

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

MINUTES OF August 23, 2006

STATE OF CALIFORNIA, COUNTY OF EL DORADO

1. CALL TO ORDER AND ROLL CALL

The meeting of the Local Agency Formation Commission held August 23, 2006, was called to order at 5:30 p.m. by Chair Long in the meeting room, Building C of the Government Center, 2850 Fair Lane, Placerville, California.

COMMISSIONERS – PRESENT

Ted Long, City
Gary Costamagna, District
Rusty Dupray, County
Carl Hagen, City
Francesca Loftis, Public
James R. Sweeney, County

COMMISSIONERS – ABSENT

ALTERNATE COMMISSIONERS – PRESENT

Roberta Colvin, City
Robert Larsen, District
Norm Rowett, Public

ALTERNATE COMMISSIONERS - ABSENT

Helen Baumann, County

STAFF – PRESENT

José C. Henríquez, Executive Officer
Erica N. Frink, Policy Analyst
Allison Parsons, Commission Clerk
Carlyn M. Drivdahl, LAFCO Counsel

STAFF - ABSENT

Thomas Gibson, LAFCO Counsel

ROLL CALL - VOTING MEMBERS:

Long, Costamagna, Dupray, Hagen, Larsen, Loftis, Sweeney

2. CONSENT CALENDAR

A. ADOPTION OF AGENDA

B. DISPOSITION OF MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION MEETING OF JULY 26, 2006

C. APPROVAL OF CLAIMS

D. CONTINUE THE PUBLIC HEARING TO CONSIDER THE ENVIRONMENTAL IMPACT REPORT AND THE MARBLE VALLEY REORGANIZATION (LAFCO PROJECT 05-08)

MOTION

Commissioner Dupray made the motion to adopt the consent calendar, second by Commissioner Sweeney.

ACTION

The motion was supported unanimously.

3. PUBLIC FORUM/PUBLIC COMMENT

Chair Long opened the Public forum. No member of the Public addressed the Commission.

4. CONTINUED PUBLIC HEARING FOR THE CONSIDERATION OF THE DRAFT MUNICIPAL SERVICE REVIEW OF THE COUNTYWIDE FIRE SUPPRESSION AND EMERGENCY SERVICES AND ADOPTION OF THE SAME

Mr. Henríquez reviewed the staff report with the following recommendations:

1. Open the Public Hearing to receive comments on the Draft Countywide Fire Suppression and Emergency Services Municipal Service Review.
2. Incorporate any additional comments received not already included in the report.
3. Adopt the Municipal Service Review and its enclosed determinations addressing the nine factors of a municipal service review in accordance with Government Code §56425.

After no questions from the Commissioners, Chair Long opened item to Public comment.

Art Marinaccio from Shingle Springs voiced his concern on the 183 acre area south of Highway 50, currently being served by El Dorado Hills County Water District. This land is part of the Folsom expansion and would greatly impact district finances if it were annexed into the Sacramento County area.

Chair Long closed the Public Hearing as there were no other speakers.

MOTION

Commissioner Dupray moved to adopt item four, second by Commissioner Loftis and Commissioner Hagen simultaneously.

ACTION

The Commission unanimously supported the adoption of Resolution Number L-2006-09.

5. CONSIDERATION AND ADOPTION OF THE SPHERE OF INFLUENCE ADMENDMENT FOR CAMERON PARK COMMUNITY SERVICES DISTRICT

Mr. Henríquez reviewed the staff report with the following recommendations:

1. Receive and discuss the proposed amendment to the Cameron Park Community Services District's sphere of influence for the provision of park and recreation services and fire suppression and emergency services
2. Open the public hearing on this matter
3. Accept the Mitigated Negative Declaration of Environmental Impact for the Bell Woods Project, adopted in April 2005 as the appropriate environmental review
4. Adopt the proposed amendment to the Cameron Park Community Services District's sphere of influence
5. Direct staff to complete the necessary filings and transmittals as required by law

Chair Long opened item to the Public after no questions from the Commissioners.

