

DRAFT
EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2008-11

**Update to the Cameron Park Community Services District
Sphere of Influence**

LAFCO Project No. 2007-12-G

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Section 56425 et seq. provides that the local agency formation commission in each county shall develop and determine the sphere of influence of each local governmental agency within the county, and enact policies designed to promote the logical and orderly development of areas within the spheres of influence, as more fully specified in Sections 56425 et seq.; and

WHEREAS, Section 56430 requires that local agency formation commissions conduct a municipal service review (MSR) prior to, or in conjunction with, consideration of actions to establish or update a sphere of influence (SOI) in accordance with Sections 56076 and 56425; and

WHEREAS, pursuant to Government Code Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Service Review for West County Parks, Recreation, Open Space, and Related Services and adopted a written statement of determinations on July 28, 2004; and

WHEREAS, the agencies reviewed were the Cameron Park Community Services District, the El Dorado Hills Community Services District, the El Dorado Irrigation District, Holiday Lake Community Services District and Springfield Meadows Community Services District, among others; and

WHEREAS, the El Dorado Local Agency Formation Commission adopted an original sphere of influence and "limited service spheres of influence" for Cameron Park Community Services District on November 5, 1998 and on October 27, 2004 for parks, recreation and open space services; and

WHEREAS, pursuant to Government Code Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Countywide Fire Suppression and Emergency Services Municipal Services Review and adopted a written statement of determinations on August 23, 2006; and

WHEREAS, the agencies reviewed were County Service Area 7, City of South Lake Tahoe, Cameron Park Community Services District, Diamond Springs/El Dorado Fire Protection District, El Dorado County Fire Protection District, El Dorado Hills County Water District, Fallen Leaf Lake Community Services District, Garden Valley Fire Protection District, Georgetown Fire Protection District, Lake Valley Fire Protection District, Latrobe Fire Protection District, Meeks Bay Fire Protection District, Mosquito Fire Protection District, Pioneer Fire Protection District, and Rescue Fire Protection District, among others; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a General Government Services II Municipal Services Review and adopted a written statement of determinations on December 5, 2007; and

WHEREAS, the agencies reviewed were Cameron Estates, Cameron Park and El Dorado Hills Community Services Districts; Cameron Park Airport District; County Service Area 10; Georgetown Divide Recreation District; Kirkwood Meadows Public Utility District; Tahoe City Public Utility District; and the City of South Lake Tahoe; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a General Government Services I Municipal Services Review and adopted a written statement of determinations on February 27, 2008; and

WHEREAS, the agencies reviewed were Arroyo Vista, Cameron Estates, Cameron Park, Cosumnes River, El Dorado Hills, Fallen Leaf Lake, Greenstone, Holiday Lake, Lakeview, Showcase Ranches and Springfield Meadows Community Services Districts; Georgetown Divide, Kirkwood Meadows, South Tahoe and Tahoe City Public Utility Districts; El Dorado Irrigation District; the Cities of Placerville and South Lake Tahoe; County Service Areas 2, 3, 5 and 9; Georgetown Divide Recreation District; and Tahoe Paradise Resort Improvement District; and

WHEREAS, the Executive Officer reviewed the sphere of influence update pursuant to the California Environmental Quality Act (CEQA), and recommended that the project is exempt from CEQA under Section 15061(b)(3) because it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is

no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, and, based thereon, the Executive Officer prepared a Notice of Exemption; and

WHEREAS, the Executive Officer set a public hearing for February 27, 2008 for consideration of the environmental review and the draft sphere of influence update for Cameron Park Community Services District and caused notice thereof to be posted, published and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and

WHEREAS, on February 27, 2008, at the time and place specified in the Notice, at the Executive Officer's recommendation and by unanimous consent of the Commission, action on the Cameron Park CSD draft sphere of influence update was deferred until the next regularly scheduled LAFCO hearing; and

WHEREAS, the Executive Officer set a public hearing for March 26, 2008 for consideration of the environmental review and the draft sphere of influence update for Cameron Park Community Services District and caused notice thereof to be posted, published and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and

WHEREAS, on March 26, 2008 the draft sphere of influence update came on regularly for hearing before LAFCO, at the time and place specified in the Notice; and

WHEREAS, at said hearing, LAFCO reviewed and considered the draft sphere of influence, and the Executive Officer's Report and Recommendations; each of the policies, priorities and factors set forth in Government Code Section 56425 et seq.; LAFCO's Policies and Guidelines related to spheres of influence, starting with Policy 4.0; and all other matters presented as prescribed by law; and

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the sphere update, including but not limited to protests and objections, the Executive Officer's report and recommendation, the environmental document and determinations and the service reviews.

