

LOCAL AGENCY FORMATION COMMISSION

MAY 25, 2005

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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AGENDA - May 25, 2005 - 5:30 P.M.

*El Dorado Hills Community Services District Administrative Building
1021 Harvard Way, El Dorado Hills*

Time limits are three minutes for speakers

Speakers are allowed to speak once on any agenda item

1. CALL TO ORDER AND ROLL CALL
 2. CONSENT CALENDAR
 - A. ADOPTION OF AGENDA
 - B. MINUTES OF THE MEETING OF APRIL 27, 2005
 - C. APPROVAL OF CLAIMS
 - D. APPROVAL OF CLAIMS (ADDITIONS)
 - E. AMENDMENT TO THE LAFCO CONFLICT OF INTEREST CODE (Continued from April 18, 2005)
 3. PUBLIC FORUM/PUBLIC COMMENT

Members of the public may address the Commission concerning matters within the jurisdiction of LAFCO which are not listed on the agenda. No action may be taken on these matters.
 4. INFORMATIONAL HEARING SILVER SPRINGS REORGANIZATION; LAFCO PROJECT NO. 05-03 (Gov't Code §56857) - No action will be taken

Annexation of 290 acres into EID and Cameron Park CSD with Detachment from Zone 17 of CSA 9, located at Green Valley Road and Bass Lake Road in Cameron Park.
 5. INCORPORATION OF THE PROPOSED CITY OF EL DORADO HILLS, LAFCO PROJECT NO. 03-10
 1. Incorporation of 20,000 + acres at the western boundary of El Dorado County comprising the community of El Dorado Hills including the following actions:
 - a. Certification of the El Dorado Hills Incorporation Project Final EIR, (State Clearinghouse No. 2004082113) and adoption of findings in connection with that EIR
 - b. Adoption of the Final Comprehensive Fiscal Analysis with respect to the Incorporation.
-

- c. Adoption of proposed LAFCO Resolution No. L-05-09 setting the boundaries of the incorporation, making determinations, adding conditions and approving the incorporation.
2. Adoption of related changes of organization including the following:
- a. Dissolution of the El Dorado Hills Community Services District and transfer of its income sources, asset and service responsibilities to the new city
 - b. Dissolution of the Springfield Meadows Community Services District and transfer of its income sources, assets and service responsibilities to the new city
 - c. Dissolution of the Marble Mountain Community Services District and transfer of its income sources, assets and service responsibilities to the new city
 - d. Detachment of the incorporation area from County Service Area No. 9 and transfer of a proportionate share of the assets, parcel charges and service responsibilities to the new city.
 - e. Transfer of all existing landscape and lighting districts and other assessment and improvement districts within the incorporation boundaries to the new city
 - f. Such other changes of organization related to the incorporation as determined by the Commission.

6. OTHER BUSINESS

- A. LEGISLATION** - The commission may authorize support or opposition to bills currently pending before State Legislature.
- B. COMMISSIONER ANNOUNCEMENTS**
- C. COUNSEL REPORT**
- D. EXECUTIVE OFFICER REPORT**
 - 1. Correspondence
 - 2. Miscellaneous Items
 - 3. FY 2003- 2004 Budget Update
 - 4. *Report on Proposed Incorporation of the City of El Dorado Hills*

7. ADJOURNMENT

The next regularly scheduled LAFCO Commission meeting will be June 22, 2005.

Respectfully submitted,
May 9, 2005


Roseanne Chamberlain
Executive Officer

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCO action in court you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 24 hours before the hearing will be distributed to the Commission. If you wish to submit written material at the hearing, please supply 15 copies.

NOTE: State law requires that a participant in a LAFCO proceeding who has a financial interest in the decision and who has made a campaign contribution of more than \$250 to any Commissioner in the past year must disclose the contribution. If you are affected, please notify commission staff before the hearing.

APPROVED

STATE OF CALIFORNIA, COUNTY OF EL DORADO

LOCAL AGENCY FORMATION COMMISSION MINUTES OF APRIL 27, 2005

1. CALL TO ORDER AND ROLL CALL

The meeting of the Local Agency Formation Commission held April 27, 2005, was called to order at 5:30 p.m. by Chair Manard in the meeting room, Building C of the Government Center, 2850 Fair Lane, Placerville, California.

COMMISSIONERS - PRESENT

Roberta Colvin, City
Ted Long, City
Richard C. Paine, County
Rusty Dupray, County
Aldon Manard, Public
Gary Costamagna, District
Nancy Allen, District

COMMISSIONERS - ABSENT

ALTERNATE COMMISSIONERS - PRESENT

Francesca Loftis, Public
Carl Hagen, City

ALTERNATE COMMISSIONERS - ABSENT

George Wheeldon, District
James R. Sweeney, County

COMMISSION STAFF - PRESENT

Roseanne Chamberlain, Executive Officer
Susan Stahmann, Clerk to the Commission
Corinne Fratini, LAFCO Policy Analyst
Thomas Gibson, LAFCO Counsel
Scott Browne, Special LAFCO Counsel

COMMISSION STAFF - ABSENT

ROLL CALL - VOTING MEMBERS: DUPRAY, PAINE, COSTAMAGNA, ALLEN, COLVIN, LONG, MANARD

Chair Manard requested to have Agenda Item No. 7 removed and to move Agenda Item No. 8 to the beginning of the meeting.

2. CONSENT CALENDAR

- A. ADOPTION OF AGENDA**
- B. APPROVAL OF CLAIMS**
- C. APPROVAL OF CLAIMS (ADDITIONS)**

MOTION

Commissioner Dupray moved to approve the Consent Calendar with the modification requested by Chair Manard, Second by Commissioner Paine.

ACTION

The motion was supported unanimously.

8. FISHER ANNEXATION, LAFCO PROJECT NO. 04-10

Ms. Fratini gave staff report and answered questions from the commission. No public comment was given.

MOTION

Commissioner Dupray moved to approve staff recommendations, second by Commissioner Colvin

MOTION CARRIED

AYES: Dupray, Costamagna, Colvin, Paine, Allen, Long, Manard
NOES: None
ABSTAIN: None
ABSENT: None

APPROVED

3. PUBLIC FORUM/PUBLIC COMMENT

Chair Manard opened the public forum. None given.

4. JOB DESCRIPTION: CLERK TO THE COMMISSION

Ms. Chamberlain explained the new job description. No commissioner or public comments given.

MOTION

Commissioner Paine moved to approve Clerk to the Commissioner job description as presented, second by Commissioner Long.

MOTION CARRIED

AYES: Dupray, Costamagna, Colvin, Paine, Allen, Long, Manard
NOES: None
ABSTAIN: None
ABSENT: None

5. REVISED COST ESTIMATE TO COMPLETE PROCEEDINGS; PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS; LAFCO PROJECT NO. 03-10

Nat Taylor, Project Manager for Incorporation, presented the reasoning behind the request for additional funds. Ms. Chamberlain clarified that the need for additional boundary alternatives resulted in increased staff and Project Manager time. Mr. Taylor answered commissioner questions.

Mr. Norm Rowett, Vice Chair Incorporation Committee, thanked the commission for removing Agenda Item No. 7. He thanked Mr. Taylor for the information on the increased costs and indicated that a Dispute Resolution may be needed.

Ms. Chamberlain clarified that the staff recommendation was to approve the budget adjustment of \$35,000 according to the Settlement Agreement (Section 3D, iii)

MOTION

Commissioner Costamagna moved to approve staff recommendation to increase the budget, second by Commissioner Allen.

MOTION CARRIED

AYES: Dupray, Allen, Colvin, Paine, Costamagna, Long, Manard
NOES: None
ABSTAIN: None
ABSENT: None

6. PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS, LAFCO PROJECT NO. 03-10

Commissioner Manard announced that this item is continued from the April 18 LAFCO Hearing and is for receipt of additional comments only.

Kathy Prevost, Justin Masters, Norb Witt, Kim Stein and William Kriz spoke in favor of the incorporation and the no island alternative.

Buzz Fozovni, Shan Nejatian, Paul Raveling and Jay Dennis spoke regarding the inclusion or exclusion of the Equestrian Village.

Wally Richardson, Gail Gebhardt & Art Greenwood gave handouts to the commissioners and read them into the record.

Pat Jacobson noted the benefits of citihood & David Jacobson cited his experiences in other cities.

John Hidahl, Chairman, Incorporation Commission said the committee would be okay with any properties on the peripheral boundaries of the project to be excluded.

Norm Rowett, Vice Chair Incorporation Committee asked to see data with leaving the business park out and that the proponents supported the no islands alternative boundary.

Chair Manard continued this item to the May 18 LAFCO hearing. Mr. Taylor clarified that the Final EIR would be ready for approval at the May 18 LAFCO hearing and all other matters for the commission to make decisions on will be addressed at the May 25 LAFCO hearing. June 1 or June 8 are also available for public hearings if needed.

