

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF JULY 23, 2008

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: **UPDATE ON THE PROPOSED SMITH FLAT ANNEXATION
TO THE CITY OF PLACERVILLE AND CONSIDERATION OF
WHETHER A RESPONSE IS NEEDED**

RECOMMENDATION

Staff recommends that the Commission receive the following information and update on the June 20, 2008 letter sent by Mr. Daniel Mackay regarding a possible Smith Flat annexation to the City of Placerville and to provide direction to staff on a response, if any.

REASON FOR RECOMMENDED ACTION

On June 20, 2008, Mr. Daniel Mackay submitted a letter to the Commission informing LAFCO of his intention to annex 240 acres in the Smith Flat area to Placerville under existing conditions. The eventual development of this area may not match either the existing conditions or the City's current pre-zoning designations. This item is intended as an update on a July meeting LAFCO staff held with City staff.

BACKGROUND

There have been two previous attempts to annex the Smith Flat area into the City of Placerville. Since 2006, LAFCO staff has met twice with the lead applicant, Mr. Daniel Mackay, to discuss a potentially new annexation attempt. In both of those meetings, LAFCO staff stressed that the Commission should have sufficient information to make the appropriate determinations under Government Code §56668. Ideally, the applicant should work with the City to develop a specific plan, a process followed by most cities contemplating large annexations. However, a specific plan would not be required if an annexation plan is created under the most probable scenario for the development of the proposed annexation area. This plan should attempt to detail the impacts to the City as a result of developing the area according to this scenario. The difficulty for Mr. Mackay

is that his group had not finalized their development plans beyond their desire to annex into the City. Consequently, the situation appeared to have all of the characteristics of a chicken-and-the egg scenario.

LAFCO staff was concerned that the June 20 letter signaled an annexation whereby the Commission would have insufficient information on the ultimate impacts to the City. At City Manager John Driscoll's request, the Executive Officer met with Placerville Mayor and LAFCO Commissioner Carl Hagen and Mr. Driscoll to discuss both agencies' needs and brainstorm possible courses of action that would lead to a mutually beneficial solution. While it is too early to discuss the outcomes that may result from this discussion, Mr. Driscoll has assured LAFCO staff that the City understands LAFCO's concerns and its requirements under the law and that the City will undertake every effort to supply the Commission with the necessary materials it needs to make an informed decision by the time it submits an application.

While staff no longer sees a need to respond to the June 20 letter from the applicants, the Commission has the discretion to direct staff to do so.

Attachments

Attachment A: June 20, 2008 Letter from Daniel Mackay