NOW, THEREFORE BE IT HEREBY RESOLVED, DETERMINED, ORDERED AND FOUND:

Section 1. Each of the foregoing recitals is true and correct.

Section 2. The Notice of Exemption prepared by the Executive Officer is approved as the appropriate environmental document for this project.

Section 3. The Commission does hereby make the following determinations regarding the proposal pursuant to Government Code Section 56425(e):

1. *The present and planned land uses in the area, including agricultural and open space lands.*

The District area is mostly built out with residential and commercial development. There are limited other land uses within the District's area and limited area internally for growth. The County is considering various development proposals to the north, southwest and east.

2. *The present and probable need for public facilities and services in the area.*

The District will require the construction of a new community center, and acquisition and development of parklands in order to maintain the District's preferred level of service. Because of construction costs, the District had to scale back plans for its recreation center, hoping that the facilities the bond will be able to finance will increase revenues sufficiently to complete other amenities in the near future.

The increase in development around Cameron Park CSD on the north, southwest and east poses a policy quandary. As the new residents moving into those unserved and underserved areas utilize Cameron Park CSD's parks and recreation facilities, they begin to identify themselves with the Cameron Park community; however, they are not part of the District that has traditionally served that community. Annexation into the District for parks and recreation services has not traditionally posed as much of a challenge as annexing into the district for fire suppression and emergency services. While the District is usually the first responder for fire and emergency medical services in the immediately surrounding areas, breaching the incongruence between service capacity and service areas has proven to be politically sensitive.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The District provides adequate public services, and will continue service provision at acceptable levels, with the construction of the community center, acquisition of parklands and plans to build a third fire station.

4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

The District is located within the unincorporated community of Cameron Park; however, the community of Cameron Park includes areas presently outside the Cameron Park CSD boundary and sphere of influence. No additional communities of interest are located within the District boundaries. Nearby economic communities of interest include Cameron Estates, El Dorado Hills, Rescue and Shingle Springs.

Section 4. Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by Cameron Park Community Services District as follows: Contracts, covenants and restrictions administration; emergency medical services; fire suppression; street lighting and landscaping services; parks and recreation services; solid waste collection; weed abatement services

Section 5. Pursuant to Government Code Sections 56425(i)(2) and 61002(h), the Commission does hereby establish the functions and classes of latent services for Cameron Park Community Services District to be as follows: Drainage; law enforcement services; library services; mosquito abatement services; road and road maintenance services; water services; wastewater services; and other related services.

Section 6. The update to the Cameron Park Community Services District's Limited Service Area Sphere of Influence to affirm the current sphere along with the inclusion of additional territory is orderly, logical and justifiable. The additional parcels proposed for inclusion are:

070-261-60	070-261-61	070-261-62	070-261-63
070-261-64	070-261-65	070-261-66	070-261-67
070-261-68	070-261-69	070-261-70	070-261-71
070-261-72	070-261-73	070-261-74	070-261-75
070-261-76	070-261-77	070-261-78	070-261-79
070-261-80	070-261-81	070-261-82	083-010-02
102-030-10	102-210-12	102-220-13	

Section 7. The Executive Officer is directed to file a Notice of Exemption under Section 15061(b)(3) in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Section 8. The Cameron Park Community Services District's Limited Service Area Sphere of Influence is updated to expand into the designated areas, as shown on the attached map, marked Exhibit A, attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held March 26, 2008 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