7. CONSIDERATION OF POLICY 6.7.23, DURATION OF FISCAL IMPACT MITIGATION FOR INCORPORATION REVENUE NEUTRALITY.

Item removed per commission motion.

9. OTHER BUSINESS

A. LEGISLATION

None Given

B. COMMISSIONER ANNOUNCEMENTS

C. COUNSEL REPORT

None Given

D. EXECUTIVE OFFICER REPORT

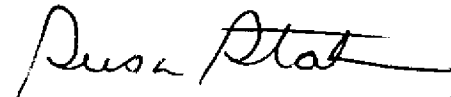
Executive Officer provided a written activity summary & gave report on the following items:

- 1. Administrative Professionals Day
- 2. Coordination of El Dorado Hills area tour. Consensus was to meet at Bldg. C on May 11, 2005 at 4:00 p.m. Commissioners Long, Colvin, Costamagna, Manard and Allen confirmed attendance.

10. ADJOURNMENT

Chair Manard adjourned the meeting at 7:15 p.m.
The next regularly scheduled LAFCO meeting will be May 25, 2005. A special meeting is schedule for May 18, 2005.

**APPROVED BY THE COMMISSION
AUTHENTICATED AND CERTIFIED**



Clerk to the Commission



Chairperson

LAFCO
APPROVAL OF CLAIMS
 April 13 through May 13, 2005

APPROVED

Memo	Amount
Aldon Manard	
Stipend/Mileage 4/18 & 4/27 2005	-129.26
Best, Best & Krieger	
Legal Services - March 31, 2005	-1,176.65
Legal Services thru 4/30/05	-1,712.64
Legal Services February 2005	-1,463.78
Caltronics Business Systems-Philadelphia	
Copier Lease - April 2005	-102.67
Caltronics Business Systems-Sacramento	
Copies - April 2005	-82.80
Carbon Copy	
Office Supplies April 2005	-10.46
Carl Hagen	
Stipend 4/18 & 4/27 2005	-100.00
Cingular Wireless	
Cell Phone April 2005	-38.71
CP&DR	
2005 Annual Membership	-249.00
Economic & Planning Systems	
CFA 2/26 - 3/25 2005	-7,500.00
CFA - Task 2 2/26 - 3/25	-4,529.45
El Dorado County- Information Technologie	
CD's Final EIR	-146.17
El Dorado County- Planning	
GIS Work EDH Incorp.	-4,150.00
El Dorado County- Risk Management	
EAP Employee Expense 1/14 - 4/...	-108.72
Health Insurance - 4/22/05	-270.46
El Dorado County- Surveyor's Office	
Maps April 2005	-60.00
Map Prep - 03-10	-87.00
Francesca Loftis	
Stipend 4/18 & 4/27 2005	-122.50
Garden Valley Fire Protection	
Conference Registration-CSDA-...	-165.00
Conference Registration-CSDA-...	-165.00
Gary Costamagna	
Stipend/Mileage 4/18 & 4/27 2005	-114.63
Intuit Payroll Service	
Payroll 4/22/05	-6,692.94
Lamphier Gregory	
Project Manager - 3/12 - 4/8 2005	-13,852.48
CEQA 3/12 - 4/8 2005	-2,048.83
Mountain Democrat	
Legal Notice 4/27/05	-22.50
Legal Notices	-67.50
Nancy Allen	
Stipend/Mileage 4/18 & 4/27 2005	-133.76
Roberta Colvin	
Stipend 4/18 & 4/27 2005	-100.00
Roseanne Chamberlain	
Internet Access	-5.50
Postage 2/17/05	-43.90
SBC	
Phone/Equipment April 2005	-156.21
DSL Line 4/2005	-59.00
Fax Line 4/2005	-15.18
Scott Browne	
Legal Services - Incorp - April 2005	-2,400.00
Special Counsel - Incorp. 3/2005	-3,787.50
Susan Stahmann - Petty Cash	
Postage EIR Mailing	-37.56
Ted Long	
Stipend/Mileage 4/27/05	-101.75
Terrie Prod'hon	
Accounting Services April 2005	-65.00

10:39 AM

05/16/05

LAFCO
APPROVAL OF CLAIMS
April 13 through May 13, 2005

APPROVED

<u>Memo</u>	<u>Amount</u>
Walker's Business Products	
Office Supplies April 2005	-181.44
Western Sierra Bank	
Web Hosting - April 2005	-19.95
Postage - April 2005	-60.00

Approved: *RL*
Chair

Date: 5-25-05

**NOTICE OF INTENTION TO AMEND THE
CONFLICT OF INTEREST CODE OF THE
EL DORADO LOCAL AGENCY FORMATION COMMISSION**

NOTICE IS HEREBY GIVEN that the El Dorado Local Agency Formation Commission intends to amend its Conflict of Interest Code pursuant to Government Code Section 87306.

A conflict of interest code designates those employees, members, officers, and consultants who make or participate in the making of decisions which may affect financial interests, who must disclose those interests in financial disclosure statements, and who must disqualify themselves from making or participating in the making of governmental decisions affecting those interests.

The LAFCO's proposed amendment adds newly created positions that must be designated, removes positions that manage public investments, revises and assigns disclosure categories and incorporates 2 Cal. Code of Regulations Section 18730 as the provisions of the Code.

The proposed amended Conflict of Interest Code will be considered by the Members of the Board of the Commission on May 25, 2005, at 5:30 p.m. at El Dorado Hills Community Services District Administrative Bldg. 1021 Harvard Way, El Dorado Hills, California. Any interested person may be present and comment at the public meeting or may submit written comments concerning the proposed amended Code. Any comments or inquiries should be directed to the attention of Susan Stahmann, Clerk to the Commission, El Dorado Local Agency Formation Commission, 550 Main Street, Suite E, Placerville, CA 95667; (530) 295-2727. Written comments must be submitted no later than May 25, 2005.

The proposed Code may be reviewed at, and copies obtained from, the office of the Clerk of the Commission.

APPROVED

CONFLICT OF INTEREST CODE
OF THE
EL DORADO LOCAL AGENCY
FORMATION COMMISSION

(Amended May 25, 2005)

The Political Reform Act, Government Code Sections 81000 et seq. requires each state and local government agency to adopt and promulgate a conflict of interest code. The Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations Section 18730, which contains the terms of a standard conflict of interest code which can be incorporated by reference in an agency's code. After public notice and hearing it may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission, are hereby incorporated by reference. This incorporation page, the attached Regulation 18730 and the attached Appendix designating officials and employees and establishing disclosure categories, shall constitute the conflict of interest code of the El Dorado Local Agency Formation Commission ("LAFCO").

All Officials and Designated Employees required to submit a statement of economic interests shall file their statements with the Clerk to the Commission as LAFCO's Filing Officer. The Filing Officer shall make and retain a copy of all statements filed by Members of the Commission and the Executive Officer/Financial Officer, and forward the originals of such statements to the Clerk of the Board of Supervisors. The Filing Officer shall retain the originals of the statements of all other Designated Employees. The Filing Officer will make all retained statements available for public inspection and reproduction (Gov. Code Section 81008).

APPROVED

APPENDIX

CONFLICT OF INTEREST CODE OF THE EL DORADO LOCAL AGENCY FORMATION COMMISSION (Amended May 25, 2005)

EXHIBIT "A"

OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

LAFCO Officials who manage public investments, as defined by 2 Cal. Code of Regs. § 18701(b), are NOT subject to LAFCO's Code, but are subject to the disclosure requirements of the Act. (Government Code Section 87200 et seq.). [Regs. § 18730(b)(3)] These positions are listed here for informational purposes only.

It has been determined that the positions listed below are officials who manage public investments¹:

Members of the Commission and Alternates
Executive Officer/Financial Officer
Financial Consultants

¹ Individuals holding one of the above-listed positions may contact the FPPC for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The FPPC makes the final determination whether a position is covered by § 87200.

APPROVED

DESIGNATED POSITIONS

GOVERNED BY THE CONFLICT OF INTEREST CODE

<u>DESIGNATED EMPLOYEES'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
Department Analyst II	6
General Counsel	1, 2
Office Manager/Clerk to the Commission	5
LAFCO Policy Analyst/Senior Planner	1, 2
Consultant ²	

² Consultants shall be included in the list of Designated Employees and shall disclose pursuant to the broadest disclosure category in this Code subject to the following limitation:

The Executive Officer may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this Section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Officer's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

APPROVED

EXHIBIT "B"

DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of investments, business entities, sources of income, or real property which the Designated Employee must disclose for each disclosure category to which he or she is assigned.

Category 1: All investments and business positions in business entities, and sources of income located in, that do business in or own real property within the jurisdiction of LAFCO.

