

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF MARCH 28, 2012

REGULAR MEETING

TO: Ron Briggs, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

**AGENDA ITEM #5: PUBLIC WORKSHOP ON THE MUNICIPAL SERVICE
REVIEW/SPHERE OF INFLUENCE STUDIES FOR THE
CAMERON PARK AND EL DORADO HILLS COMMUNITY
SERVICES DISTRICTS (LAFCO PROJECTS 2011-03 AND
2011-06, RESPECTIVELY)**

RECOMMENDATION

Staff recommends that the Commission:

1. Receive the information staff compiled in the municipal service review and sphere of influence studies for the Cameron Park Community Services District and the El Dorado Hills Community Services District;
2. Hold a public workshop to discuss and provide direction to LAFCO staff;
3. Open the Public Hearing to receive comments on the Cameron Park Community Services District Municipal Service Review/Sphere of Influence Study and the El Dorado Hills Community Services District Municipal Service Review/Sphere of Influence Study; and
4. Continue the Public Hearing until the May 23, 2012 meeting to allow sufficient time and opportunity for the governing boards of both districts and the public to review and comment on the Municipal Services Review/Sphere of Influence Study. Staff will return this item in May for final action and adoption.

REASON FOR RECOMMENDED ACTION

At the December 2010 public hearing for the Campobello annexation, the Commission was concerned that the areas between the Cameron Park and El Dorado Hills Community Services Districts were still unsettled. Specifically, there are parcels between the two districts that have not been demarcated as being in either district's sphere of influence. At the time, the Commission expressed a desire to review the two

districts' SOIs concurrently and directed staff to bring the MSR/SOI studies at the same time.

BACKGROUND

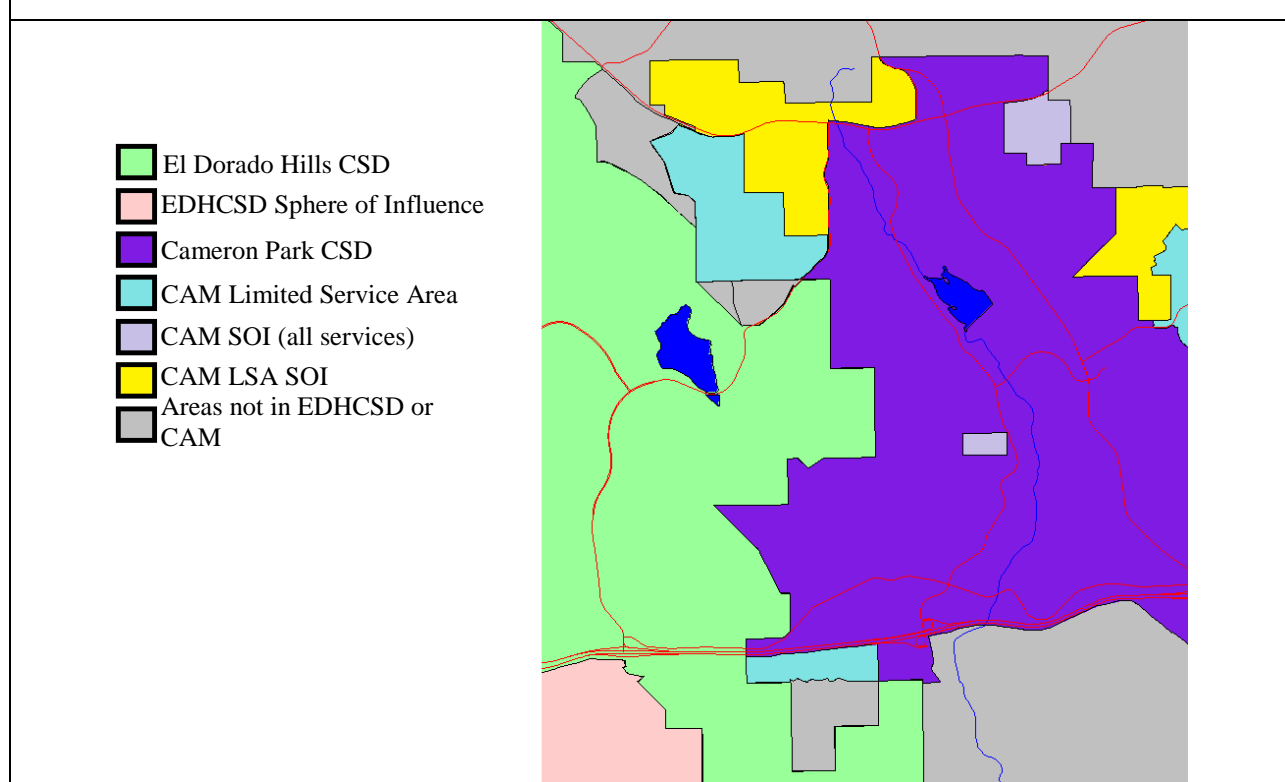
Campobello

The Campobello Annexation to EID (LAFCO Project 2010-01) project is located in an area of four parcels that is outside of the service area or sphere of influence of a parks and recreation district. Campobello is immediately south of the Community of Cameron Park and adjacent to Cameron Park Community Services District's (CAM) "limited services area." Because of the Commission's decision to annex the Marble Valley project into EDHCSD, Campobello was also adjacent to the El Dorado Hills Community Services District's (EDHCSD) service area.