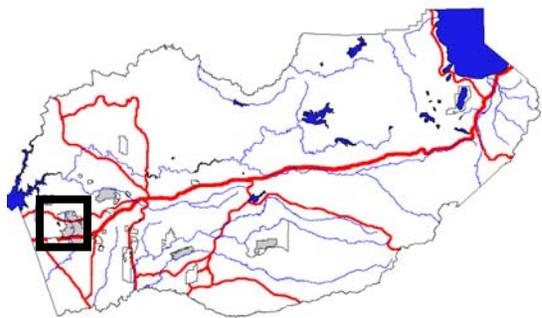
ATTEST:

Clerk to the Commission

Chairperson

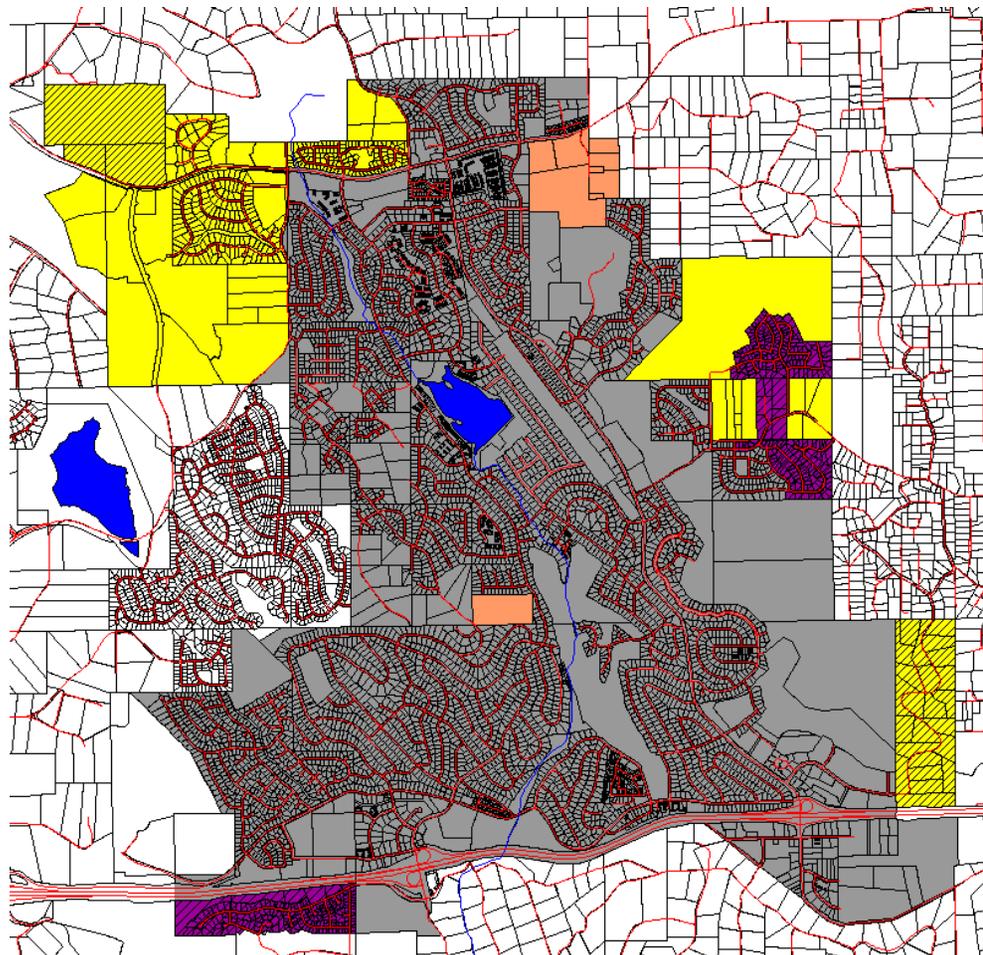
EXHIBIT A

Area of Interest:



Legend:

-  Service Area – all services
-  Service Area – all services except fire protection
-  2008 Sphere of Influence line
-  Current SOI for all services
-  Limited SOI – all services except fire protection
-  Proposed inclusion to the Limited SOI – all services except fire protection



Cameron Park Community Services District