Category 2: All interests in real property which is located in whole or in part within, or not more than two (2) miles outside, the jurisdiction of LAFCO.

Category 3: All investments and business positions in, and sources of income from, business entities that are engaged in land development, construction or the acquisition or sale of real property within the jurisdiction of LAFCO.

Category 4: All investments and business positions in, and sources of income from, business entities that are banking, savings and loan, or other financial institutions.

Category 5: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by LAFCO.

Category 6: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by the Designated Employee's Department.

LEGISLATIVE VERSION
(SHOWING CHANGES MADE)

APPENDIX-B

CONFLICT OF INTEREST CODE
OF THE
EL DORADO LOCAL AGENCY
FORMATION COMMISSION

~~CONFLICT OF INTEREST POLICIES AND GUIDELINES~~
~~APPROVED 04-02-98 AMENDED 10-24-01~~

(Amended May 25, 2005)

4. The Political Reform Act, Government Code Sections 81000 et seq. requires each state and local government agency to adopt and promulgate a conflict of interest code. The Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations Section 18730, which contains the terms of a standard conflict of interest code which can be incorporated by reference in an agency's code. After public notice and hearing it may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. ~~This standard Code can be incorporated by reference and may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments in the Political Reform Act.~~ Therefore, terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission, are hereby incorporated by reference ~~herein~~. This incorporation page, the attached Regulation 18730 and the attached Appendix designating officials and employees and establishing disclosure categories, shall constitute the Conflict of Interest Code of the El Dorado Local Agency Formation Commission ("LAFCO").

All Officials and Designated Employees required to submit a statement of economic interests shall file their statements with the Clerk of the Commission as

LAFCO's Filing Officer. The Filing Officer shall make and retain a copy of all statements filed by Members of the Commission and the Executive Officer/Financial Officer, and forward the originals of such statements to the Clerk of the Board of Supervisors. The Filing Officer shall retain the originals of the statements of all other Designated Employees. The Filing Officer will make all retained statements available for public inspection and reproduction (Gov. Code Section 81008).

~~2. The following designated employees of the El Dorado Local Agency Formation Commission shall file Statements of Economic Interests: [This is specified in the body of the Code] the Executive Officer, LAFCO Policy Analyst/Senior Planner. [See Appendix Exhibit A for list of Designated Employees.]~~

~~3. Members of the Local Agency Formation Commission shall file Statements of Economic Interests as required by Government Code Section 87200 or this Conflict of Interest Code. [See Appendix Exhibit A for declaration and requirements of officials subject to Political Reform Act under Government Code Section 87200.]~~

~~4. Statements of Economic Interests shall provide disclosure in all of the following categories: All sources of income, interests in real property, and investments and business positions in business entities located in or doing business in El Dorado County. [See Appendix Exhibit B for Disclosure Categories; See Appendix Exhibit A for assignment of Disclosure Categories to Designated Employees.]~~

~~5. Individuals or firms contracting with the El Dorado Local Agency Formation Commission for the provision of goods and services are not required to file Statements of Economic Interests unless the Executive Officer of LAFCO determines in writing that the contractee has been hired to perform a range of duties that falls within the scope of 2 California Code of Regulations Section 18700 (c). Any such written determination shall include a description of the contractee's duties and, based upon that description, a statement of the extent of economic disclosure requirements. Such determination shall be a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code. [See Consultant footnote at end of Appendix Exhibit A which requires full disclosure by Consultants, as defined, unless specifically narrowed or waived by the Executive Officer based on each contract.]~~

~~6. Statements of Economic Interests shall be filed with the El Dorado Local Agency Formation Commission. [See 2nd paragraph of incorporation page specifying the filing of SEIs with the Filing Officer and retention of SEIs.]~~

APPENDIX

CONFLICT OF INTEREST CODE OF THE EL DORADO LOCAL AGENCY FORMATION COMMISSION (Amended May 25, 2005)

EXHIBIT "A"

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Financial Consultants

¹ Individuals holding one of the above-listed positions may contact the FPPC for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The FPPC makes the final determination whether a position is covered by § 87200.

DESIGNATED POSITIONS

GOVERNED BY THE CONFLICT OF INTEREST CODE

<u>DESIGNATED EMPLOYEES'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
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Consultant ²	

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The Executive Officer may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this Section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Officer's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

EXHIBIT "B"

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Category 5: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by LAFCO.

Category 6: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by the Designated Employee's Department.

AGENDA ITEM NO. 4

***INFORMATIONAL HEARING SILVER SPRINGS
REORGANIZATION
LAFCO PROJECT NO. 05-03***

EL DORADO LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

TELEPHONE:(530)295-2707
FAX:(530)295-1208

INFORMATIONAL HEARING

May 25, 2005

AGENDA ITEM 4: Silver Springs Reorganization; LAFCO Project 05-03

PROPONENTS: Silver Springs, LLC, El Dorado Union High School District,
and Rescue Union School District, Landowners

PURPOSE

This preliminary hearing is required by Government Code Section §56857 and is informational only. The item is not a noticed public hearing, but under the Brown Act, any person wishing to speak on the item shall be allowed to do so. The purpose of the hearing is to allow 60 days for any annexing agency to request termination of the project.

SUMMARY

The proposed reorganization will annex approximately 290 acres to El Dorado Irrigation District and the limited service area of Cameron Park Community Services District with concurrent detachment from Zone 17 of County Service Area 9.

The reorganization will enable the provision of water, wastewater, parks, recreation, solid waste, and related services to a planned residential subdivision including 244 single family homes, open space, and parks; an existing middle school; and a planned high school. Fire protection and emergency services will continue to be provided by Rescue Fire Protection District.

The AB 8 property tax redistribution plan was approved by EID, CPCSD, and the El Dorado County Board of Supervisors.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Receive information regarding the project and take no action.
2. Under the Brown Act, allow any member of the public to speak on the agenda item.
3. Direct staff to either set the proposal for hearing not sooner than July 24, 2005 or terminate the project if EID or CPCSD requests termination.

AGENDA ITEM NO. 5

***INCORPORATION OF THE PROPOSED
CITY OF EL DORADO HILLS
LAFCO PROJECT NO. 03-10***

Local Agency Formation Commission

EXECUTIVE OFFICER'S REPORT

Agenda of May 25, 2005

**AGENDA ITEM 5: Proposed incorporation of El Dorado Hills;
LAFCO PROJECT NO. Project #03-10**

**PROPONENT(S): El Dorado County Board of
Supervisors, on behalf of the El Dorado Incorporation
Committee, Norm Rowett and John Hidahl**

INTRODUCTION

This staff report has been prepared in compliance with Section 56665 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code Section 56000 et. seq. (hereinafter, the "Act"), in connection with the proposed incorporation of El Dorado Hills.

This Executive Officer's Report consists of the following sections:

- Section I: Summary of Incorporation Proposal
- Section II: Summary Compliance under CEQA
- Section III: Incorporation Area Boundary Issues (Include Ag issues)
- Section IV: Services and Governmental Reorganization Issues
- Section V: Fiscal and Revenue Neutrality Issues
- Section VI: Other Considerations
- Section VII: Recommended Terms and Conditions of Incorporation

The Executive Officer's Report, Commission Determinations and proposed Terms and Conditions related to the Proposed Incorporation of El Dorado Hills will be considered by the Commission in two phases. The first phase will consist of Sections I - IV, above, including the relevant portion of Section VII. These portions of the overall Executive Officer's Report and Recommendations will be heard at the LAFCO Hearing scheduled for Wednesday, May 25, 2005.

The second phase will consist of Sections V and VI and the elements of Section VII that relate to Fiscal and Revenue Neutrality issues, and Other Considerations.

I. SUMMARY OF INCORPORATION PROPOSAL.

Proposal Background. In the mid 1990s, a group of local citizens began to promote the idea of municipal incorporation to bring governmental decision-making closer to the community where the process would be more responsive to local needs. In late 1997, incorporation advocates (the "Proponents") circulated a petition in support of their vision, seeking signatures from residents living within the proposed incorporation area. Signatures from over twenty-five percent of the registered voters were validated and as a result, the El Dorado LAFCO began the incorporation process in March 1998. In 2001, this initial incorporation effort was suspended. The incorporation proposal was restarted in late 2003 with adoption by the El Dorado County Board of Supervisors of Resolution 322-2003. In accordance with Government Code Section 56654 (a), Resolution 322-2003 serves as a Resolution of Application that has initiated the incorporation process and LAFCO Project 03-10.

Applicant: El Dorado Hills Incorporation Committee¹

Location: The proposed incorporation area is the community of El Dorado Hills, situated at the western edge of El Dorado County, bounded on the west by the Sacramento County line and the City of Folsom, and on the north by Folsom Lake, the Folsom Lake State Recreation Area and Green Valley Road. The unincorporated communities of Cameron Park and Rescue are located to the east, and Latrobe to the south. El Dorado Hills Boulevard is the main road providing access from U.S. 50, on the south, and to Green Valley Road on the north.

