

APPROVED
EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2023-07

**Cameron Park Community Services District
Municipal Service Review and Sphere of Influence Update
LAFCO Project No. 2022-02**

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 prior to, or in conjunction with, consideration of actions to establish or update a sphere of influence in accordance with Sections 56076 and 56425; and

WHEREAS, the 2022-02 Municipal Service Review and Sphere of Influence Update for the City of Placerville, City of South Lake Tahoe, and Cameron Park Community Services District was prepared pursuant to Sections 56425 and 56430; and

WHEREAS, in order to prepare and update the sphere of influence for the Cameron Park Community Services District, the Commission conducted a municipal service review and adopted a written statement of determinations in conjunction with this sphere of influence update on December 6, 2023; 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 §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 December 6, 2023 for consideration of the Cameron Park Community Services District Municipal Service Review and Sphere of Influence Update and environmental review, 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 December 6, 2023 the Cameron Park Community Services District Municipal Service Review and 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 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 the service review, determinations and recommendations, protests and objections, and the environmental review; and

WHEREAS, the Commission does hereby make the following municipal service review determinations regarding the proposal pursuant to Government Code Sections 56430(a):

(1) Growth and population projections for the affected area.

- a) *The Cameron Park CSD had an estimated 2020 population of 19,509. Based on a 0.9 percent growth rate, the area could see up to 21,338 people by 2030. However, the Cameron Park area is largely built out and the population is not expected to increase substantially over the next 5 to 10 years.*

(2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- a) *In the northern section of the District along Gateway Drive and Cimmarron Road, the reported MHIs are \$58,277 and \$48,802 respectively which qualifies this area as a DUC. This area is entirely within the current CPCSD boundary.*
- b) *Areas along Palmer Drive in the southeast portion of the District have a reported MHI of \$45,457 which qualifies them as a DUC. This area is partially within the CPCSD boundary and SOI.*
- c) *The DUCs identified receive vital services including water, wastewater, and fire and emergency response. However, careful consideration should be given when assessing additional services for these areas or any future annexations to ensure an equitable level of service and quality of life is provided to these areas.*

(3) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.

- a) *CPCSD currently maintains ten different park areas and a community center with pool facilities. Numerous recreation programs are offered by the District throughout the year. However, due to limited funding, the District may have to assess potential decreases in services.*
- b) *The Cameron Park Lagoon was closed in 2020 due to safety concerns, accessibility limitations, and high operating costs. The District is continuing to assess options for redevelopment of the area.*
- c) *Station 88 houses one full-time engine, one reserve engine, and one utility vehicle. It was constructed in the 1980s for part-time volunteer staffing and is currently*

undersized. It will need to be upgraded and/or replaced in order to meet current operational standards.

- d) *The CPCSD Board of Directors voted to terminate the District's agreement with the El Dorado County Emergency Services Authority JPA (CSA 7) because the JPA reimbursement does not fully cover the cost of services. CAL FIRE has indicated they will continue to provide services until a replacement agency is secured.*

(4) Financing ability of agencies to provide services.

- a) *The overall net position for the CPCSD, as documented in their audits, decreased from \$17.5 million in FY 2016-17 to \$15.5 million in FY 2020-21. Additionally, the District saw an audit deficit in four of the five years reviewed indicating that District revenues are currently inadequate to cover expenses.*
- b) *CPCSD currently contracts with CAL FIRE for the provision of fire and emergency response services. Due to the rising cost of services and changes to staffing levels that CAL FIRE provides, the District is investigating alternative staffing and funding options. Without additional funding or other staffing options to reduce costs, the District may have to reduce the level of service or close one of its existing fire stations in the near future.*
- c) *The District is in the process of assessing alternative avenues for providing services which may include a voter approved fire special assessment/parcel tax, annexation to a less expensive services provider or request for proposal for a less expensive fire services provider, and/or increasing park and recreation fees.*
- d) *LLADs within the District are funded by fees collected from property owners within the LLAD boundary. However, as these fees were set decades ago, there are now three operating at a deficiency due to rising energy costs.*
- e) *The CPCSD has not completed an audit for FY2021-22. This needs to be completed in order to bring the District's financial records up to date.*
- f) *As noted in the June 6, 2023 memorandum prepared for the CPCSD Board of Directors, the District historically allocated 70% of collected property taxes to the provision of fire services and 30% to other programs and services. Currently, approximately 62% of property taxes is allocated to fire services and 38% to other programs and services. The Interim General Manager has claimed this is due to a change in the District's fiscal reporting practices which shifted fire administration costs, such as insurance and retirement funding, to general district administration costs.*
- g) *On August 16, 2023 the CPCSD Board of Directors approved the FY2023-24 annual budget with a deficit of \$510,248 in addition to restoring two staff positions including a full-time recreation coordinator and part-time maintenance worker.*

(5) Status of and, opportunities for, shared facilities.

