

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF MAY 23, 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 #6: PUBLIC HEARING TO CONSIDER AND ADOPT THE
ENVIRONMENTAL REVIEW AND THE CAMERON PARK
COMMUNITY SERVICES DISTRICT MUNICIPAL SERVICE
REVIEW AND SPHERE OF INFLUENCE STUDY (LAFCO
PROJECT NO. 2011-03)

RECOMMENDATION

Staff recommends that the Commission:

1. Receive and discuss the information related to the municipal services review and sphere of influence update for Cameron Park Community Services District;
2. Open the public hearing on this matter;
3. Accept statutory exemption §15061(b)(3) from environmental review as the appropriate environmental review;
4. Adopt Resolution L-2012-04, adopting the municipal service review and sphere of influence update for the Cameron Park Community Services District; and
5. Direct staff to complete the necessary filings and transmittals as required by law.

REASON FOR RECOMMENDED ACTION

The municipal service review (MSR) is required by State Law to serve as a guidance document for any future boundary changes to the Cameron Park Community Services District (CAM). State Law also requires that an MSR for an agency be performed before the Commission can update a sphere of influence (SOI). The Commission opened the public comment period on the Draft MSR/SOI at the March 28, 2012 Commission meeting. Comments from Commissioner Frentzen and from CAM staff were received and incorporated as appropriate. No comments were received from the public. The Final MSR and affirmation of the current SOI is now returned to the Commission for final adoption.

BACKGROUND

MSRs are required by state law to serve as a guidance document for future boundary changes and as a precursor to SOI updates. This MSR analyzes CAM's ability to provide customers within the District parks and recreation services; fire suppression and emergency medical services; CC&R administration; weed abatement; lighting and landscape services and waste removal services and will assist the Commission and its staff when considering actions that will affect CAM.

The MSR was prepared to meet the requirements and standards of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). 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.

At the March 28, 2012 Commission meeting, the draft CAM MSR/SOI study was introduced and discussed along with the MSR/SOI for the El Dorado Hills Community Services District (the latter to be discussed in Agenda item #7). Extensive comments were received from Commissioner Shiva Frentzen, General Manager Mary Cahill, CALFIRE and other CSD staff. Most comments were incorporated into the report as appropriate.

Boundaries

- 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.

MSR/SOI Findings

- *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. CALFIRE staff clarified that through the use of a novel volunteer program it can boost staffing to 3.0 during certain times of the day. This staffing level is sufficient to respond adequately to calls, both within CAM's boundaries and for mutual aid-related.
- *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. District staff corrected the amount of undeveloped acreage.
- *Landscape and Lighting Assessment Districts* – CAM is finding that the majority of LLADs 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 Connections (doing business as El Dorado Disposal) 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 been under increased scrutiny 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.
- *Budget Data* – Budget numbers for actual revenue and expenditure amounts have been incorporated into the report.

Events After March 28

The March 28 staff memo discussed the 2010 Campobello proposal and the existence of parcels between CAM and EDHCSD that are not in the sphere of influence of either district. The recommendation was to expand CAM's Limited Service Area Sphere of Influence to parcels identified in the County's General Plan as being in the Cameron Park Community Services Region. The Commission also directed the Executive Officer to meet with staff from CAM and EDHCSD to discuss LAFCO staff's recommendation.

At the meeting of April 16, the proposal was discussed specifically, as well as the content of the MSR/SOIs in general. Neither district objected to the recommendation. One parcel remains outside of either district's SOI; however, both districts thought this was prudent since the landowner's plans for its development are unknown at this time.

General Manager Cahill gave some comments at that meeting, but a more comprehensive list was received on Tuesday, May 8th and Wednesday May 9th. Most comments were either incorporated into the report as appropriate, although some were not utilized.

Sphere of Influence Recommendation

Staff recommends expanding CAM's LSA SOI to encompass those remaining areas that are in neither CAM's service area nor SOI, but are part of the Cameron Park Community Region. 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.

Attachments

Attachment A: Cameron Park Community Services District Municipal Services Review and Sphere of Influence Study

Attachment B: LAFCO Resolution L-2012-04