Proposed Governmental Structure. The proposal would create the City of El Dorado Hills which would be a general law city with a Council/Manager form of government. A five member City Council would be elected at large from throughout the incorporated area. The Council would retain the City Manager who would be responsible for the day-to-day operations of the City with an appointed City Clerk. The City council would also appoint a City Attorney. The City Manager and City Attorney would serve at the pleasure of the City Council. The City Manager would hire additional administrative staff as necessary and appropriate relative to the services to be provided by the new city.

Stated Purpose and Goals of Incorporation. The Incorporation Committee's stated purposes and goals of incorporation are as follows:

- A. To enhance the physical character, community identity, and quality of life in El Dorado Hills by establishing local control of public services, land use planning, and public and private investment in the community;
- B. To establish a locally elected city council in El Dorado Hills to provide community leadership and increase local control over, and accountability for, governmental decisions affecting El

¹ The "applicant," in this case, technically, is the El Dorado County Board of Supervisors, who, by Resolution 322-2003, initiated the incorporation proposal. However, the language of Resolution 322-2003 expressly states that the Board took the action to initiate the incorporation process in order to comply with the Settlement Agreement that resolved litigation between the incorporation proponents and El Dorado LAFCO. Hence, the Board's Resolution was adopted on behalf of the original "proponents" who, in the Resolution and in this Report, are referred to as the Incorporation Committee.

Dorado Hills; including comprehensive planning and zoning and other land use decisions affecting El Dorado Hills;

- (1) Increase accessibility of citizens to local government officials and staff members;
- (2) provide a local forum for discussion and resolution of issues important to the community through active community participation programs and opportunities for involvement in civic affairs;
- (3) Increase local responsibility for determining public service levels and providing capital improvements and;
- (4) Ensure the best allocation of state and federal revenues, to the maximum extent possible, to support needed services within the City of El Dorado Hills.

C. To consolidate responsibility for municipal services in El Dorado Hills under a single local entity, the City of El Dorado Hills, which can, through improved efficiency and access to substantial state and federal revenues not presently available to the community, increase public service levels.

D. To allow for improved public services in El Dorado Hills, including:

- (1) Improved levels of police protection;
- (2) Continued improvements to the level of fire protection and emergency medical services (EMS);
- (3) Improved health, safety, and welfare through implementation and enforcement of local laws and ordinances, Increase capacity of existing roads to improve traffic flow;
- (4) Improved maintenance of existing roads that have been allowed to deteriorate;
- (5) Improved parks and recreation facilities and programs; and
- (6) Assurance of adequate public services and facilities needed to meet the demands of all residents.

E. To enhance physical development in El Dorado Hills, which promotes and preserves a vital blend of residential, agricultural, commercial, industrial, and open space land uses.

F. To promote economic prosperity and fiscal independence through the identification and implementation of common economic goals.

Proposed Boundary. The original boundary of the proposed incorporation area is the boundary of the El Dorado Hills County Water District (EDHCWD) as of July 1, 1997.

Proposed Services. The original proposal called for governmental reorganizations that would affect certain agencies, and for reassignment of the following service responsibilities:

a) **Affected Agencies:**

<u>Agency</u>	<u>Nature of Change</u>
El Dorado County	Incorporation
El Dorado Hills CSD	Dissolution and Reorganization
Marble Mountain Homeowners CSD	Dissolution and Reorganization
Springfield Meadows CSD	Dissolution and Reorganization
County Service Area 9	Detachment
Various assessment districts	Transfer to the new City.

b) **Proposed Service Assignments.**

Municipal Service Providers (Existing and Proposed)

Service	Existing Service Provider	Proposed Service Provider
General Government	El Dorado County	City of El Dorado Hills
Law Enforcement	El Dorado County	City of El Dorado Hills
Fire Protection	El Dorado Hills County Water District, El Dorado County Fire Protection District, and Rescue Fire Protection District	No change
Wildland Fire Protection	California Department of Forestry and Fire Protection	CDF, under contracts through local Fire Protection Agencies, with funding from City of El Dorado Hills.
Ambulance	County Service Area # 7	No change
Animal Control	El Dorado County	City of El Dorado Hills
Land Use and Planning	El Dorado County	City of El Dorado Hills
Building Inspection	El Dorado County	City of El Dorado Hills
Parks & Recreation	El Dorado Hills CSD, Springfield Meadows CSD, El Dorado County, & Folsom Lake Recreation Area	City of El Dorado Hills El Dorado County, & Folsom Lake Recreation Area
Library	El Dorado County	No change
Cemetery	El Dorado County/Private owners	No change
Public Works, Engineering and Road Construction &	El Dorado County, Marble Mountain CSD, Springfield	City of El Dorado Hills

Municipal Service Providers (Existing and Proposed)

Service	Existing Service Provider	Proposed Service Provider
Maintenance	Meadows CSD, Other independent groups and homeowner associations.	
Domestic Water & Wastewater Treatment & Disposal	El Dorado Irrigation Dist.	No change
Septic System & Household Hazardous Waste Disposal & Treatment, Illegal Dumping and Other Nuisance Abatement	County Service Area # 10	No change
Solid Waste	El Dorado Hills CSD	No change
Storm Drainage	County Service Area # 9	City of El Dorado Hills
Street Lighting & Landscape Maintenance	El Dorado Hills CSD	City of El Dorado Hills
Gas and Electricity	Pacific Gas & Electric Co.	No change
Transit and Paratransit	El Dorado County Transit Authority	No change
Schools and Colleges	El Dorado Union High School District Buckeye Union School District Rescue Union School District Latrobe Union School District Los Rios Community College District	No change

II. SUMMARY OF COMPLIANCE UNDER CEQA

CEQA Process. An incorporation is considered a “project” under the California Environmental Quality Act (CEQA), and LAFCO is the Lead Agency for the purposes of preparing and completing the environmental review process. The specific elements of this process that have been completed for the proposed incorporation of El Dorado Hills consist of the following:

1. An Initial Study was prepared and released on August 25, 2004.
2. The LAFCO Executive Officer determined that the project could have a significant effect on the environment and therefore an Environmental Impact Report (EIR) was required.
3. A Draft EIR was prepared and was released for public comment on February 11, 2005.

4. LAFCO held public hearings to take public input on February 23 and March 23, 2005.
5. During the public review period, the following agencies submitted written comments on the Draft EIR:
 - California Department of Conservation (Division of Land Resources Protection)
 - California Department of Fish and Game
 - California Department of Health Services (Environmental Review Unit)
 - California Department of Parks and Recreation
 - California Department of Transportation
 - The County of El Dorado
 - El Dorado Hills Community Services District
 - Marble Mountain Community Services District
 - El Dorado Irrigation District
 - Rescue Fire Protection District
 - El Dorado Hills Fire Department
6. A Final EIR was prepared in which each of the comments received during the comment period is identified, evaluated and provided with an appropriate response. None of the comments received during the public review period changed the findings of the Draft EIR or disclosed the existence of new significant impacts not already disclosed and discussed.
7. LAFCO is considering the adoption resolution (L-05-06) to certify that the EIR is complete and adequate, in compliance with CEQA.
8. LAFCO is also considering the adoption of Resolution L-05-07 to Adopt Findings of Fact and Statement of Overriding Considerations for the Incorporation of El Dorado Hills, as required by CEQA, in light of the Significant and Unavoidable Impacts that are disclosed in the EIR (see below).

EIR Findings. The EIR found that incorporation, as proposed, would result in a number of significant direct impacts, each of which can be mitigated or avoided through enforceable mitigation measures that would avoid or reduce the impact to a level of less than significant. The mitigation measures fall into three categories:

- a) boundary modifications;
- b) establishing financial responsibilities of the new city; and,
- c) clarifications or modifications related to services and governmental reorganization.

The EIR also found that there will be significant and unavoidable indirect environmental impacts resulting from the proposed incorporation, as a result of future development in the incorporation area, which would occur whether incorporation is approved or not. The EIR identified mitigation measures

for each of these significant indirect impacts as actions to be implemented by the new city, if incorporation is approved. The EIR found that since compliance with these measures can not be assured, the identified significant indirect impacts would remain significant and unavoidable.

Once the Commission has certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations, the requirements of the CEQA will have been fully satisfied.

III. INCORPORATION AREA BOUNDARY DISCUSSION

Among the provisions of the Act are standards or criteria for determining a logical and appropriate incorporation boundary. Boundaries that do not conform to the criteria are to be disapproved. LAFCO is empowered to modify proposed boundaries, and to consider the effects of alternative boundary alignments, in accordance with Section 56668 of the Act. Modifying the Proposal boundary is the primary means by which LAFCO implements the provisions of the Act, by eliminating policy conflicts and mitigating the significant direct effects of incorporation identified in the EIR.

