services are currently, and will continue to be, provided by El Dorado County's Service Area 9, Zone 17 – Ponderosa Recreation Zone. There are no additional services that are necessary to serve the Campobello subdivision.

**(Numbered items 7-12 relate to cost and revenues)**

- 7. PRESENT COST/ADEQUACY OF GOVERNMENTAL SERVICES, INCLUDING PUBLIC FACILITIES:** The Commission shall consider existing government services and facilities, cost and adequacy of such services and facilities (§56668(b), Policy 3.3). If service capacity and/or infrastructure will be expanded, the applicant will submit cost and financing plans (Policy 3.3.2.2).

**RESPONSE:** EID's Western/Eastern water supply region has sufficient EDUs available to serve this project. As stated above, EID meters are available for purchase by any qualified customer on a first-come first-serve basis. EID does not appear to have any current service deficiencies that indicate annexation of the Campobello subdivision would result in any negative cost or service impacts to present customers.

8. **EFFECT OF PROPOSAL ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider existing and proposed government services and facilities, the cost and adequacy of such services and facilities and probable effect of the proposal on the area and adjacent areas (§56668(b) and Policy 3.3). LAFCO will discourage projects that shift the cost of service and/or service benefits to others or other service areas (Policy 6.1.8).

**RESPONSE:** EID has negotiated and approved the property tax increment agreement with the County for the annexation territory (see Section 10 below for more information). In addition to tax revenue, facility connection charges and other charges will support the cost of services. The annexation is expected to provide revenue that will offset the short- and long-term costs to the District.

9. **EFFECT OF ALTERNATIVE COURSES OF ACTION ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider the cost and adequacy of alternative services and facilities (§56668).

**RESPONSE:** The proposed annexation to EID is the most logical alternative to provide necessary water and wastewater services to the Campobello subdivision. At this time, there are no other municipal water or wastewater service providers in this area of the County. The alternatives for providing potable water to the subdivision are private wells or transported water. Private wells are not a viable option given the anticipated service demand from the 45 homes and water transportation is very costly and inconvenient. Private septic systems are not a preferred option because County General Plan policies direct new development to connect to wastewater services, when feasible.

10. **SUFFICIENCY OF REVENUES, PER CAPITA ASSESSED VALUATION:** 56668(j)

**RESPONSE:** The current assessed value of the subject parcel is \$344,618. A slight increase in assessed value of the subject parcel in its current form is expected to occur upon annexation into EID; a significant increase in the assessed value is expected to occur as a result of the subdivision of the property and subsequent construction of residences.

The annexation is expected to provide sufficient revenue to EID to cover the short- and long-term costs of the new residents' use of existing EID facilities. The County and EID have negotiated a property tax revenue sharing agreement, based upon the Chief Administrative Officer's proposal (Attachment C), with EID receiving 2.667% of the property tax revenue for the annexing area. Based upon this agreement, various connection fees, development impact fees and the applicant's responsibility for covering the cost of extending necessary infrastructure, the Districts should receive sufficient revenue for providing service the proposed subdivision.

11. **REVENUE PRODUCING TERRITORY:** The proposed annexation shall not represent an attempt to annex only revenue-producing territory (Policy 6.1.1).

**RESPONSE:** The Campobello Subdivision will consist of 45 single family homes upon subdivision. The total assessed value of the subject area is expected to increase as a result of the annexation and development. EID will collect revenue through user charges, property taxes and connection fees that is projected to be consistent with services provided, long-term agency operations and infrastructure costs. Collected revenue will offset the cost of providing water and wastewater services to the subdivision, but is not expected to exceed those costs.

12. **"BEST INTEREST":** The Commission shall consider whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district (§56668.3).

**RESPONSE:** The annexation appears to be consistent with LAFCO and EID policies and is in the best interests of the future residents of the Campobello Subdivision by providing essential services to the proposed residential development. The annexation is supported by the current landowners and EID.

**(Numbered items 13-17 relate to boundaries)**

13. **BOUNDARIES: LOGICAL, CONTIGUOUS, NOT DIFFICULT TO SERVE, DEFINITE AND CERTAIN:** The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001). Lands to be annexed shall be contiguous (Policy 3.9.3, §56741-cities) and should not create irregular boundaries, islands, peninsulas or flags (Policy 3.9.4). The boundaries of the annexation shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)).