- a) *CPCSD currently contracts with CAL FIRE for the provision of fire and emergency response services. However, due to rising costs, the District is exploring options for future provision of these services. This may involve contracting or reorganizing with a nearby agency. These discussions are still in the early stages.*

(6) Accountability for community service needs, including governmental structure and operational efficiencies.

- a) *CPCSD maintains a website where information about District governance, services, and programs is posted and updated regularly. Board meeting agendas and minutes are posted to the website when available.*
- b) *CPCSD is governed by a five-member Board of Directors that are elected to four-year staggered terms. Board members are elected at large from within the District boundary.*

(7) Any other matter related to effective or efficient service delivery.

- a) *The District is encouraged to continue looking for operational efficiencies and alternative funding/governance structures.*
- b) *The District will be scheduled for a focused MSR in three years that covers fire and emergency medical services and overall financial standing.*

WHEREAS, the Commission does hereby make the following sphere of influence determinations regarding the proposal pursuant to Government Code Section 56425(e):

(1) Present and planned land uses in the area, including agricultural and open-space lands.

- a) *The primary land use within the District is high density residential followed by open space, commercial, and public facility. There are no agricultural lands in or around the District.*
- b) *Two ecological preserves are located within the vicinity of the District including one north of the District extending up to Deer Valley Road and one within the District between Meder Road and Cameron Park Drive.*
- c) *Due to the largely built-out nature of the area and the proximity of other special district such as El Dorado Hills CSD, it is unlikely that major development will occur that requires a substantial increase in services from CPCSD.*

(2) Present and probable need for public facilities and services in the area.

- a) *The area continues to be populated and supports the community of Cameron Park. Park facilities are also open to anyone from the public and are used frequently by the broader area residents.*
- b) *Based on the limited potential for growth in the area, it is not expected that the District will need to expand services substantially in the near future.*

(3) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

- a) *CPCSD is currently able to provide fire and emergency response services by means of a contract with CAL FIRE. However, this contract is for lower fire engine staffing levels than CAL FIRE's current standard and the contract is set to expire in 2025.*
- b) *CPCSD currently has sufficient park and open space to meet community needs. However, due to limited funding, the District may have to reduce program offerings in the near future.*

c) *CPCSD currently does not have sufficient funding to cover the cost of maintenance for three of their LLADs.*

(4) *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.*

a) *The City of Placerville is located approximately 10 miles east of CPCSD on Highway 50. This city also provides a full range of services to meet community needs including groceries, medical care, recreation activities, and other amenities.*

b) *The community of El Dorado Hills is located just west of CPCSD and has seen a large increase in population and development over the last decade. The area is developed with large tracks of single family planned developments and offers several services to meeting community needs including groceries, medical care, recreation activities, and other amenities.*

(5) *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere.*

a) *While the District has expressed interest in expanding their SOI for park and recreation services, no change to the SOI is proposed at this time.*

WHEREAS, the Commission does hereby order the following follow-up actions for the Cameron Park Community Services District:

1. *Provide LAFCO with a plan for funding and providing fire and emergency services by May 2024. The plan should include any potentially required LAFCO actions.*
2. *Provide LAFCO with a summary of revenues and expenditures for all LLADs by January 2024.*
3. *Complete the FY2021-22 financial audit for the District and provide a copy to LAFCO by January 2024.*
4. *Provide LAFCO with current financials and a status update on fire services annually. A targeted MSR focusing on finances and fire services will be conducted in fall 2026.*

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 Sections 56425(i) and 61002(h), the Commission does hereby establish the functions and classes of services provided by the Cameron Park Community Services District to be as follows: fire protection and emergency services, parks and recreation, lighting and landscaping, CC&R administration, solid waste, and weed abatement.

Section 4. The update to the Cameron Park Community Services District sphere of influence to affirm the current sphere is orderly, logical, and justifiable.

