

# EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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## *AGENDA OF JANUARY 27, 2016*

### *REGULAR MEETING*

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

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

**PREPARED BY:** Erica Sanchez, Policy Analyst

**AGENDA ITEM #8:** PUBLIC HEARING TO CONSIDER THE ENVIRONMENTAL  
REVIEW, MUNICIPAL SERVICE REVIEW AND SPHERE OF  
INFLUENCE UPDATE FOR THE CONNIE LANE COMMUNITY  
SERVICES DISTRICT

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#### **RECOMMENDATION**

Staff recommends that the Commission:

1. Receive and discuss the information related to the municipal services review and sphere of influence update for the Connie Lane 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-2016-01, adopting the municipal service review and sphere of influence update for the Connie Lane 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 Connie Lane Community Services District (CSD). State Law also requires that a MSR be performed before the Commission can update an agency's sphere of influence (SOI). The Commission opened the public comment period on the Draft MSR/SOI at the December 2, 2015 Commission meeting; the Final MSR and affirmation of the current SOI is now returned to the Commission for final adoption.

## **BACKGROUND**

This study analyzes Connie Lane CSD'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 Connie Lane CSD.

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. The potential effect of agency services on agricultural and open space lands.

### **District Profile**

The Connie Lane Community Services District was formed in 1978 to provide road maintenance services for two miles of roadway within its 49-acre boundaries. District-maintained roads include Connie Lane, a primary roadway, and five secondary roadways which provide access to 38 parcels. The District is located in Shingle Springs, on the west side of French Creek Road, two miles south of Mother Lode Drive.

Connie Lane CSD contracts with private providers for roadway repairs and maintenance on an as-needed basis, which allows the District to provide services without owning or maintaining any facilities or equipment. The District does not have any adopted standards for roadway repair and maintenance; however, the road services provided appear to be adequate, and seem to meet resident expectations for roadway quality, repair frequency, and overall roadway operations.

The District is financed primarily from property taxes and a \$50 per parcel assessment, resulting in an annual revenue stream that is modest, yet relatively stable over time. District expenditures vary significantly from year to year due to fluctuation in the amounts spent on road maintenance annually. The District accumulates and saves funds annually, then spends the accumulated funds for roadway maintenance every few years as needed.

### MSR Analysis

Overall, the MSR found that the Connie Lane CSD provides adequate roadway services for its residents. The roads are maintained at levels consistent with the residents' expectations, as identified by the Connie Lane CSD Board of Directors. 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 Service Review. The MSR does address several minor issues, including lack of a General Manager and the potential for the Board to consider an increase in the assessment in the future.

No comments were received from the Connie Lane CSD Board or the public during the open comment period on the draft document. The CSD Board was also contacted prior to the comment period and sent an administrative draft of the document to review.

### Sphere of Influence

Connie Lane CSD's sphere of influence is coterminous with the District's service boundaries; the District has not expressed interest in altering the current service boundaries or sphere of influence. The District's SOI was last updated in December 2007, when it was reduced to have the same boundaries as the District's service area. The Connie Lane CSD Board supported the SOI reduction.

Based on the MSR's findings, staff recommends the affirmation of the current sphere of influence for the Connie Lane CSD, which is concurrent to district boundaries.

### Attachments:

Attachment A: Connie Lane CSD Municipal Service Review and Sphere of Influence Update (LAFCO Project 2015-03)

Attachment B: Resolution L-2016-01

Attachment B, Exhibit A: Proposed Connie Lane CSD SOI Map