

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF AUGUST 23, 2006

REGULAR MEETING

TO: Ted Long, Chairman, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

AGENDA ITEM #6: CONSIDERATION AND ADOPTION OF THE SPHERE OF
INFLUENCE AMENDMENT FOR EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

RECOMMENDATION

Staff recommends that the Commission:

1. Receive and discuss the proposed amendment to the El Dorado Hills Community Services District's sphere of influence for the provision of park and recreation services;
2. Open the public hearing on this matter;
3. Adopt a Categorical Exemption #20 as the appropriate environmental review;
4. Adopt the proposed amendment to the El Dorado Hills Community Services District's sphere of influence; and
5. Direct staff to complete the necessary filings and transmittals as required by law.

REASON FOR RECOMMENDED ACTION

An amendment to the El Dorado Hills Community Services District's sphere of influence is necessary to proceed with the Commission's consideration of the Bell Woods II Reorganization to Cameron Park CSD and El Dorado Hills CSD, LAFCO Project 2006-01 (Agenda Item #7).

BACKGROUND

The Bell Woods II Bell Woods II Reorganization to Cameron Park Community Services District and El Dorado Hills Community Services District, LAFCO Project 2006-01 ("Bell Woods") is complete for the Commission's review. However, by law, the Commission can only consider the annexation of lands already within the agency's sphere of influence (SOI). The proposed amendment to El Dorado Hills CSD's SOI for parks and

recreation services would allow the Bell Woods project to proceed. The adoption of the Categorical Exemption #20 would satisfy the CEQA requirements for this action.

Agency Profile

Located in the westernmost portion of the County, between the Sacramento County line, Folsom Lake, Cameron Park, and Latrobe, the El Dorado Hills Community Services District was formed by the Board of Supervisors in May 1962 (pre-dating LAFCO, refer to Map 1). The district provides parks and recreation, CC&R enforcement, street lighting and landscaping, solid waste management, and cable television services. LAFCO last updated the district's sphere of influence in 2004 to include, Euer Ranch, Carson Creek, the El Dorado Hills Business Park, Silver Springs and the area currently serviced by Springfield Meadows CSD.

In addition to its responsibilities as a service provider, EDHCS D serves as the symbolic civic center of the community of El Dorado Hills and facilitates a wide variety of civic and community activities including programs, meetings, and events. The CSD is a source of community identity for the residents of El Dorado Hills.

Land Use Character

El Dorado Hills is the most populous and rapidly developing area of the county. Land use in this area is mostly single family residential and contributes to a high demand for municipal services. El Dorado Hills CSD is the main provider of parks, recreation, CC&R enforcement, street lighting and landscaping, solid waste management, and cable television services to the area.

Level of Service

EDHCS D provides an extensive range of high level services to its residents on a neighborhood and community scale. The district utilizes a variety of financing mechanisms to match the funding needs for land acquisition, facility development, and ongoing operation and maintenance. Services were provided at a per capita cost of \$123.97 in 2003-2004, which is comparatively higher than other nearby CSDs but also reflects the higher level and range of services provided.

EDHCS D has long range plans in place that respond to community service needs through capital improvements, park renovation, program expansion, and cooperative sharing agreements with other agencies. Policies and plans are continually updated by a full time staff and elected board of directors.

Commission's Policies and Guidelines

LAFCO Policy 4.4 requires the Commission to review the following topics before making sphere of influence determinations. The Commission's recent review of park and recreation services addressed these requirements as noted below. All citations are from the Final Parks and Rec MSR, adopted by the Commission in 2004.

1. Service capacity, level and types of services currently provided by the agency, and areas where these services are provided

Refer to pages 17-20, "Infrastructure, Facilities, Services;" pages 20-21, "Infrastructure, Plans, Capacity;" page 85, "Table 5: Park Area By Agency;" page 87,

“Location;” pages 88-89, “Underserved Areas;” and pages 90-91, “El Dorado Hills CSD.”

2. *Financial capabilities and costs of service*

Refer to pages 23-25, “Funding, Budget;” pages 109-110, “El Dorado Hills CSD;” pages 114-115, “Higher Than Necessary Administration/Operation Cost Ratios;” page 117-120, “El Dorado Hills CSD;” and page 134, “Table 9: Agency Expenditures Per Capita.”

3. *Topographic factors and areas of social and economic interdependencies*

Refer to page 17, “El Dorado Hills Community Services District;” page 87, “Location;” pages 88-89, “Underserved Areas;” page 99, “Land Use Character;” page 101, “El Dorado Hills CSD;” and pages 128-129, “El Dorado Hills CSD.”

4. *Existing and planned land uses, land use plans and policies, consistency with county and city general plans, and projected growth in the affected area*

Refer to pages 97-102, “Growth and Population Projections for the Affected Area.”

5. *Potential effects on agricultural and open space lands*

The area recommended for inclusion in the EDHCSD sphere does not contain any choice soils or agricultural lands. The open space land added to the sphere would be maintained by EDHCSD. Staff does not anticipate any adverse effects on agricultural and open space lands as a result of the sphere amendment.

6. *A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services*

Refer to pages 17-20, “Infrastructure, Facilities, Services;” pages 20-22, “Infrastructure, Plans, Capacity;” pages 90-91, “El Dorado Hills CSD;” and pages 109-110, “El Dorado Hills CSD.”

7. *An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:*

Refer to page 127, “Government Structure and Cost Effectiveness;” and pages 128-129, “El Dorado Hills CSD.”

Project Summary

One of the components of the Bell Woods reorganization is the annexation of a 2.5 acre open space parcel (APN 115-120-15) into the El Dorado Hills Community Services District (EDHCSD) for open space management. The inclusion of this parcel was done at the request of LAFCO to avoid the creation of a service island.

DETERMINATIONS

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission to consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for the open space parcel to be added to the EDHCSD sphere:

1. The present and planned land uses in the area, including agricultural and open space lands.

The present and planned land use in the area to be added to the sphere is open space. The area does not contain any agricultural lands.

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

The only service required, both presently and in the future, is open space management and maintenance of the site.

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

El Dorado Hills CSD presently provides a high level and range of services to its residents. The district's long range plans support its capacity to adequately provide open space maintenance of the area proposed for this sphere of influence amendment.

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 community of El Dorado Hills includes areas presently outside the El Dorado Hills CSD boundary and sphere of influence. The open space parcel does not have a community of interest nor does it belong to a community of interest.

Attachments:

Map 1 - El Dorado Hills CSD

Map 2 - Amendment to the El Dorado Hills CSD Sphere of Influence