**RESPONSE:** The subject parcel is within EID's sphere of influence and is adjacent to EID's service area to the north. The annexation will shrink an existing island that is surrounded on all sides by EID's service boundary (refer #6 above and to Attachment A). Water and sewer lines are nearby and can be extended to the subject area without any foreseeable problems.

14. **TOPOGRAPHY, NATURAL BOUNDARIES, DRAINAGE BASINS, LAND AREA:** Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6). The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).

**RESPONSE:** The project site is characterized by mixed trees and grasses, typical of the Cameron Park area. The terrain varies from gentle to heavily sloping. The elevation of the site is between 980-1,215 feet above mean sea level. There is a small intermittent stream running through the site. Access to the proposed subdivision is from Voltaire Road. There are no topographical features that will hinder service to this area.

15. **CREATION OF IRREGULAR BOUNDARIES:** Islands, peninsulas, "flags", "cherry stems", or pin point contiguity shall be strongly discouraged. The resulting

boundary shall not produce areas that are difficult to serve. The Commission shall determine contiguity (Policies 3.9.3, 3.9.4, 3.9.7).

**RESPONSE:** The annexation will shrink an existing island that is surrounded on all sides by EID's service boundary (refer #6 above and to Attachment A). LAFCO staff does not recommend amending the proposal to include the remaining island parcels.

- 16. CONFORMANCE TO LINES OF ASSESSMENT, OWNERSHIP:** The Commission shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).

**RESPONSE:** The boundaries of the proposed annexation conform to the existing lines of assessment and ownership. The proposal maps have been reviewed by the County Surveyor and have been found to be definite and certain. The residential development was approved by the Board of Supervisors on September 25, 2007.

- 17. SPHERES OF INFLUENCE:** Commission determinations shall be consistent with the spheres of influence of affected local agencies (Policy 3.9.1).

**RESPONSE:** The parcel proposed for annexation is fully contained within the EID sphere of influence.

**(Numbered items 18-21 relate to potential effect on others and comments)**

- 18. EFFECT ON ADJACENT AREAS, COMMUNITIES OF INTEREST:** The Commission shall consider the effect of the proposal and alternative actions on adjacent areas, mutual social and economic interests and on the local governmental structure of the county (§56668(c)).

**RESPONSE:** The subject parcel is located within the southwestern portion of the Cameron Park Community Region. The proposed annexation will primarily benefit only the future residents of Campobello subdivision.

- 19. INFORMATION OR COMMENTS FROM THE LANDOWNER OR OWNERS:** The Commission shall consider any information or comments from the landowner or owners.

**RESPONSE:** Other than clarification that the landowners are only requesting annexation into EID (not to CPCSD or EDHCS), no additional comments or information has been submitted for consideration beyond the customary application materials.

- 20. EFFECT ON OTHER COMMUNITY SERVICES, SCHOOLS:** LAFCO's review of services refers to governmental services whether or not those services are provided by local agencies subject to the Cortese-Knox-Hertzberg Act, and includes public facilities necessary to provide those services.

**RESPONSE:** There are no negative impacts expected for other public service providers in the area. The following identifies the current public service providers and the expected impacts:

Fire Protection: The Campobello site is within the El Dorado County Fire Protection District (EDCFPD), but the nearest fire station is Cameron Park CSD's Station 89 at 3200 Country Club Drive, which is approximately two miles east from the project site. EDCFPD's nearest station is Station 28 at 3860 Ponderosa Road in Shingle Springs, approximately 4.4 miles east of the project site. The level of service provided to the area will not change as a result of the annexation.

Police Protection: The El Dorado County Sheriff's Department would continue to provide police services for the annexation area after the Campobello subdivision is constructed. Response times to the area would depend on the location of the nearest unit at the time of dispatch.

Park and Recreation Services: The subject parcels are currently within El Dorado County's Service Area 9, Zone 17 – Ponderosa Recreation Zone for park and recreation services, which is not requested to change as a part of this proposal. The El Dorado County Parks and Recreation Department is responsible for providing recreation areas and parks within the unincorporated areas not in Community Service Districts. The landowners are not requesting annexation into a CSD.