While the applicant did not request annexation to either, both districts lobbied the Commission to annex Campobello into their respective districts. Their arguments for doing so were that the future residents of Campobello will need park and recreation services and will utilize district resources. By living in a residential project outside of a park & recreation district, these residents will be saddled with having to pay out-of-district fees to utilize district facilities close to their neighborhood.

While the Commission declined to amend the project to annex Campobello into either district, several commissioners were concerned that boundary disputes still existed between the two districts. The Commission directed staff to prepare the MSR/SOI studies for these districts simultaneously and present them concurrently so that LAFCO can, through its discretionary action to determine a district's SOI, settle each community's boundaries.

Current Areas Between Cameron Park and El Dorado Hills that are in neither CSD



MSR/SOI Findings*Cameron Park CSD*

- *Fire and EMS Service* – This service is outsourced to CAL FIRE under a “Schedule A” contract. Staffing wise, Cameron Park CSD’s Fire Department is on average, slightly more than 2.0, which is sufficient to respond adequately to calls within CAM’s boundaries. However, at least 20% of CAM’s responses are mutual aid-related, garnering the district one of the highest mutual aid balances in the county.
- *Parks and Recreation* – The MSR found that the district is currently not meeting its policy standard for developed parklands of 5 acres per 1,000 persons; however, it does have sufficient undeveloped, non-open space land in its inventory to meet current demands.
- *Landscape and Lighting Districts* – CAM is finding that the majority of LLDs do not generate sufficient revenues to cover the costs of providing the service as determined by the most recent Engineer’s Report.
- *CC&R Administration* – CAM is responsible for the approval of structural and cosmetic changes to property that is subject to CC&Rs. It does not appear this service required capital or infrastructure in order to administer it.
- *Other Services* – Solid waste collection is outsourced to Waste Management under a franchise agreement. Weed abatement services are performed by CAL FIRE as part of its contract.
- *Administration Issues* – CAM’s Board of Directors has come under fire from its residents in the past four years over several issues, from the size of the swimming pool at the time the Community Center was being built to the amount of legal fees. There has been instability in CAM’s top management over the past nine years, with five general managers appointed in that time.

