

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF AUGUST 24, 2016

REGULAR MEETING

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

FROM: José C. Henríquez, Executive Officer

AGENDA ITEM #10D: OTHER BUSINESS – EXECUTIVE OFFICER'S REPORT

RECOMMENDATION

None. This is informational only.

BACKGROUND

In the past few weeks, there are indications things are picking up. None of these potential projects were predicted and all but one of them are small. The big projects that LAFCO staff have kept their eye on are still on the horizon, apparently still waiting for the full repercussions from the passage of Measure E to become better known. Nevertheless, these are potential new projects:

- Chuck Holland: Inquired about the annexation of a small parcel to the City of Placerville. This property is in one of the pockets previously identified by LAFCO staff as qualifying as an "island." As a landowner-driven petition, the island definition has no effect. By the time of the Commission meeting, staff would have met with him at least once.
- Cesar Montes de Oca: Not much is known about this project except that it is in Shingle Springs, currently undeveloped, the owners want it annexed into EID and they do not want to go through the County's planning process first. I have advised Mr. Montes de Oca that going through LAFCO first is the most expensive route. So far, discussions have been limited to very specific questions held over the phone.
- Expansion of powers for CSA 5: Currently County Service Area 5 provides drainage services in the northeastern end of El Dorado County. At their invitation and request, I have met with Department of Transportation staff to discuss expanding CSA 5's authority to include road maintenance services. To-date, I have met with DOT staff once, but by the time of the Commission meeting I would have met with them at least one more time.

- Bass Lake North: Staff met with Norm Brown to discuss annexing the proposed Bass Lake North project (or BLN, on three parcels) and one adjacent parcel into the EID service area. Mr. Brown also inquired about annexing three additional parcels (in the general vicinity of BLN) into the EID service area as part of the same application. The BLN-adjacent parcel and each of the latter three parcels has a residence, but are zoned and have a general plan designation that would allow for more intensive uses. The BLN-adjacent parcel and the latter three parcels have not gone through the planning process nor are they included in the environmental review for the Bass Lake North project. Staff informed Mr. Brown that technically the two annexation sites could be combined into one application; however the legality of combining the two would depend on several factors (current zoning, ultimate development plans, etc.) and that they would need to look into the details of the parcels with County Planning and discuss the matter with LAFCO legal counsel prior to being able to provide a definitive answer.

Consistent with the Commission's direction, LAFCO staff has started to coordinate with County Development Services on implementing SB 244 requirements (identification of any disadvantaged unincorporated communities). We will have the first meeting on August 12, 2016.

The administrative draft of the City of Placerville MSR/SOI study is at my desk and currently under my review. The goal is to be finished with the review by August 12 so that a "white draft" of the report can be presented to City staff for their review and comment. Currently, we are on target for the draft report to be ready for the December meeting at the latest.

I will cover this verbally at the meeting as well, but I will be meeting with Terrie Prud'Hon's staff (LAFCO's accounting consultant) on August 10, 2016 to discuss my model for projecting the carryover. The model has been off for the last two fiscal years and it is time to explore other methods for calculating the amount. I will also discuss with them some other scenarios for making budgeting easier. There will be a discussion placed on a future agenda if some of these approaches are viable.