Section 5. The Executive Officer is directed to file a Notice of Exemption under §15061(b)(3) in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Section 6. The Cameron Park Community Services District sphere of influence is updated to affirm its current sphere 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 December 6, 2023 by the following vote:

	AYE	NO	ABSTAIN	ABSENT	NOT VOTING
Commissioner Clerici	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Hidahl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Turnboo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Veerkamp (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wallace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Wilde	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Gotberg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Hodson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Saunders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ATTEST

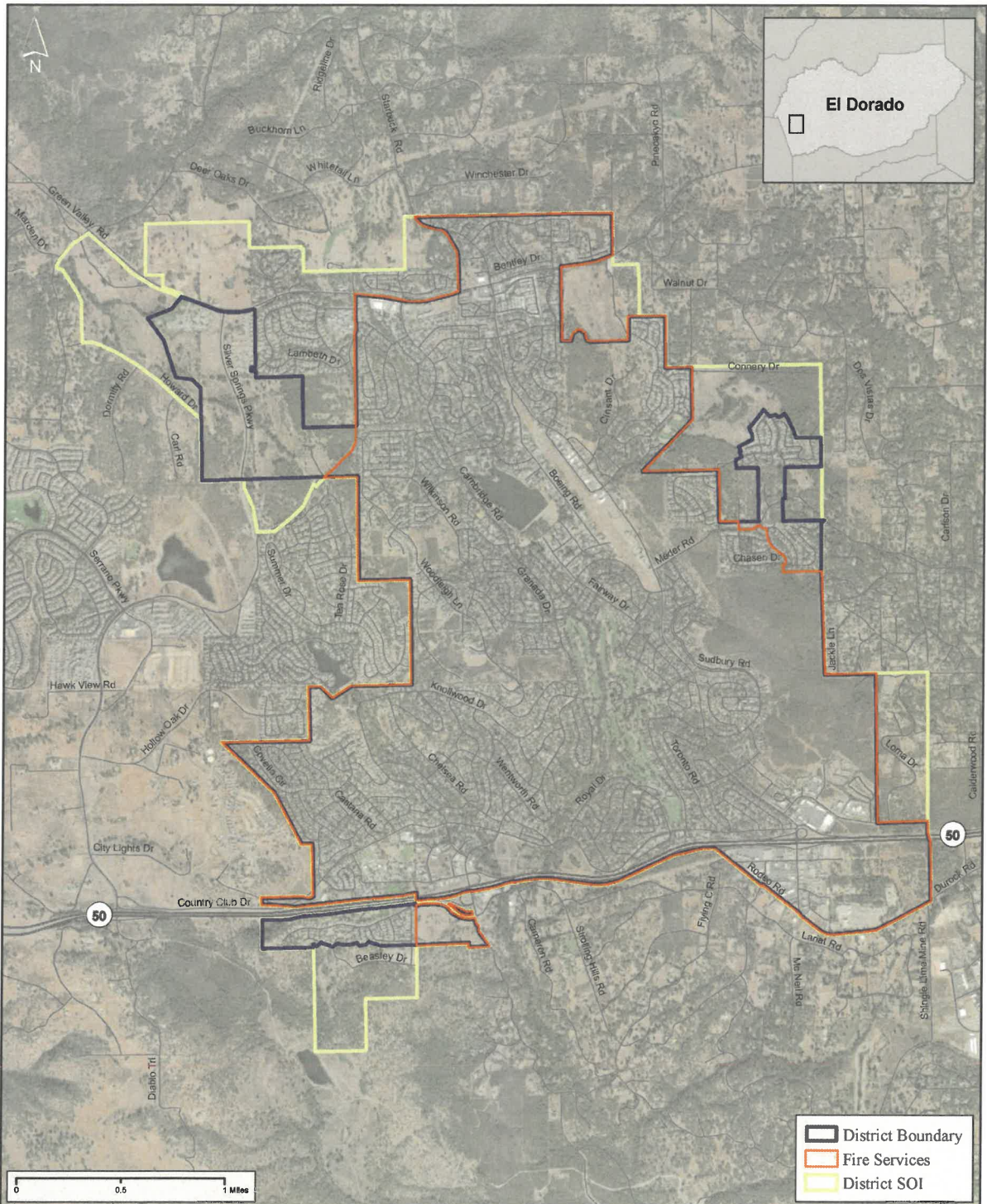

Shiva Frentzen, Executive Officer


Brian Veerkamp, Chair

APPROVED

LAFCO RESOLUTION L-2023-07
EXHIBIT A

Figure 1: CPCSD Boundary and SOI



**Cameron Park
Community Services District**

Figure

Ma: Date: 9/1/2023

Sources: Parcels - El Dorado County GIS, Roads - US Census TIGER