Alan Clarke, Board President for Cameron Park Community Services District, spoke on behalf of the district, introducing his staff and voicing his support for full annexation of services. He gave a summary of what services the district will provide and how they would fund those services.

Commissioner Costamagna brought up the question of how Cameron Park CSD will provide community services to the homes on the West side of the development as there is only access for fire and emergency vehicles.

Brian Holloway spoke on behalf of the developer DR Horton. Mr. Holloway stated the access road will be open to pedestrians and bicyclers between the communities and also mentioned he has had some initial discussions with Cameron Park CSD about opening the access road for vehicular use on a special event basis.

Commissioner Rowett asked Mr. Holloway that since the project actually was part of the El Dorado Hills Community Plan why the developer chose Cameron Park over El Dorado Hills when the fire district has a higher ISO rating.

Mr. Holloway responded the developer felt the residents in the area were better connected to Cameron Park and their facilities. He said he didn't feel that one fire service was better than the other but that residents would be using the community services in Cameron Park on a regular basis. His last reasoning was of public policy, the squaring off of the boundaries between the two districts.

Commissioner Costamagna questioned whether the smaller parcel of land in the project would be annexed into El Dorado Hills Community Services District. Mr. Holloway replied the parcel has always been planned to be annexed to that district to which Mr. Henríquez stated that was correct.

Mr. Holloway thanked the LAFCO staff for working on the project and expressed his agreement with the staff report. He also mentioned a letter received by LAFCO from El Dorado Hills CSD supporting annexation of this project to Cameron Park and offered to answer any questions.

Wayne Lowery spoke on behalf of El Dorado Hills CSD stating that the project was part of the El Dorado Hills Specific plan and originally to be annexed into El Dorado Hills CSD. However, the developer had also taken into consideration the public's request not to have a high traffic road going through the subdivision. The district originally opposed the annexation to Cameron Park CSD but due to the problem of the open space bisecting the area, withdrew their objection.

Fred Russell, Division Chief, representing El Dorado Hills County Water District (El Dorado Hills Fire) spoke on behalf of his district. He believes the access road is prohibited to anyone but emergency vehicles. He does not believe that an agreement to open the gates for certain events is allowed because the Board of Supervisors will need to make that decision. Chief Russell also stated that the project was included in the Bass Lake Specific Plan and his district used it in their long range financial planning, which included building a new fire station in order provide services. Chief Russell also included that the dispatch procedures currently used will dispatch the closest resource, regardless of the district boundaries. El Dorado Hills Fire will be the closest station and will likely be responding first to any incident in this area. He feels EDHCWD will be using their resources but will not gain any revenue. He mentioned that Cameron Park CSD will be duplicating services with this area being in their jurisdiction. He concludes that his district objects to the annexation only for fire services, not for parks and recreation. He would like to see a split between the districts, with Cameron Park CSD providing parks and recreation services and EDHCWD providing fire suppression.

Commissioner Hagen asked Chief Russell if the CAD system would recognize the locked gates between the two courts. Chief Russell referred him to Chief Mike Kaslin, the former chief for the dispatch center in Camino. Commissioner Hagen mentioned when responding to a call, either district will have to go through both gates slowing down response time for either district.

Commissioner Loftis asked Chief Russell with the question of the empty lots around Station 86 and if he foresees a problem providing services when the area is fully developed. He replied he did not expect the impact to be dramatic. He says station 86 is one of the lowest call stations in the area. If the call volume increases, the second closest station will give aid.

Chair Long stated he respected Chief Russell's stand on the project but questioned whether the CAD system will take into consideration the time element getting through both gates, making Cameron Park possibly closer in response time on the south side of the Bell Woods subdivision.

Commissioner Dupray said he thinks both districts are capable of providing excellent service to the development. Although EDHCWD maybe a mile closer, the CAD system will take the gates into consideration as well as a large hill which would significantly slow their response time. He also stated that Cameron Park gives more automatic aid than they receive and has less area to build in the future, causing them to have few new revenue sources.

Chief Mike Kaslin from Cameron Park CSD stated that the dispatch center can control the CAD dispatch system as they see fit. He said they create virtual roads and could make adjustments to them as necessary.