LAFCO has received comments from the public regarding specific aspects of the proposed boundary. Following is a summary and analysis of boundary-related issues, staff recommended determinations and recommendations with respect to each of the boundary-related decision points.

A. Original Proposed Incorporation Boundary versus the “No Unincorporated Island Alternative”.

Board Resolution 322-2003 specifies that the proposed boundary for the City of El Dorado Hills would be the boundary of the El Dorado Hills County Water District (EDHCWD, also known as the El Dorado Hills Fire Department) as it existed on July 1, 1997.

The proposed incorporation area consists of gently rolling hills and valleys, with few slopes greater than 25 percent. Elevations generally rise from approximately 400 feet along the El Dorado/Sacramento County line to approximately 1,300 feet in the eastern portion of the area. A number of creeks provide natural drainage in the area, including New York Creek, Carson Creek, and Deer Creek. The area generally includes several low ridges and valleys formed by the natural drainages, however, the proposal boundary and recommended boundary modifications do not directly follow one specific topographic pattern, or conform directly to natural drainage basins or land areas

Relevant aspects of the proposed boundary were reviewed and analyzed in the EIR and in public hearings before LAFCO. The EIR proposed an alternative known as the “No Unincorporated Island Alternative” to address conflicts between the original proposal boundaries and LAFCo policies. This section discusses each of the proposed changes included in the “No Islands Alternative” considered in the EIR.

The determination of boundaries must be guided by LAFCO policies and the Cortese-Knox-Hertzberg Act. LAFCo policies relevant to the boundary decision are as follows:

- ❑ *The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001).*
- ❑ *The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).*
- ❑ *Lands to be annexed shall be contiguous (Policy 3.9.3) and should not create irregular boundaries, islands, peninsulas or flags and may be amended, modified or disapproved by LAFCO (Policy 3.9.4, §56109).*
- ❑ *The boundaries shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)). The Commission shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).*
- ❑ *Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6).*

As discussed in the EIR, the proposal boundary described in Board Resolution 322-2003 is inconsistent with LAFCO boundary policies and the foregoing provisions of the Act. Boundary modifications are described in this report and in the CEQA documents and are recommended by staff to achieve consistency with state and local requirements and to mitigate potentially significant environmental impacts identified in the CEQA review.

1. Inclusion of the Promontory and Carson Creek in the City.

The original proposal boundary excludes two large-scale urban level development projects, The Promontory and Carson Creek. If left as unincorporated territory, largely surrounded by city territory, these areas would be difficult for the County to serve. The No Unincorporated Islands, or “Alternative” boundary, would include these areas and would therefore eliminate potential service difficulties.

Decision Point: Should the boundary include the Promontory and Carson Creek?

Analysis:: LAFCo policies and state law strongly discourage the creation of islands in the incorporation of a new city. The county would be required to provide urban level services to an area largely cut off from the rest of the county service area, creating difficulties in providing service.

Recommended Determination: The boundary as proposed is inconsistent with state law and local policies and will likely produce areas that are difficult to serve.

RECOMMENDATION: Modify the boundary to include the Promontory and the Carson Creek properties.

2. Inclusion of Former Agricultural Islands within the City Boundary.

The proposal boundary excludes various parcels that were under Williamson Act contracts as of July 1, 1997. They appear as “islands” within the proposal boundary and, unless modified by LAFCO, would be surrounded by the incorporated city. Examples include the Tong parcels in

the geographic center of the incorporation area, and the former Malcolm-Dixon property in the northern part of the area.

Decision Point: Should these “islands” be included within the city boundary?

Analysis: These parcels are no longer under Williamson Act restrictions (or are in “roll out” status). They are therefore already committed for conversion from agricultural to urban residential use and LAFCO policies to protect agricultural lands do not apply. The strong policy of eliminating islands directs inclusion of these parcels in the city. All areas proposed for inclusion in the new city are contiguous to each other; the proposal boundary and recommended boundary alternatives consist of a single contiguous area.

RECOMMENDATION: include the islands within the city boundary.

While the final technical map and legal description of the new city will be prepared following LAFCO approval, all figures and descriptive maps have been prepared by El Dorado County staff following parcel lines as shown in the County geographic information system.

2. Inclusion of All of Marble Valley in the City.

The proposal boundary divides Marble Valley, a 2,418-acre residential subdivision which has one landowner. Marble Valley has entitlements for development and is located in the south east part of the incorporation project area. The EIR pointed out that this conflicts with LAFCO policies and recommended inclusion of the entire development in the new City. Subsequently, the County has commented that the approved residential development of Marble Valley would be at densities considerably lower than those of other areas proposed for inclusion within the incorporation area and therefore should be excluded.

Decision Point: Should the incorporation boundary be modified to include or exclude the entire Marble Valley subdivision area within the incorporation boundaries?

Analysis: Marble Valley is designed for, and its approval was conditioned upon obtaining municipal services, including domestic water and wastewater treatment, for all residences and other land uses, following annexation to the EID, as well as park and recreation services. The current owner of Marble Valley is initiating a reorganization/annexation application to receive municipal services including water, wastewater, fire and other services now provided by EDHCSD. Marble Valley is fully contained within the El Dorado Hills CSD sphere of influence. The subdivision design, while very low density overall, includes clustered home sites requiring public water and sewer service. The County has added conditions to the project requiring a range of municipal services appropriate to the design of the project. While density is one indication of the rural or non-rural character of an area, public services such as water and sewer, are also a strong indicator that this area is not rural and could reasonably be included in the boundaries of the City.

The Board of Supervisor's original boundary proposal excludes the easterly portion of the Marble Valley project. The environmental review and analysis supports boundary modifications to allow the entire subdivision into the boundaries of the new city (Final EIR p. 65 - 66)

Staff Recommended Determination: Development anticipated in the Marble Valley area will require a type and level of municipal services equal to most other areas included within the City boundaries. Furthermore inclusion of the entire Marble Valley area within the incorporation boundaries will allow the citizens to participate in city affairs and have access to city services. This would be in the best interests of future residents of the area.

RECOMMENDATION: Include the entire Marble Valley area within the incorporation boundary.

4. Exclusion of Hickok Road CSD and Arroyo Vista CSD from the New City.

The original Proposal boundary extended into the area north of Green Valley Road and east of Salmon Falls Road, in the northern portion of the proposed incorporation area. The EIR found that including this largely rural, large-lot area would be in conflict with LAFCO Policy 3.9.7 because it would divide the Hickok Road CSD and would include territory served by the Arroyo Vista CSD that would be incompatible with the general character of the rest of the proposed city. It would also extend the city boundary into an area designated Rural Region in the 2004 General Plan which would be undesirable. All of these factors were found to constitute a potentially significant impact in the Draft EIR (Impact 2-3. The mitigation for this was to modify the boundary to exclude this area from the boundary, thereby eliminating any impacts on the Arroyo Vista and Hickok Road CSDs.

Decision Point: Should the Hickok Road and Arroyo Vista CSD areas be excluded from the city boundary?

Analysis: Modifying the boundary to exclude any overlap of the Hickok Road CSD would avoid potential impacts associated with splitting the CSD into two parts. To the greatest extent practicable (and without further bifurcating property ownerships) Salmon Falls Road and Green Valley Road would establish a more definite and clearly identifiable boundary for the City on the north. This change would also eliminate the rural residential area located north of Green Valley Road and east of Salmon Falls Road, with predominantly rural characteristics and services, to reduce the inconsistencies with the predominant land use character of the El Dorado Hills area.

Determination: Inclusion of lands contained in the Hickok Road area will divide a community. Lands in the Arroyo Vista area have low population density and do not need organized community services, currently or in the probably future, such as those services planned to be provided by the City. "

Recommendation: Modify the boundary to exclude parcels in the Arroyo Vista and Hickok Road areas, including all territory east of Salmon Falls Road and north of Green Valley Road, thereby resulting in an incorporation area that would not be difficult to serve.

5. Agricultural Land Considerations.

Lands in the southern portion of the proposed incorporation area, south of the El Dorado Hills Business Park, consist largely of undeveloped grass lands. Relevant environmental impacts associated with incorporation of some or all of these lands was discussed in the Draft EIR (p. 2-21 – 2-29, and 3-4 – 3-8) and in responses to comments raised during the public comment period (see below).

