

# EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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## *AGENDA OF DECEMBER 5, 2007*

### *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:** PUBLIC HEARING TO CONSIDER AND ADOPT THE  
ENVIRONMENTAL REVIEW AND UPDATES TO THE  
SPHERES OF INFLUENCE FOR FIFTEEN COMMUNITY  
SERVICES DISTRICTS

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#### **RECOMMENDATION**

Staff recommends that the Commission:

1. Receive and discuss the information related to the update of the spheres of influence for fifteen community services districts (refer to page 2);
2. Open the public hearing on this matter;
3. Accept the statutory exemption from environmental review as the appropriate environmental review;
4. Adopt the updates to the spheres of influence for these fifteen agencies; and
5. Direct staff to complete the necessary filings and transmittals as required by law.

#### **REASON FOR RECOMMENDED ACTION**

State Law requires that the Commission update the spheres of influence for all agencies within El Dorado County by January 1, 2008. State Law also requires that a municipal service review for an agency be performed before the Commission can update a sphere of influence. In December 5, 2007, the Commission adopted the "Streets and Highway Municipal Services Review." That report will serve as the foundation for these sphere updates.

#### **BACKGROUND**

The Streets and Highway Municipal Services Review found that a handful of community services districts (CSDs) were performing adequately based upon their respective policies as adopted by the board of directors. Several agencies, however, were struggling with management, operational/infrastructure limitations, finances or a

combination of these factors. Several are taking proactive steps to correct these challenges, with some considering expanding, reorganizing into a different entity or enhancing revenues. One district has suspended operations altogether due to legal uncertainties.

In October 2007, LAFCO staff contacted all fifteen CSDs to notify them of staff's recommendation for their spheres. Three agencies contacted LAFCO to discuss their SOIs and an agreement was reached on both of them. In summary, staff recommends the following SOI updates:

Spheres coterminous with existing boundaries (no change from existing situation):

- Audubon Hills CSD
- East China Hill CSD
- Garden Valley Ranch Estates CSD
- Hickok Road CSD
- Hillwood CSD
- Marble Mountain Homeowners CSD
- Mortara Circle CSD
- Nashville Trail CSD
- Sierra Oaks CSD

Spheres allowing for the expansion of service area:

- Knolls Property Owners CSD
- Rising Hill Road CSD
- West El Largo CSD

Spheres that reduce potential future expansion:

- Connie Lane CSD
- Golden West CSD

Zero Sphere (district should be dissolved):

- Grassy Run CSD

For more specific information regarding these CSDs, please refer to the Attachments to this staff report. In general, the recommended spheres are based upon the information provided in the Streets and Highway MSR. As noted earlier, each agency has been informed and/or consulted on the sphere recommendation prior to the Commission meeting. 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. In addition, LAFCO Policy 4.4 requires the Commission to review certain topics before making sphere of influence determinations. The agency profiles of these twelve agencies, review of the Policy 4.4 topics and the §56425(e) determinations, maps and draft resolution are included in Attachments A through L. Each attachment has three parts: The agency profile and determinations, the draft resolution and the map with recommended SOI.

Please note that these sphere updates are for single-service providers. The SOI updates for other agencies studied in the Streets and Highways MSR, such as Cameron Estates CSD and the Cities of Placerville and South Lake Tahoe, will be presented when the studies for all of their remaining services are complete.

### Attachments

- Attachment A1: Audubon Hills CSD SOI Memo
- Attachment A2: Audubon Hills CSD SOI Resolution
- Attachment B1: Connie Lane CSD SOI Memo
- Attachment B2: Connie Lane CSD SOI Resolution
- Attachment C1: East China Hill CSD SOI Memo
- Attachment C2: East China Hill CSD Resolution
- Attachment D1: Garden Valley Ranch Estates CSD SOI Memo
- Attachment D2: Garden Valley Ranch Estates CSD SOI Resolution
- Attachment E1: Golden West CSD SOI Memo
- Attachment E2: Golden West CSD SOI Resolution
- Attachment F1: Grassy Run CSD SOI Memo
- Attachment F2: Grassy Run CSD SOI Resolution
- Attachment G1: Hickok Road CSD SOI Memo
- Attachment G2: Hickok Road CSD SOI Resolution
- Attachment H1: Hillwood CSD SOI Memo
- Attachment H2: Hillwood CSD SOI Resolution
- Attachment I1: Knolls Property Owners CSD SOI Memo
- Attachment I2: Knolls Property Owners CSD SOI Resolution
- Attachment J1: Marble Mountain Homeowners CSD SOI Memo
- Attachment J2: Marble Mountain Homeowners CSD SOI Resolution
- Attachment K1: Mortara Circle CSD SOI Memo
- Attachment K2: Mortara Circle CSD SOI Resolution
- Attachment L1: Nashville Trail CSD SOI Memo
- Attachment L2: Nashville Trail CSD SOI Resolution
- Attachment M1: Rising Hill Road CSD SOI Memo
- Attachment M2: Rising Hill Road CSD SOI Resolution
- Attachment N1: Sierra Oaks CSD SOI Memo
- Attachment N2: Sierra Oaks CSD SOI Resolution
- Attachment O1: West El Largo CSD SOI Memo
- Attachment O2: West El Largo CSD SOI Resolution