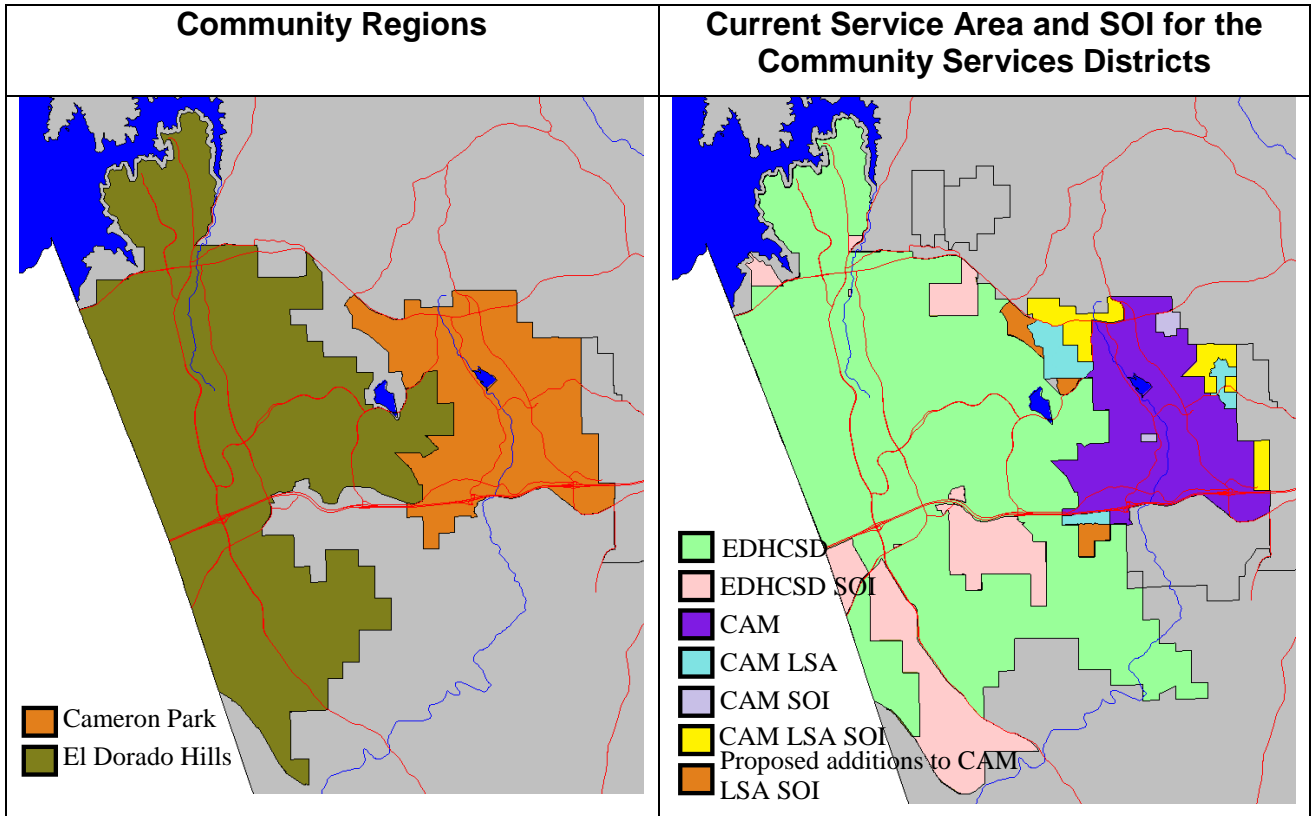
El Dorado Hills CSD

- *Parks and Recreation* – The district’s stated level of service demands having 180 acres of developed parkland to meet the needs of its current population; however, the district currently has 135 acres of developed parks with three acres undeveloped.
- *Landscape and Lighting Districts* – Since 2007, the district has noted that the fees currently in places for some LLDs are insufficient to cover the cost for service.
- *CC&R Administration* – The district has indicated that the current assessment for CC&R enforcement is now inadequate to offset the cost of service.
- *Other Services* – Solid waste collection service through Waste Connections Inc. (DBA El Dorado Disposal Services Inc.) and cable services are contracted to Comcast and AT&T’s u-verse.
- *Administration Issues* – After enjoying long term stability, the district’s top management has been replaced twice since 2010. The firing of former General Manager John Skeel has divided the community, prompted some residents to initiate

a recall of four of the five board members and the testimony by some employees of widespread internal distrust.

Boundaries

- *Cameron Park CSD* – CAM has two service boundaries where it provides all services in an area that is approximately 4,160 acres, or 6.5 square miles. The “limited services area,” in which CAM provides all empowered services except for fire suppression, encompasses an additional 232 acres or 0.4 square miles. Likewise, CAM has two SOIs, one where it can expand to provide all services and an LSA SOI. This arrangement was first created in 1998 and ratified in 2004 and 2008.
- *El Dorado Hills CSD* – The CSD’s boundaries were the basis for a proposed City of El Dorado Hills in 2005; consequently, proposals that would expand its SOI outwardly become highly contentious. The SOI set by the Commission in 2008 ensures that all areas identified in the County of El Dorado’s General Plan as the El Dorado Hills Community Region are now within either the service boundary or the district’s SOI.



Spheres of Influence Recommendations

- *Cameron Park CSD* – As indicated in the MSR/SOI study, there are lands in the Cameron Park Community Region that are in neither CAM’s service area nor SOI. Consequently, staff recommends expanding CAM’s LSA SOI to encompass those remaining areas to settle future boundary disputes between CAM and EDHCSD.

Such action will also ensure the Community of Cameron Park, as defined in the General Plan, will be represented by one district. Long-term, the policy implications of a multi-purpose district having two service areas and two SOIs should be addressed; however, staff cautions against doing that at this time since there are many moving pieces with fire protection service in El Dorado County and any movement by LAFCO could derail many months or years of negotiations.

- *El Dorado Hills CSD* – As indicated in the MSR/SOI study, LAFCO staff does not recommend any changes to EDHCSD's SOI at this time. The district has sufficient room to grow and the SOI ensures that the El Dorado Hills Community Region is within the future boundaries of the district.

Comment Period

As stated earlier, the purpose of the workshop is to discuss and receive information on the two districts. No action is necessary other than to open a comment period to allow for sufficient time for the districts and the public to weigh in on the MSR/SOI for the two districts. Updated reports will be brought back for Commission approval at the May meeting.

Attachments

- Attachment A: Cameron Park Community Services District Municipal Services Review and Sphere of Influence Study
- Attachment B: El Dorado Hills Community Services District Municipal Services Review and Sphere of Influence Study