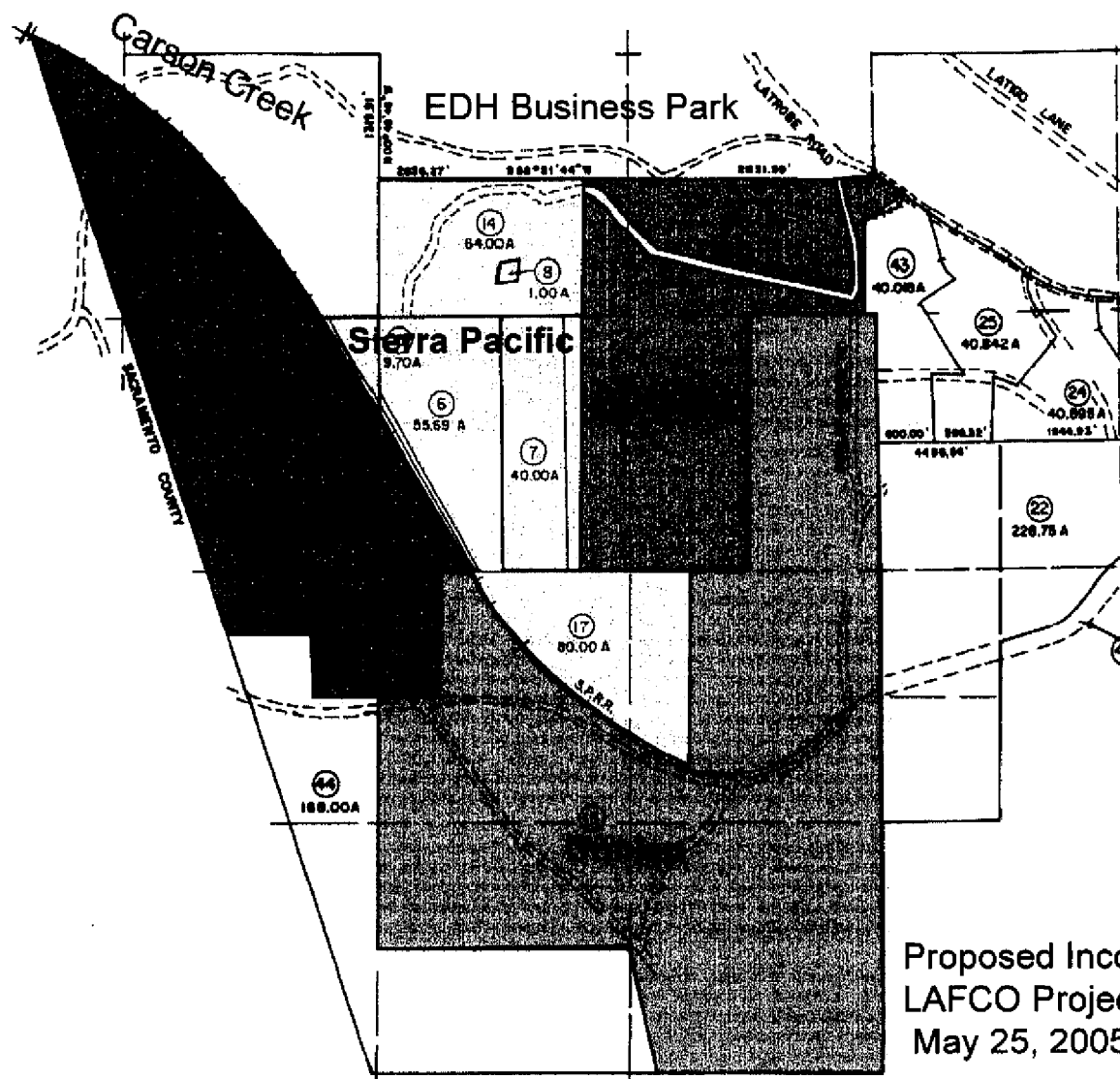
Several LAFCO policies address concerns regarding the appropriate avoidance of agricultural lands, particularly lands with prime agricultural soils, or lands of farmland importance, in order to comply with the agricultural preservation policies in the Act. The discussion of these issues in this section dealing with Boundaries reflects the fact that the determinations that the Commission must make relative to agricultural considerations directly affect the ultimate boundary of the city.

Policies relevant to agricultural lands are:

- Consider the effect on maintaining the physical and economic integrity of agricultural lands, as defined in Section 56016 (§56668(e)).*
- Commission shall maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), 3.9.1, §56016, 56064).*
- Agricultural land shall be determined to be prime based on soil characteristics or on productivity (Policy 3.10.2; §56064).*
- Development or use of land for other than open space uses shall be guided away from existing prime agricultural lands in open space use toward areas containing non prime agricultural lands unless that action undermines adopted County or City land use plans (Policy 3.10.3; §56377).*
- Development of existing vacant or prime agricultural lands for urban uses within the jurisdiction or sphere of influence of a local agency shall be encouraged before any proposal is approved which would allow for or lead to the development of prime agricultural or open space lands outside the jurisdiction or sphere of influence of any local agency (Policy 3.10.4; §56377).*
- Land specifically identified as Agricultural, or Timber, generally should not be approved for annexation to a city or special district for the extension of services to or through such areas if the landowner requests exclusion (Policy 3.10.5).*

Analysis: The area south of the Business Park, and south of the Carson Creek project area, consists of 9 separate parcels. The table below identifies each parcel by its Assessor's Parcel Number (A.P.N.), and notes the size (in acres), ownership, General Plan land use designation, zoning and current land use. **Figure 1** shows the location and configuration of these parcels.

The Southern Parcels



Proposed Incorporation of El Dorado Hills
 LAFCO Project 03-10
 May 25, 2005

Lands South of the El Dorado Hills Business Park					
A.P.N.	Owner	Acres	General Plan	Zoning	Land Use
108-050-05	El Dorado Hills	9.70	All are	All are Industrial	Industrial uses and grazing lands
108-050-06	Investment Co.	55.69	Industrial		
108-050-07	(a.k.a. Sierra	40.00			
108-050-08	Pacific; formerly,	1.00			
108-050-14	Wetsel-Oviatt)	64.00			
108-050-17*		80.00			
108-050-42	El Dorado Union High School Dist.	215.00	Rural Residential	Residential-Agricultural, R-40 acre	Grazing lands
108-050-01**	Sacramento & El Dorado 907 LLC (Mehrten)	286.70	Agricultural Lands	Exclusive Agriculture (Williamson Act)	Grazing lands
108-050-15*	John Dunlap	536.00	Rural Residential	Residential-Agricultural, R-40 acre	Grazing lands

Note: Parcels with no asterisk were included inside both boundary alternatives. Parcels with one asterisk (*) denote those that were included in the original Proposal boundary only. The parcel with two asterisks (**) is the only parcel included in the No Unincorporated Islands boundary but not in the original Proposal boundary.

Although parcels 108-050-05 and 108-050-06 are currently in industrial use, the other industrially-zoned properties are vacant and are either used, or are available for grazing. The important distinction for all of the industrially-designated parcels is that the existing zoning designations indicate the potential need for future urban services. In addition, some of these industrially designated parcels are within the EID and currently receive water service. The road that provides access to these parcels (the Wetsel-Oviatt Road) is an integral part of parcel 108-050-14 and yet it cuts across and divides the adjacent El Dorado Union High School parcel (108-050-42) for vehicular access from Latrobe Road. This situation is problematic from a boundary perspective alone. Exclusion of this road from the incorporation area would result in a divided parcel configuration. Retaining the roadway parcel inside the boundary, and excluding the High School parcel that surrounds it would result in an undesirable “flag” boundary configuration.

Parcel 108-050-17 was included within the original Proposal area boundary but was excluded from the No Unincorporated Islands boundary. If LAFCO determines to include all of the industrially zoned and designated parcels within the city boundary, this parcel should be included.

The Commission should weigh the current agricultural uses, the unknown time frame for development, the undeclared intentions of the High School District with respect to its parcel, and the rural character of these lands against the need to establish logical boundaries for the new city. If these parcels are not included in the original city boundaries, annexation could occur when services are needed at any time in the future.

Decision Point: Which of the identified parcels south of the Business Park described above should LAFCO include or exclude from the incorporation area?

LAFCO policies 3.10.1, 3.10.5 and 3.10.6 regarding the preservation of agricultural lands support the exclusion of the Mehrten parcel and the Dunlap parcel.

Staff Recommended Determination: The agriculturally designated parcels south of the El Dorado Hills (108-050-01 and 108-050-15) are not appropriate to include within the incorporation area. This determination is based on the following reasons:

- a) These parcels are in current agricultural land use.
- b) One parcel is under an active Williamson Act contract.
- c) There are no indications of need for urban services to these parcels.

RECOMMENDATION: Exclude these two parcels from the incorporation area.

With respect to the other parcels identified above, staff is unable to make a recommendation based on adopted policies and the matter is subject to Commission decision. If the Commission desires to include some of these parcels and exclude others, staff suggests the following:

Staff Recommended Determination - Option 1: The industrial zoned parcels south of the El Dorado Hills Business Park are appropriate to include within the incorporation area. This determination is based on the following reasons:

- a) The parcels that are industrially zoned indicate an anticipation of future development and need for urban services.
- b) The parcels that are within the EID and currently receive municipal water service from EID for existing industrial operations and uses demonstrate a need for urban services.
- c) Parcels that are owned by one owner should not be divided by the city boundary.
- d) The “flag” situation that would result from excluding the High School parcel from the city boundary would create an undesirable boundary configuration.

