

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2008-17

Update to the El Dorado Hills Community Services District Sphere of Influence

LAFCO Project No. 2007-12-M

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 Government Code Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Service Review for West County Parks, Recreation, Open Space, and Related Services and adopted a written statement of determinations on July 28, 2004; and

WHEREAS, the agencies reviewed were the Cameron Park Community Services District, the El Dorado Hills Community Services District, the El Dorado Irrigation District, Holiday Lake Community Services District and Springfield Meadows Community Services District, among others; and

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

WHEREAS, the agencies reviewed were Cameron Estates, Cameron Park and El Dorado Hills Community Services Districts; Cameron Park Airport District; County Service Area 10; Georgetown Divide Recreation District; Kirkwood Meadows Public Utility District; Tahoe City Public Utility District; and the City of 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 adopted a written statement of determinations on February 27, 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 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 February 27, 2008 for consideration of the environmental review and the draft sphere of influence update for El Dorado Hills 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 February 27, 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, 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.*

Land uses within the District include residential, commercial, open space and other uses. These are not anticipated to change, except as development within the community occurs and undeveloped lands are converted to urban uses. Several areas within EDHCSD's service boundaries, such as the Bass Lake, Carson Creek, Euer Ranch, Marble Valley and Valley View are not fully built out.

2. *The present and probable need for public facilities and services in the area.*

The District indicated the need for additional recreational facilities and parklands within the District area to serve the projected 2020 population. The District appears able to meet the needs of the projected population by that time.

Given the large areas of undeveloped lands within the District, it appears that there is sufficient inventory for the District to grow; however, some of these lands are either under development agreements or have approved tentative maps for their development. The recommended areas for inclusion into EDHCSD's sphere of influence are lands identified in the County General Plan as part of the El Dorado Hills Community Region. Consequently, this area is a logical area for long-term growth and would allow for the District to plan sufficiently into the future.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The District currently maintains approximately 384 acres of parks and recreational facilities, and the present capacity of these public facilities provided is adequate to serve the existing community. However, a recent Park and Recreation Facility Needs Analysis and Community Needs Assessment performed by the District identified an aspiration to add additional parklands and recreational facilities, based on the District's population.

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.*

The District is situated among several unincorporated communities within El Dorado County, including Cameron Park, Cameron Estates and Marble Mountain. The District did not indicate plans to annex any of these communities.

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. Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by El Dorado Hills Community Services District as follows: Contracts, covenants and restrictions administration; street lighting and landscaping services; parks and recreation services; solid waste collection; and cable television franchise services.

Section 4. Pursuant to Government Code Sections 56425(i)(2) and 61002(h), the Commission does hereby establish the functions and classes of latent services for El Dorado Hills Community Services District to be as follows: fire suppression; mosquito abatement services; law enforcement services; library services; power services; road and road maintenance services and other related services.

Section 5. The update to the El Dorado Hills Community Services District's Sphere of Influence to expand the current sphere is orderly, logical and justifiable.

Section 6. 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 7. The El Dorado Hills Community Services District's sphere of influence is updated to include lands between Carson Creek, Euer Ranch and Valley View as a 20-year growth area, 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 February 27, 2008 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

ATTEST:

Clerk to the Commission





Chairperson

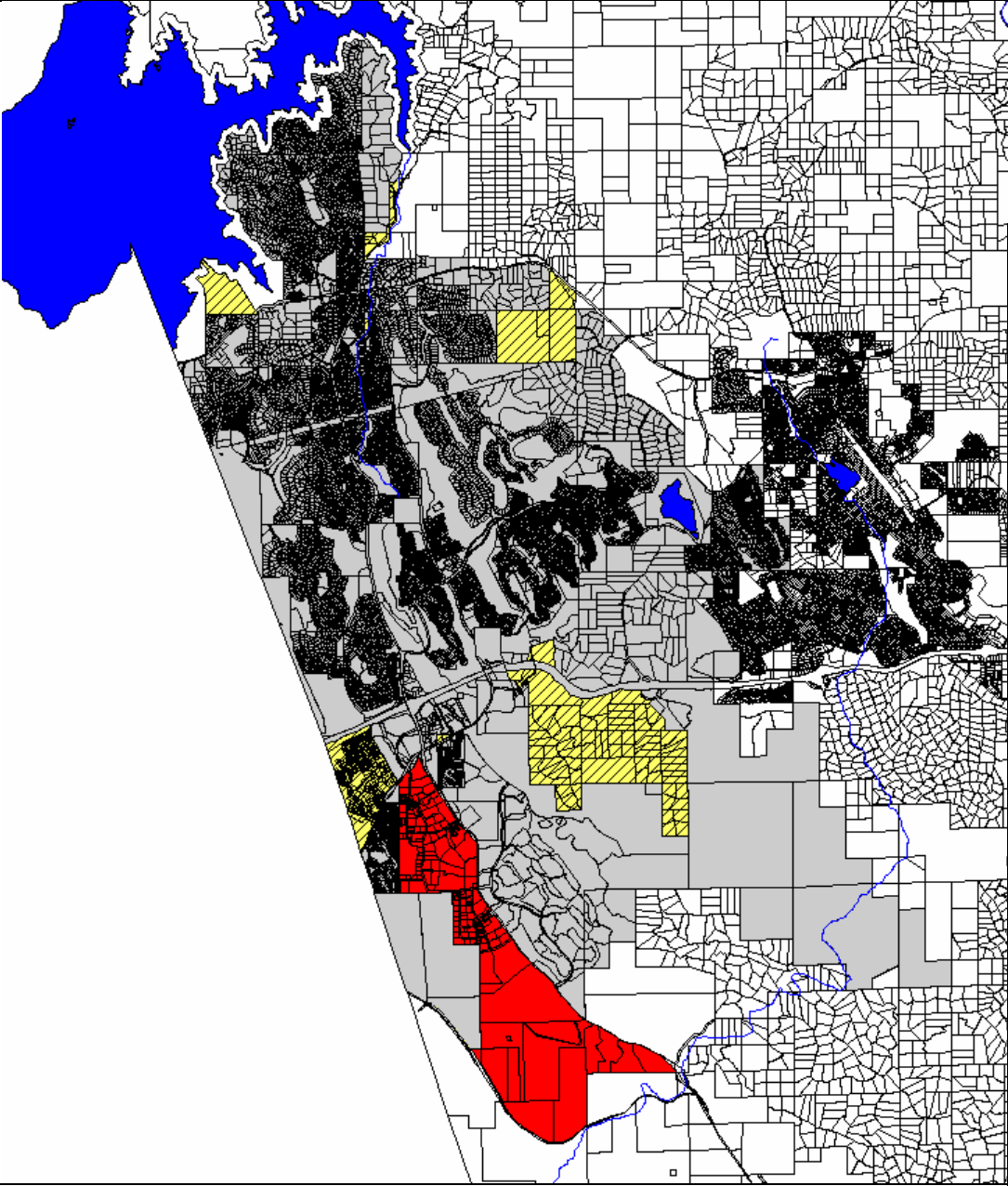
EXHIBIT A

Area of Interest:



Legend:

-  El Dorado Hills CSD
-  EDHCSD 10-Year Sphere of Influence
-  EDHCSD 20-Year Sphere of Influence
-  Rivers and Lakes



El Dorado Hills Community Services District