The unit of service for parks, recreation and open space is population. Per the Quimby Act and El Dorado County 2004 General Plan, three acres per one thousand persons is the requirement for parkland. The property owner will be required to pay the park-in-lieu fees based on values supplied by the Assessors' Office and calculated in accordance with the provisions of Section 16.12.090 of the County Code.

CPCSD and EDHCSO operate several recreational facilities in the vicinity that can be potentially used by the future residents of the project. As non-residents, the future Campobello homeowners will be paying higher admission fees for use of the CSD facilities to offset the cost for providing services to residents living outside the district.

Schools: The project site is located within the Buckeye Union School District, the El Dorado Union High School District and the Los Rios Community College District. The students would most likely attend the following schools: Blue Oak Elementary School and Camerado Springs Middle School at 2391 and 2480 Merrychase Drive, Cameron Park, respectively, and Ponderosa High School at 3661 Ponderosa Road, Shingle Springs. The affected school districts will collect development impact fees from the construction of each residence to help offset the costs of providing new facilities for the additional students.

- 21. OTHER AGENCY COMMENTS, OBJECTIONS:** All affected and interested agencies are provided application related material and notified of the proposal and proposed property tax redistribution plan. Comments have been requested and shall be considered (Policy 3.1.4 (l), §56668(i)).

For district annexations and city detachments only, the Commission shall also consider any resolution objecting to the action filed by an affected agency (§56668.3(4)). The Commission must give great weight to any resolution objecting to the action which is filed by a city or a district. The Commission's consideration shall be based only on financial or service related concerns expressed in the protest (§56668.3(5b)).

**RESPONSE:** The following agencies were provided an opportunity to comment on this proposal:

- El Dorado Irrigation District
- Cameron Park Community Services District
- El Dorado Hills Community Services District
- El Dorado County Fire Protection District
- El Dorado County Pre-Hospital Joint Powers Authority
- El Dorado County Representing CSAS 7, 9, 9 Zone 17, 10 and 10 Zone H
- El Dorado County Water Agency
- El Dorado County Resource Conservation District
- El Dorado County Department of Agriculture
- El Dorado County Chief Administrative Office
- El Dorado County Office of Education
- Buckeye Union School District
- El Dorado Union High School District
- Los Rios Community College District
- El Dorado County Planning Department
- El Dorado County Surveyor's Office
- El Dorado County Elections Department
- El Dorado County Sheriff's Department
- Farm Bureau

No agency comments or objections were received.

**(Numbered items 22-26 relate to land use, population and planning)**

**22. FAIR SHARE OF REGIONAL HOUSING NEEDS:** The Commission shall review the extent to which the proposal will assist the receiving entity in achieving its fair share of regional housing needs as determined by Sacramento Area Council of Governments (SACOG) (§56668(I)).

**RESPONSE:** In February of 2008 the Sacramento Area Council of Governments (SACOG) Board of Directors adopted their 2006-2013 Regional Housing Needs Plan (RHNP), which allocates to SACOG cities and counties their "fair share" of the region's projected housing needs. Each city and county in the RHNP receives a Regional Housing Needs Allocation (RHNA) of total number of housing units that it must plan for within a 7.5 year time period through their General Plan Housing Elements. Allocations are distributed within four economic income categories; very low, low, moderate and above moderate. Allocation goals for the unincorporated portion of El Dorado County, are as follows:

**MHI = Median Household Income**

<b>2006-2013 Total RHNA Allocation</b>				
<b>Total Units</b>	<b>Very Low &lt;50% of MHI</b>	<b>Low 50-80% of MHI</b>	<b>Moderate 80-120% of MHI</b>	<b>Above Moderate 120+% of MHI</b>
15,993 (100%)	4,818 (30.1%)	3,456 (21.6%)	3,002 (18.8%)	4,717 (29.5%)

This project assists the County with meeting the goals for moderate to high income levels.

- 23. LAND USE, INFORMATION RELATING TO EXISTING LAND USE DESIGNATIONS:** The Commission shall consider any information relating to existing land use designations (§56668(m)).

**RESPONSE:** In September of 2007, the Board of Supervisors approved a request to change zoning of the Campobello Subdivision site from Estate Residential 10 Acre (RE-10) to One-Family Residential (R1) and One-Half Acre Residential (R-20,000). The project will create 26 lots zoned R1 and 19 lots zoned R-20,000. The land use designation is High Density Residential (HDR). The annexation and proposed development are consistent with the current zoning and land use designation of the subject parcel.

