

# EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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## *AGENDA OF SEPTEMBER 23, 2009*

### *REGULAR MEETING*

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

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

**AGENDA ITEM #7: PUBLIC HEARING TO CONSIDER THE ENVIRONMENTAL  
REVIEW AND THE MUNICIPAL SERVICES REVIEW AND  
SPHERE OF INFLUENCE UPDATE FOR KNOLLS  
PROPERTY OWNERS 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 Knolls Property Owners Community Services District;
2. Open the public hearing on this matter;
3. Accept the statutory exemption from environmental review as the appropriate environmental review;
4. Adopt the municipal service review and sphere of influence update for Knolls Property Owners Community Services District; and
5. Direct staff to complete the necessary filings and transmittals as required by law.

#### **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. State Law also requires that a municipal service review for an agency be performed before the Commission can update a sphere of influence (SOI). The Commission opened the public comment period on the MSR/SOI at the July Commission meeting. This document returns for final adoption.

#### **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 services 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. The MSR did not, however, that the issue of access to two parcels to the west of the district continues to pose a potential "free rider" problem. Based on the MSR's findings, staff recommends the affirmation of the current sphere of influence for Knolls CSD, which is mostly concurrent to district boundaries but it encompasses those two parcels to the west.

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.

Attachments:

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

Attachment B: Notice of Exemption

Attachment C: LAFCO Resolution L-2009-10 adopting the environmental review and Sphere of Influence for Knolls Property Owners CSD