

DRAFT
EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2008-08

**Update to the Lakeview Community Services District
Sphere of Influence**

LAFCO Project No. 2007-12-E

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Section 56425 et seq. provides that the local agency formation commission in each county shall develop and determine the sphere of influence of each local governmental agency within the county, and enact policies designed to promote the logical and orderly development of areas within the spheres of influence, as more fully specified in Sections 56425 et seq.; and

WHEREAS, Section 56430 requires that local agency formation commissions conduct a municipal service review (MSR) prior to, or in conjunction with, consideration of actions to establish or update a sphere of influence (SOI) in accordance with Sections 56076 and 56425; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Streets and Highway Services Municipal Services Review and adopted a written statement of determinations on December 5, 2007; and

WHEREAS, the agencies reviewed were Arroyo Vista, Audubon Hills, Cameron Estates, Connie Lane, Cosumnes River, East China Hills, El Dorado Hills, Garden Valley Ranch Estates, Golden West, Grassy Run, Greenstone Country, Hickock Road, Hillwood, Knolls Property Owners, Lakeview, Marble Mountain Homeowners, Mortara Circle, Nashville Trail, Rising Hill Road, Showcase Ranches, Sierra Oaks, Springfield Meadows and West El Largo Community Services Districts; Kirkwood Meadows Public Utility District; County Service Areas 2 and 9; and the Cities of Placerville and South Lake Tahoe; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a General Government Services I Municipal Services Review and considered a written statement of determinations on January 30, 2008; and

WHEREAS, the agencies reviewed were Arroyo Vista, Cameron Estates, Cameron Park, Cosumnes River, El Dorado Hills, Fallen Leaf Lake, Greenstone, Holiday Lake, Lakeview, Showcase Ranches and Springfield Meadows Community Services Districts; Georgetown Divide, Kirkwood Meadows, South Tahoe and Tahoe City Public Utility Districts; El Dorado Irrigation District; the Cities of Placerville and South Lake Tahoe; County Service Areas 2, 3, 5 and 9; Georgetown Divide Recreation District; and Tahoe Paradise Resort Improvement District; and

WHEREAS, the General Government Services I Municipal Services Review found that Lakeview Community Services District does not actively provide any of the services covered in said review; and

WHEREAS, the Executive Officer examined the General Government Services I Municipal Services Review, found it not to be relevant to the sphere of influence for Lakeview Community Services District and recommended that it would not be necessary for the Commission to adopt the final version of said review before taking action on that agency's sphere of influence; and

WHEREAS, the Executive Officer reviewed the sphere of influence update pursuant to the California Environmental Quality Act (CEQA), and recommended that the project is exempt from CEQA under Section 15061(b)(3) because it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, and, based thereon, the Executive Officer prepared a Notice of Exemption; and

WHEREAS, the Executive Officer set a public hearing for January 30, 2008 for consideration of the environmental review and the draft sphere of influence update for Lakeview Community Services District and caused notice thereof to be posted, published and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and

WHEREAS, on January 30, 2008 the draft sphere of influence update came on regularly for hearing before LAFCO, at the time and place specified in the Notice; and

WHEREAS, at said hearing, LAFCO reviewed and considered the draft sphere of influence, and the Executive Officer's Report and Recommendations; each of the policies, priorities and factors set forth in Government Code Section 56425 et seq.; LAFCO's Policies and Guidelines related to spheres of influence, starting with Policy 4.0; and all other matters presented as prescribed by law; and

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the sphere update, including but not limited to protests and objections, the Executive Officer's report and recommendation, the environmental document and determinations and the service reviews; and

WHEREAS, pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by Lakeview Community Services District as follows: road and road maintenance services; and

WHEREAS, pursuant to Government Code Sections 56425(i)(2) and 61002(h), the Commission does hereby establish the functions and classes of latent services for Lakeview Community Services District to be as follows: drainage, law enforcement, and lighting and landscaping; and

WHEREAS, the Commission does hereby make the following determinations regarding the proposal pursuant to Government Code Section 56425(e):

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

Present land uses within the District include medium density residential uses. Present land uses surrounding the District include commercial and high density, multi-family and medium density residential. Planned land uses within the District 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 to serve the existing community.

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.*

Social or economic communities of interest in the area do not extend beyond the subdivision. The nearest community of interest includes the Shingle Springs area.

NOW, THEREFORE BE IT HEREBY RESOLVED, DETERMINED, ORDERED AND FOUND:

Section 1. Each of the foregoing recitals is true and correct.

Section 2. The Notice of Exemption prepared by the Executive Officer is approved as the appropriate environmental document for this project.

