

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF MAY 23, 2012

REGULAR MEETING

TO: Ron Briggs, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

AGENDA ITEM #7: PUBLIC HEARING TO CONSIDER AND ADOPT THE ENVIRONMENTAL REVIEW AND THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE STUDY (LAFCO PROJECT NO. 2011-06)

RECOMMENDATION

Staff recommends that the Commission:

1. Receive and discuss the information related to the municipal services review and sphere of influence update for El Dorado Hills Community Services District;
2. Open the public hearing on this matter;
3. Accept statutory exemption §15061(b)(3) from environmental review as the appropriate environmental review;
4. Adopt Resolution L-2012-05, adopting the municipal service review and sphere of influence update for the El Dorado Hills Community Services District; and
5. Direct staff to complete the necessary filings and transmittals as required by law.

REASON FOR RECOMMENDED ACTION

The municipal service review (MSR) is required by State Law to serve as a guidance document for any future boundary changes to the El Dorado Hills Community Services District (EDHCS D). State Law also requires that an MSR for an agency be performed before the Commission can update a sphere of influence (SOI). The Commission opened the public comment period on the Draft MSR/SOI at the March 28, 2012 Commission meeting. Comments from EDHCS D staff were received and incorporated as appropriate. No comments were received from the public. The Final MSR and affirmation of the current SOI is now returned to the Commission for final adoption.

BACKGROUND

MSRs are required by state law to serve as a guidance document for future boundary changes and as a precursor to SOI updates. This MSR analyzes EDHCSO's ability to provide customers within the District cable TV franchise administration, contracts, covenants and restrictions administration, lighting and landscape, parks and recreation and solid waste collection services and will assist the Commission and its staff when considering actions that will affect EDHCSO.

The MSR was prepared to meet the requirements and standards of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). The fundamental role of the Local Agency Formation Commission (LAFCO) is to implement the CKH Act (found in Government Code §56000, et seq.), consistent with local conditions and circumstances. LAFCO's decisions are guided by the CKH Act.

At the March 28, 2012 Commission meeting, the draft EDHCSO MSR/SOI study was introduced and discussed along with the MSR/SOI for Cameron Park Community Services District (CAM, the latter was discussed in Agenda item #6). Extensive comments were received from General Manager Richard J. Ramirez and other CSD staff. Most comments were incorporated into the report as appropriate.

Boundaries

- The CSD's boundaries were the basis for a proposed City of El Dorado Hills in 2005; consequently, proposals that would expand its SOI outwardly become highly contentious. The SOI set by the Commission in 2008 ensures that all areas identified in the County of El Dorado's General Plan as the El Dorado Hills Community Region are now within either the service boundary or the district's SOI.

MSR/SOI Findings

- *Parks and Recreation* – The district's stated level of service demands having 180 acres of developed parkland to meet the needs of its current population. The district currently has 135 acres of developed parks with three acres undeveloped. However, this service standard and others are met through joint use with local school districts and the inclusion of parkland in private ownership.
- *Landscape and Lighting Districts* – Since 2007, the district has noted that the fees currently in places for some LLDs are insufficient to cover the cost for service and are relying on deferred maintenance reserves to make up the difference.
- *CC&R Administration* – The district has indicated that the current \$10 assessment for CC&R enforcement is now inadequate to offset the cost of service. The District has also subsequently clarified that upon resignation of a full time CC&R Compliance staff member, the district hired a part time, non-benefited person to fill that position. The CC&R budget is now covering costs and is "paying back the general fund" for debt accrued in the past.
- *Other Services* – Solid waste collection service through Waste Connections Inc. (DBA El Dorado Disposal Services Inc.) and cable services are contracted to Comcast and AT&T's u-verse.

- *Administration Issues* – After enjoying long-term stability, the district's top management has been replaced twice since 2010, with the District retaining the services of a firm to conduct a nationwide search for a third general manager in two years. The termination of the former general manager's contract temporarily led to a now-aborted recall of four of the five board members.

Events After March 28

The March 28 staff memo discussed the 2010 Campobello proposal and the existence of parcels between CAM and EDHCSD that are not in the sphere of influence of either district. The recommendation was to expand CAM's Limited Service Area Sphere of Influence to parcels identified in the County's General Plan as being in the Cameron Park Community Services Region. The Commission also directed the Executive Officer to meet with staff from CAM and EDHCSD to discuss LAFCO staff's recommendation.

At the meeting of April 16, the proposal was discussed specifically, as well as the content of the MSR/SOIs in general. Neither district objected to the recommendation. One parcel remains outside of either district's SOI; however, both districts thought this was prudent since the landowner's plans for its development are unknown at this time.

General Manager Ramirez had some comments at that meeting, but a more comprehensive list was received on Tuesday, May 8th. Most comments were either incorporated into the report as appropriate, although some were not utilized.

Sphere of Influence Recommendation

As indicated in the MSR/SOI study, LAFCO staff does not recommend any changes to EDHCSD's SOI at this time. The district has sufficient room to grow and the SOI ensures that the El Dorado Hills Community Region is within the future boundaries of the district.

Attachments

- Attachment A: El Dorado Hills Community Services District Municipal Services Review and Sphere of Influence Study
- Attachment B: LAFCO Resolution L-2012-05