

# EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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## *AGENDA OF JULY 22, 2009*

### *REGULAR MEETING*

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

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

**PREPARED BY:** Marc Nocerino, LAFCO Extra Help

**AGENDA ITEM #6:** PUBLIC HEARING TO CONSIDER THE DRAFT MUNICIPAL  
SERVICES REVIEW AND SPHERE OF INFLUENCE STUDY  
FOR KNOLLS PROPERTY OWNERS COMMUNITY  
SERVICES DISTRICT

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### **RECOMMENDATION**

Staff recommends that the Commission:

1. Open the Public Hearing to receive comments on the Draft Knolls Property Owners Community Services District Municipal Service Review; and
2. Continue the Public Hearing until the August 26, 2009 meeting to allow sufficient time and opportunity for the Knolls Property Owners Community Services District governing board and the public to review and comment on the Municipal Services Review. Staff will return this item in August for final action and adoption.

### **REASON FOR RECOMMENDED ACTION**

The Municipal Services Review (MSR) is required by State Law to serve as a guidance document for any future boundary changes to Knolls Property Owners CSD. An “administrative draft” of this document was distributed to the Board of Directors of Knolls Property Owners CSD for their review and comments. All comments received from the agency were given full consideration and most were incorporated as appropriate into the document before the July Commission meeting.

### **BACKGROUND**

This study analyzes the agency’s ability to provide existing and future residents with roadway maintenance within its service area. The MSR was prepared to meet the requirements and standards of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). The Service Review was prepared using the Service Review Guidelines prepared by the Governor’s Office of Planning and Research (OPR).

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. This MSR will assist the Commission and its staff when considering actions that will affect the Knolls Property Owners Community Services District.

The MSR found that the Knolls Property Owners CSD is currently providing adequate services to its roadways. The roads were maintained at levels consistent with the residents' expectations, as identified by the Knolls CSD Board of Directors. Specifically, the MSR provided agency analysis based upon the six factors of analysis contained in OPR's Service Review Guidelines referenced above:

1. Growth and population projections for the affected area.
2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
3. Financial ability of agencies to provide services.
4. Status of, and opportunities for, shared facilities.
5. Accountability for community service needs, including governmental structure and operational efficiencies.
6. Any other matter related to effective or efficient service delivery, as required by commission policy. On January 30, 2008, the Commission adopted the following determination as the sixth factor to study: "The potential effect of agency services on agricultural and open space lands."

Throughout the analysis portions of the report, LAFCO staff did not identify any substantial areas for improvement or current issues faced by the agency that needed to be addressed or resolved as a part of this Municipal Services Review.

LAFCO staff would like to thank the members of the Knolls Property Owners CSD for their assistance in preparing this report. A complete list of references is included in the back of the MSR.

Attachment:

Attachment A: Draft Knolls Property Owners CSD Municipal Services Review and Sphere of Influence Update (LAFCO Project #2009-04)