Section 3. The update to the Lakeview Community Services District's Sphere of Influence to include areas of detachment and possible expansion is orderly, logical and justifiable, and are as follows:

The parcels currently within the service area but eligible for detachment are:

109-071-48 109-071-32

The parcels proposed for inclusion within a 10-year sphere of influence line are:

109-071-19 109-071-91 109-071-92

The parcels proposed for inclusion within a 20-year sphere of influence line are:

109-040-24	109-040-26	109-040-27	109-040-28
109-040-34	109-040-35	109-040-37	109-040-38
109-040-39	109-040-42	109-040-43	109-040-44
109-040-45	109-040-46	109-040-47	109-040-48
109-040-49	109-040-50	109-040-51	109-040-52
109-040-53	109-040-54	109-040-55	109-040-56
109-040-57	109-040-58	109-040-59	109-040-60
109-040-61	109-040-62	109-040-63	109-040-67
109-040-68	109-040-69	109-040-71	109-040-74

Section 4. The Executive Officer is directed to file a Notice of Exemption under Section 15061(b)(3) in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Section 5. The Lakeview Community Services District's sphere of influence is updated to include areas for expansion and detachment, as shown on the attached map, marked Exhibit A, attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held January 30, 2008 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

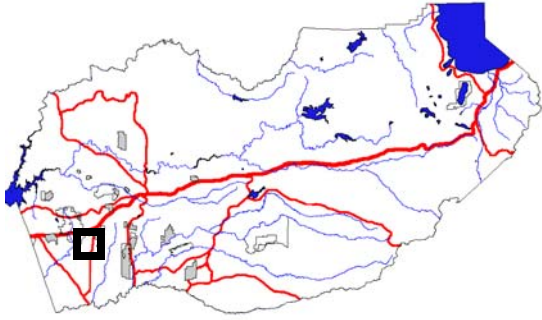
ATTEST:

Clerk to the Commission



Chairperson



EXHIBIT A


Area of Interest:

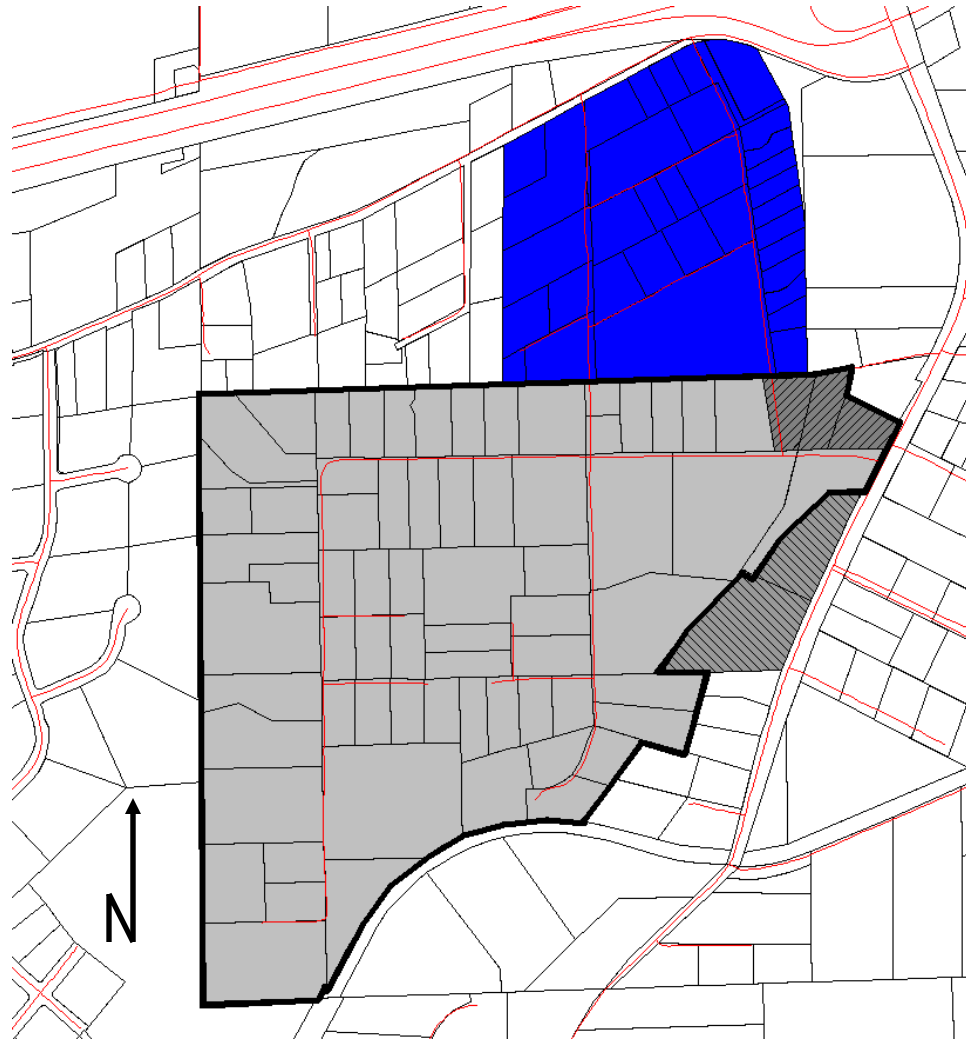


Legend:

-  Service Area
-  10-Year Sphere of Influence line:

 -  Areas currently in the LCSD service area that should be removed
 -  Areas outside the LCSD service area that should be added

-  20-Year Sphere of Influence Area



Lakeview Community Services District