RECOMMENDATION: The southern boundary of the incorporation area should include parcels 108-050-05 through 108-050-08, plus parcels 108-050-14, 108-050-17 (collectively, the “Sierra Pacific” Parcels) and 108-050-42 (the “High School Parcel”), identified above.

Alternatively, if the Commission finds the rural nature of the area and agricultural considerations outweigh the benefits of a simpler boundary configuration, staff suggests the following:

Staff Recommended Determination - Option 2: While the resulting “flag” boundary configuration in this area to the south is less than optimum, LAFCO recognizes its role in protecting the physical and economic integrity of agriculture, and does not include the High School parcel in the original boundary of the City.

RECOMMENDATION: The southern boundary of the incorporation area should include the industrially designated parcels and exclude the High School parcel, identified above.

B. Other Boundary Issues and Suggestions Raised During the Hearing Process.

As part of the public hearings held by LAFCO for the project, certain boundary-related issues and suggested boundary modifications have been raised by participants. These points are summarized and discussed below. Potential decisions by LAFCO are noted, along with the staff recommended determinations based on adopted Commission policy and applicable state laws.

1. **Bass Lake Area.** The suggestion is to move the incorporation boundary north from the existing alignment of Bass Lake Road to include portions of the proposed Silver Spring development and follow Green Springs Creek as a boundary, along both sides of the new alignment of Bass Lake Road to eliminate a potential zig-zag of the boundary from one side of Bass Lake Road to the other.

Analysis: The proposed boundary and recommended boundary modifications in this area follow the existing El Dorado Hills CSD boundary and sphere of influence (SOI). In parts of the Bass Lake region, the boundary of EDHCSD is coterminous with Cameron Park CSD (CPCSD) and its SOI. It is logical that lands inside CPCSD and lands within the CPCSD sphere of influence would be excluded from the boundaries of the City of El Dorado Hills, especially where application for annexation to CPCSD has been filed (Silver Springs). Additionally, the suggested boundaries in this area would divide Silver Springs, which is under one ownership. LAFCO's environmental review of the project did not consider the potential effects of including these lands, however annexations to the city could occur at a later date.

Typically, LAFCO actions include the entire road parcel to eliminate any potential for confusion as to whether the City or the County would be responsible for road maintenance, liability, etc. Where the roadway is within the incorporation boundary, the new City would be responsible for maintenance. Final technical maps for the incorporation will include entire roadway parcels along the perimeter of the City, unless the Commission specifies otherwise.

Decision Point: Should LAFCO shift the proposed incorporation boundary north from Bass Lake Road to Green Springs Creek?

Staff Recommended Determination: Boundaries for the City of El Dorado Hills in the Bass Lake area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are more logical and best reflect the community of El Dorado Hills in this area. Lands in the sphere of influence of Cameron Park CSD are not logically included in City boundaries. Road parcels along the perimeter boundaries of the City shall be entirely included within the City boundaries.

2. **Green Valley Road Area, West of New Bass Lake Road Alignment.** This suggestion moves the boundary north to Green Valley Road, to include the new Junior High School and proposed High School sites on the west side of the new Bass Lake Road alignment, in order to ensure quick response from future El Dorado Hills City Police to incidents at the proposed High School, rather than relying on the El Dorado County Sheriff.

Analysis: The two schools sites are not within the El Dorado Hills CSD, but are within the Cameron Park CSD sphere of influence (with an application pending to annex these properties into the Cameron Park CSD). County wide, public safety service response is provided by the nearest available unit. Construction and timing at the two sites may be uncertain and it may be premature to set the incorporation boundary beyond the existing El Dorado Hills SCD boundary in this area. However, if the school districts desire city police services or other services offered by the city in the future, the school districts may annex to the City.

Decision Point: Should LAFCO adjust the proposed incorporation boundary to include two potential school sites west of “New Bass Lake Road”?

Staff Recommended Determination: As stated above, boundaries for the City of El Dorado Hills in the Bass Lake area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are more logical and best reflect the community of El Dorado Hills in this area. Lands in the sphere of influence of Cameron Park CSD are not logically included in City boundaries. Road parcels along the perimeter boundaries of the City shall be entirely included within the City boundaries.

RECOMMENDATION: Approve boundaries for the City following the existing boundary of EDHCSD and its sphere of influence in the Bass Lake area and the area west of “New Bass Lake Road”.

3. **Marble Valley.** The County has commented that the approved residential development of Marble Valley would be at densities considerably lower than those of other areas proposed for inclusion within the incorporation area and therefore should be excluded.

Decision Point: Should the incorporation boundary be modified to include or exclude the entire Marble Valley subdivision area within the incorporation boundaries?

Analysis and Recommendation: See discussion above relative to inclusion of Marble Valley.

4. **Marble Mountain Homeowners CSD (MMHCSD).** This area is a low density developed residential subdivision of approximately 840 acres serving 57 households. Some residents desire to maintain their existing rural setting and remain outside of the incorporation area. The CSD provides road maintenance services only.

Decision Point: Should LAFCO modify the proposed incorporation boundary to exclude the Marble Mountain Homeowners CSD?

Analysis: There are two aspects to this concern, exclusion of the land from city boundaries (discussed here) and dissolution of the existing small CSD with the City taking over road maintenance responsibility (discussed under Section IV, Services, below). Inclusion of this area inside the new city will not alter the existing uses of the property or the density or character of the neighborhood. Assuming that Marble Valley remains within the incorporation area, the removal of the Marble Mountain Homeowners CSD from within the incorporation boundary would result in an unincorporated island and is strongly discouraged by LAFCO policies and prohibited under state law. In addition, some homeowners in this area are preparing to request annexation to EID for public water service and desire services provided by El Dorado Hills CSD. While no application to annex has been filed, this landowner interest suggests a future need for services.

Staff Recommended Determination: Lands in the Marble Mountain Homeowners CSD should remain inside the boundaries of the City in order to avoid creation of an island of unincorporated territory within the new city boundary and to facilitate extension of services if needed.

RECOMMENDATION: Include the area served by the Marble Mountain Homeowners CSD within the incorporation boundary

5. **Green Springs Ranch:** Comments received note that this area is rural and that would be inappropriate for inclusion within the new City.

Decision Point: Should LAFCO modify the incorporation boundary to include the Green Springs Ranch subdivision?

Analysis: In September 2004, LAFCO approved annexation of the Green Springs Ranch Homeowners Association area into the El Dorado Hills CSD and EID for the extension of urban services to this developed subdivision. As discussed above, lands within the boundaries of the EDHCSD and receiving municipal services are recommended by staff as appropriate for inclusion within the City boundaries. The Green Springs Ranch Homeowners Association Board of Directors has requested inclusion within the City. The Board conducted a poll of residents on the matter, with a near majority requesting inclusion.

Staff Recommended Determination: Boundaries for the City of El Dorado Hills in Green Springs Ranch area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are logical and best reflect the community of El Dorado Hills in this area. Inclusion in the city will not necessarily result in any change in the character of the area and as city voters, the residents of Green Springs Ranch shall have a strong voice in any planning for the area.

RECOMMENDATION: Include the entire Green Springs Ranch subdivision within the incorporation area.

6. **Lands South of the El Dorado Hills Business Park.**

Comments received on the CEQA documents (Final EIR, Comments L-4, L-13, and L-15, pp. C&R58 -72) have suggested that the rural undeveloped lands south of the Business Park should remain unincorporated County territory in order to avoid premature development, to avoid impacts on and potential loss of current agricultural land uses, and to avoid growth inducing impacts on an area designated as a “Rural Region” in the 2005 County General Plan.

The determinations and recommendations regarding these lands are addressed above.

7. **El Dorado Hills Business Park.** Whether to include the El Dorado Hills Business Park within the incorporation area or not has been the subject of much debate at the public hearings and in written comments submitted to LAFCO. Excluding the Business Park has also been evaluated in both the EIR and the CFA.

Arguments for excluding the Business Park have come from the Board of Directors of the Business Park Owners Association and some members of that Association. Arguments for retaining it within the incorporation area have come from residents of El Dorado Hills including some business owners and tenants within the Business Park.

