

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF DECEMBER 5, 2007

REGULAR MEETING

TO: Ted Long, Chairman, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

AGENDA ITEM #4: PUBLIC HEARING TO ADOPT THE FINAL MUNICIPAL
SERVICES REVIEW FOR STREETS AND HIGHWAY
SERVICES

RECOMMENDATION

Staff recommends that the Commission:

1. Open the Public Hearing to receive comments on the Draft Streets and Highways Municipal Services Review; and
2. Incorporate any additional comments received not already included in the report; and
3. Adopt the Environmental Review, the Final Streets and Highways Municipal Services Review and its enclosed determinations addressing the nine factors of a municipal service review in accordance with Government Code §56425.

REASON FOR RECOMMENDED ACTION

The Municipal Service Review (MSR) is required by State law to serve as a guidance document for any boundary changes to the agencies that provide road and highway maintenance services in El Dorado County. A draft of this document was presented to the Commission on September 26, 2007 and has been distributed to the agency administrators, their governing boards and the public for their review and comment. Any comments or questions received by LAFCO staff have been incorporated into the document before the Commission meeting.

BACKGROUND

This MSR was prepared for all of the agencies that provide road, street and highway maintenance services in El Dorado County. This study analyzes the agencies' ability to provide existing and future residents with said services within their respective boundaries. 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.

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 be used to determine the spheres of influence for the following agencies:

- Audobon Hills CSD
- Grassy Run CSD
- Mortara Circle CSD
- Connie Lane CSD
- Hickock Road CSD
- Nashville Trail CSD
- East China Hills CSD
- Hillwood CSD
- Rising Hill Road CSD
- Garden Valley Ranch Estates CSD
- Knolls Property Owners CSD
- Sierra Oaks CSD
- Golden West CSD
- Marble Mountain Homeowners CSD
- West El Largo CSD

The MSR will also assist the Commission and its staff when considering actions that will affect the following agencies:

- Arroyo Vista CSD
- Cosumnes River CSD
- Lakeview CSD
- Cameron Estates CSD
- County Service Area #2
- Showcase Ranches CSD
- City of Placerville
- County Service Area #9
- Springfield Meadows CSD
- City of South Lake Tahoe
- El Dorado Hills CSD

For all agencies, financial resources affect an agency's ability to provide quality, reliable service. For some CSDs, that problem was also accompanied by a low-level of participation from district residents, resulting in difficulties with recruiting people interested in serving on the governing boards. Most agencies are struggling with the requirements that the State Legislature has imposed on CSDs. The MSR highlights those districts that are struggling, as well as those found that are currently providing adequate services to its residents at the levels set by their respective governing boards. Several agencies are positioning themselves to meet future equipment needs by increasing their revenues.

Changes Between the Draft Streets and Highway Services MSR and the Final Streets and Highway Services MSR

- Cameron Estates CSD
 - Included a note about the dispute surrounding the gates
- County Service Areas 2 & 9
 - Clarified the difference between CSA-maintained roadway standards and County roads

- Golden West CSD
 - Incorporated significant comments from the public (district residents)
 - Verified and corrected a list of publicly dedicated roadways
 - Included statement about maintaining private roadways
 - Included a discussion of a 1989 County Council legal opinion
 - Included information regarding recent significant debt incurred by the district
 - Changed the financial status based upon these findings
 - Changed and included discussion on issues relating to local accountability and management
 - Included deficiencies in service regarding culverts
 - Included discussion regarding hazards along fire access road
 - Included language about critical information that was not provided during initial contact
 - Revised determinations to reflect the updated analysis
- Knolls Property Owners CSD
 - Updated incorrect boundary maps, misdrawn since formation
 - Included possible boundary changes
- Lakeview CSD
 - Previously no information provided by the District
 - Included information provided by the District
 - Included possible boundary changes
- Mortara Circle CSD
 - Previously no information provided by the District
 - Included information provided by the District
 - Included the recent successful recall and replacement of 3 board members
- Placerville, City of
 - Included clarification on services and finances
- Rising Hill CSD
 - Included possible boundary changes
 - Corrected insurance information
- West El Largo CSD
 - Included possible boundary changes
- Executive Summary
 - Included a summary table of issues

Daniel Hamilton from PMC will present some of the report's findings in more detail during the meeting.

OTHER AGENCY INVOLVEMENT

A complete list of references is included in the back of the MSR. LAFCO and PMC staff would like to thank the various governing boards and their staff for their assistance, the members from the public who provided input during the public comment period as well as the County Auditor's Office, the County Assessor's Office and the County's Department of Transportation.

Attachment A: Final Draft - Streets and Highways MSR (on CD)