

El Dorado LAFCO Clerk

From: Patrick Morrison <twomorsn@gmail.com>
Sent: Wednesday, March 28, 2018 7:47 AM
To: El Dorado LAFCO Clerk
Cc: bostwo@edcgov.us
Subject: LAFCO meeting 3/28/2018

DATE: March 27, 2018

TO; Shiva Frentzen, Chair, and

Members of the El Dorado County Local Agency Formation Commission

RE: March 28, 2018 meeting/Agenda Item #6 EID Annexation of Bass Lake North (Project 2017-05)

and February 28, 2018 Meeting (project 2018-01)

The stated purpose of LAFCO is to promote orderly growth and development. How is this annexation promoting orderly growth when it creates an island in the middle of EID service area (see current EID map on LAFCO site)? The planning department and the Board of Supervisors approved Bass Lake North, when property owners in the Bass Lake Specific Plan had development agreements that were still valid. Three of the parcels that make up Bass Lake North did not have signed development agreements. The phasing plan of the 2004 Bass Lake Hills Specific Plan Public Facilities Financing Plan was not followed. The plan is changed to benefit developers. (i.e. Improvements to Bass Lake Road from freeway to Hollow Oak Road)

Land Use Issues and Double standard:

March 28, 2018, APN 115-400-09 (11.57acres) is included as part of the annexation proposal for Bass Lake North. This is to avoid the creation of a peninsula in EID's service area. This annexation assumes the parcel eventually will develop into 30 residential lots. LAFCO is placing no restrictions on the development of the property.

On February 28, 2018, Mr. Welsh, property owner of Parcel 119-090-59 (9.583 acres) was approved for an EID Out-of-Agency Agreement based on a failing well. LAFCO was concerned his parcel could develop to include 11 parcels. He gave an easement for the transmission watermain and has two 4 million gallon EID water tanks located directly behind his property but he has to agree to an out-of-district agreement for water and must pay 1 1/2 times the normal water rate? If he subdivides his property, the agreement terminates, whereas in the Bass Lake North annexation APN 115-400-09 no such restrictions are imposed.

Table 1: Summary of statutory & Policy Considerations

These Factors also apply to the entire Bass Lake Specific Plan as it is in EID's sphere of influence. The property owners that want to annex should have the option. Annexation does not indicate a desire to develop. Property owners that want to develop their property must go through the development process required by the El Dorado County.

The resident property owners along Hollow Oak Road gave EID an easement in 2002 for the transmission watermain. This was done with the understanding annexation would be possible once their facilities were annexed into the District. EID did not honor their commitment by not annexing their facilities into their District. No respect for seniors.

Patrick & Cynthia Morrison