MOTION

Commissioner Dupray moved to adopt the recommendations on item five, second by Commissioner Hagen.

ACTION

The Commission voted to adopt Resolution Number L-2006-10 by the following vote:

AYES: Long, Dupray, Hagen, Larsen, Loftis, Sweeney

NOES: Costamagna

ABSENT: None

ABSTAIN: None

6. CONSIDERATION AND ADOPTION OF THE SPHERE OF INFLUENCE AMENDMENT FOR EL DORADO HILLS COMMUNITY SERVICES DISTRICT

Mr. Henriquez reviewed the item and gave a description of the parcel in question.

MOTION

Commissioner Dupray moved to adopt staff recommendations, second by Commissioner Loftis.

ACTION

The Commission voted unanimously to adopt Resolution Number L-2006-11.

7. PUBLIC HEARING TO CONSIDER THE NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND THE BELL WOODS II REORGANIZATION, LAFCO PROJECT NO. 2006-01

Ms. Frink reviewed the staff report with the following recommendations:

1. Recognize that El Dorado County, as the lead agency for the Bell Woods portion of the reorganization, in consultation with LAFCO, has prepared a Mitigated Negative Declaration and CEQA determinations which have been found to be adequate and complete for the purposes of the annexation of the 34-acre Bell Woods subdivision parcel; and direct staff to prepare a Notice of Determination pursuant to Title 14, Chapter 3, Section 15096 (Responsible Agency) of the California Code of Regulations for this action.
2. Recognize that El Dorado LAFCO, as the lead agency for the 2.5-acre open space portion of the reorganization, conducted an Environmental Review under CEQA and determined that a Categorical Exemption #20 (CEQA Guideline §15320) was the appropriate Environmental

Review document for this annexation; and direct staff to prepare a Notice of Exemption pursuant to Title 14, Chapter 3, Section 15050 et seq. (Lead Agency) of the California Code of Regulations for this action.

3. Adopt Staff's recommended list of findings and recommendations (as specified in Attachment E), adding any additional conditions the Commission finds appropriate and approving the Bell Woods II Reorganization.
4. Waive the Conducting Authority Proceedings subject to Government Code §56663 and local policies.
5. Direct the Executive Officer to complete the necessary filings and transmittals as required by law.
6. Determine the effective date of the approval of this agreement to be five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion once the imposed conditions are met.

Commissioner Rowett asked Ms. Frink if the smaller parcel was included in the negative declaration. Ms. Frink replied that it would not be included as the declaration only pertained to the Bell Woods project. The smaller parcel was found to be exempt from CEQA as determined by LAFCO acting as lead agency for this parcel. It was included at the request of LAFCO staff so it would not create a service island. Commissioner Rowett inquired about a zoning change to the parcel and if so, whether it would require a negative declaration at that time. Ms. Frink replied it would require a negative declaration.

Chair Long opened the item to Public comment. No one addressed the Commission on this subject

MOTION

Commissioner Dupray moved to adopt staff recommendations, second by Commissioner Sweeney.

ACTION

The Commission voted to adopt Resolution Number L-2006-12 by the following vote:

AYES: Long, Dupray, Hagen, Larsen, Loftis, Sweeney
 NOES: Costamagna
 ABSENT: None
 ABSTAIN: None

8. OTHER BUSINESS

A. LEGISLATION
None

B. COMMISSIONER ANNOUNCEMENTS
None

C. COUNSEL REPORT
None

D. EXECUTIVE OFFICER REPORT
Mr. Henríquez announced Ms. Frink's upcoming wedding and wished her well. Mr. Henríquez also introduced Carlyn Drivdahl who is substituting for Mr. Gibson as he could not attend this meeting due to illness.

Commissioner Rowett asked Mr. Henríquez the status of the Special District Regular Member election. Mr. Henríquez replied it will be started shortly and explained the process.

9. ADJOURNMENT

Chair Long adjourned the meeting at 6:43 p.m.

The next regularly scheduled LAFCO meeting will be September 27, 2006.

**APPROVED BY THE COMMISSION
AUTHENTICATED AND CERTIFIED**

Clerk to the Commission

Chairperson