- 24. POPULATION, DENSITY, GROWTH, LIKELIHOOD OF GROWTH IN AND IN ADJACENT AREAS OVER 10 YEARS:** The Commission will consider information related to current population, projected growth and number of registered voters and inhabitants in the proposal area.

**RESPONSE:** There are currently no registered voters residing in the proposal area and the subject territory is considered uninhabited per State Law. Upon completion of the Campobello Subdivision development there will be 45 residential units, resulting in approximately 135 new residents (accounting for an average of three persons per home).

- 25. PROXIMITY TO OTHER POPULATED AREAS:** The Commission shall consider population and the proximity of other populated areas, growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years (Policy 3.1.4 (a)).

**RESPONSE:** The subject site is substantially surrounded by existing and pending residential development. The Cambridge Oaks Subdivision is to the north and the approved Marble Valley Subdivision borders the Campobello site on the western and eastern sides. Directly south is the approved Porter Subdivision, an undeveloped 35-acre residential parcel and a 21-acre parcel which has submitted a pre-application with the County to subdivide into 14 lots. The adjacent properties are designated High Density Residential, except for the Marble Valley properties which are Low Density Residential. The proposed subdivision will conform to the surrounding zoning and land use designations (refer to Section 26).

**26. CONSISTENCY WITH GENERAL PLANS, SPECIFIC PLANS, ZONING:** The Commission shall consider the general plans of neighboring governmental entities (Policy 3.1.4(g)).

**RESPONSE:** The proposed subdivision is consistent with the zoning and land use designations of the subject parcel and surrounding areas (see Section 23 for further details). The development is also consistent with approved residential development in the surrounding area.

	Zoning	General Plan	Current Land Use	Planned Land Use
Project Site: (119-020-48)	Split zoned R1 and R-20,000	HDR	Vacant Residential: approved for development	Residential: Campobello, 45 lots
North:	R1	HDR	Residential: Cambridge Oaks, 167 lots	No changes
West:	RE-5/PD	LDR	Vacant Residential: pending development	Residential/Other: Marble Valley Subdivision, 395 lots
East:	RE-5/PD	LDR	Vacant Residential: pending development	Residential/Other: Marble Valley Subdivision, 395 lots
South:	R1-PD	HDR	Vacant Residential: pending development	Residential: Porter Subdivision, 54 lots
South:	RE-10	HDR	Residential/Vacant Residential	No changes / Pre-Application Review for 14 lots

**27. PHYSICAL AND ECONOMIC INTEGRITY OF AGRICULTURE LANDS AND OPEN SPACE LANDS:** LAFCO decisions will reflect its legislative responsibility to maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), §56016, 56064).

**RESPONSE:** The subject parcel is comprised entirely of non-choice soils and is not utilized for any type of agricultural production, nor are any of the parcels adjacent to the project site. The parcel is within the Cameron Park Community Region and is surrounded by residential development. The proposed Campobello Subdivision will not result in a loss of productive agricultural land or conflict with nearby agricultural uses.

**28. OPTIONAL FACTOR: REGIONAL GROWTH GOALS AND POLICIES:** The Commission may, but is not required to, consider regional growth goals on a regional or sub-regional basis (§56668.5).

**RESPONSE:** The annexation and development of the Campobello Subdivision will contribute to the County in meeting its Regional Housing Needs Assessment goals for moderate to high income levels. The proposal will increase available market

rate housing for the southern Cameron Park area, and will contribute to a decrease in the total available land for lower income housing categories. The County, however, may be able to meet these lower income regional housing needs allocations elsewhere. See Section 22 for more detail regarding SACOG's RHNA goals.

#### ATTACHMENTS

- Attachment A: District Boundary Map
- Attachment B: Landowner Application & Project Information
- Attachment C: BOS AB-8 Resolution & CAO Spreadsheet
- Attachment D: Plan for Services—submitted by the Applicant
- Attachment E: El Dorado County Mitigated Negative Declaration for the Campobello Subdivision
- Attachment F: LAFCO Draft Resolution L-2010-17