Analysis: In the EIR, depending upon boundary-related decisions affecting adjacent agricultural and industrially designated parcels described above, exclusion of the Business Park parcels from the incorporation boundary could result in a boundary inconsistent with §56744 of the Act because it would constitute an unincorporated island, surrounded or substantially surrounded by incorporated territory. Removing or adding other parcels to avoid or correct the “island” boundary configuration would potentially create subsequent boundary and/or service anomalies. For example, the Carson Creek property would become a “peninsula” of incorporated land, sitting between the west edge of the Business Park and the County line if the Business Park is excluded. If Carson Creek were also omitted from the city boundary, services to that area could be unavailable or delayed, although a later annexation could add areas when services are needed. All of the configurations evaluated by staff would create illogical boundaries or complicate and frustrate service delivery in the future. The Business Park is a major source of local employment, providing significant employment-based land uses that would be appropriate to include within the city to provide a logical and desirable balance with the residential and commercial land uses elsewhere within the city. Comments have been received regarding economic concerns, such as a concern that the new city might raise building permits or other costs of development, thereby making future development of Business Park land less competitive within the region. Another concern is the potential loss to the County of property, sales and other taxes that would accrue to the city if it becomes incorporated territory.

Decision Point: Should the El Dorado Hills Business Park be included or excluded from the incorporation area?

Staff Recommended Determination: It is in the best interests of the citizens of the proposed city and the County as a whole to include the EDH Business Park in the proposed city boundary. The reasons for inclusion are:

- a) To exclude the Business Park would not promote logical and functional boundaries.
- b) Exclusion of the Business Park would complicate service delivery in the area; inclusion would promote efficiency of service delivery.
- c) Inclusion of the Business Park would promote a more balanced city with a better jobs-to-housing balance.
- d) The Business Park is developed at a level that demands urban level of services more appropriately provided by a city.
- e) Future development of vacant land within the Business Park will have impacts on the city that can best be coordinated and mitigated by the inclusion of the Business Park in the city boundary.

RECOMMENDATION: Include the El Dorado Hills Business Park inside the incorporation area boundary.

8. **Proposal to Exclude Lakehills Drive/Equestrian Village.** Residents and property owners from the area between Lakehills Drive and Salmon Falls Road, north of Green Valley Road, in the northern portion of the proposed incorporation area, have submitted letters and petitions requesting LAFCO to include or exclude this area. Some favor being included, others favor remaining as unincorporated County territory.

Decision Point: Should the Lakehills/Equestrian Village area be excluded from the incorporation boundaries?

Analysis: This is a partially developed area consisting of some 33 parcels. This area is proposed to be included within the city boundary in the original Proposal boundary and within the staff recommended No Unincorporated Islands boundary. The area is designated Medium Density Residential in the 2004 County General Plan. Some parcels are zoned for 5-acre estate residential, others for 10-acre estate residential. At least 26 of the parcels are inside the El Dorado Hills CSD, with the balance being within the EDHCSD Sphere of Influence. Based on signatures submitted to LAFCO, the preference of the affected property owners is split: 16 owners (who collectively own 19 of the 33 parcels) want to be included in the new city, whereas 11 landowners (14 parcels) want to be excluded. Staff has carefully reviewed the documents submitted from the residents and owners.

Excluding this area from the new city would result in a loss of existing services provided by EDHCSD, including CC&R enforcement, solid waste, park and recreation, etc. Drawing a

boundary around those who want to be inside, and excluding those who want to remain outside, would result in an illogical and inefficient service boundary, and would reduce the services to those areas excluded. LAFCO's thresholds of significance and the EIR for the incorporation project identify a reduction in services as a potentially significant environmental effect. This potential impact in the Lakehills/Equestrian Village area is not analyzed or mitigated in the environmental documentation. While this situation may be frustrating for some residents, it seems impossible to accommodate the wishes of the owners/residents while complying with state laws for boundaries.

Staff Recommended Determination: Salmon Falls Road is a logical boundary for the City in the Lakehills/Equestrian Village area. It is in the best interests of the citizens of the affected area, and it is consistent with LAFCO policies, to include the Lakehills/Equestrian Village area within City. The reasons for inclusion are:

- a) To avoid the loss of services to those properties currently within the EDHCSD.
- b) To ensure a logical and definite City boundary.

RECOMMENDATION: Retain the Lakehills/Equestrian Village area within the incorporation boundary.

D. General Determinations of Policy Consistency Relative to Boundaries

After making the various individual area decisions, the Commission must make certain general determinations with regard to the Boundaries to determine that they are consistent with LAFCo Policies. These are as follows:

- *The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001).*
- *The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).*
- *Lands to be annexed shall be contiguous (Policy 3.9.3) and should not create irregular boundaries, islands, peninsulas or flags and may be amended, modified or disapproved by LAFCO (Policy 3.9.4, §56109).*

Recommended Determination: The boundary as modified by LAFCO have eliminated islands and have created an logical service area for the new city, The boundaries further eliminate areas that would be difficult for the County to continue to serve.

- *The boundaries shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)). The Commission shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).*

Recommended Determination: The boundary as modified by LAFCO includes a single contiguous area and is definite and certain and conforms to existing lines of assessment and ownership

- *Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6).*

The proposal boundary and staff recommended boundary modifications consist of the general areas already served by two significant local agencies, EDHCSD and EDHCWD. The proposal boundary was selected by the Board of Supervisors because of its convenience in defining the broader community area of El Dorado Hills and because this boundary appeared on the original petition for incorporation circulated in 1997-98 and signed by 25 percent of the registered voters in the area. LAFCO policy 3.9.1 provides that boundary lines shall be consistent with agency boundary lines

Given the existing and planned development patterns within the area proposed for incorporation, it appears that the boundaries of existing agencies may be more logical than topography, natural land forms, or drainage areas.

Recommended Determination: The boundaries of existing agencies are more logical and appropriate for the boundaries of the City than natural or topographic boundaries in this area.

- *Every determination made by the Commission shall be consistent with the Spheres of Influence of the local agencies affected by that determination (§56375.5).*

A discussion of the project's consistency with spheres of influence of local agencies is contained in the CEQA analysis (Draft EIR, pp. 2-8 – 2-13). The proposal boundaries includes only those lands within the boundaries of the EDHCWD and states that the proposal is consistent with the boundary or sphere of influence of any other city. Staff recommended boundary modifications include all lands in the sphere of influence of the EDHCSD. No lands contained in the Cameron Park CSD sphere of influence are included in the proposal boundary or the recommended boundary modifications.

Recommended Determination: The boundaries as modified by LAFCO are consistent with the spheres of influence of affected and adjacent local agencies.

- *Consider the effect on maintaining the physical and economic integrity of agricultural lands, as defined in Section 56016 (§56668(e)).*
- *Commission shall maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), 3.9.1, §56016, 56064).*
- *Agricultural land shall be determined to be prime based on soil characteristics or on productivity (Policy 3.10.2; §56064).*
- *Development or use of land for other than open space uses shall be guided away from existing prime agricultural lands in open space use toward areas containing non prime agricultural lands unless that action undermines adopted County or City land use plans (Policy 3.10.3; §56377).*
- *Development of existing vacant or prime agricultural lands for urban uses within the jurisdiction or sphere of influence of a local agency shall be encouraged before any proposal is approved which would allow for or lead to the development of prime agricultural or open space lands outside the jurisdiction or sphere of influence of any local agency (Policy 3.10.4; §56377).*

□ Land specifically identified as Agricultural, or Timber, generally should not be approved for annexation to a city or special district for the extension of services to or through such areas if the landowner requests exclusion (Policy 3.10.5).

Recommended Determination: The boundaries as modified by LAFCO are consistent with these agricultural policies in that lands that are designated for continued agricultural use and subject to Williamson Act policies have been excluded from the City while lands that may presently be in agricultural use but which are designated for urban development have been included where appropriate for logical boundaries.

SUMMARY OF THE RECOMMENDED BOUNDARY

The recommended boundary for the city of El Dorado Hills is as follows:

- a) All territory within El Dorado Hills Community Services District and its Sphere of Influence included within the incorporation boundary including the Promontory, Marble Valley, Lakehills Drive Area and Green Springs Ranch.
- b) All territory within the Springfield Meadows CSD is included within the proposed incorporation boundary.
- c) All territory within the Marble Mountain Homeowners CSD is included within the proposed incorporation boundary.
- d) The Hickok Road and Arroyo Vista areas and the Cameron Park CSD Sphere of Influence are excluded.
- e) The Carson Creek project area is included.
- f) The El Dorado Hills Business Park is located within the proposed incorporation boundary.
- g) The incorporation area also includes five properties south of the El Dorado Hills Business Park that are in the EDHCWD but not in the EDHCSD or its Sphere of Influence (A.P.N. 108-050-05, 108-050-06, 108-050-07, 108-050-14, and 108-050-42).
- h) The recommended incorporation boundary includes portions of the territories of the El Dorado Hills County Water District, the Rescue Fire Protection District and the El Dorado County Fire Protection District.
- i) The Mehrten Parcel is excluded from the boundary.
- j) The Dunlop Ranch is excluded from the boundary.

IV. SERVICES AND GOVERNMENTAL REORGANIZATION ISSUES

Proposed Incorporation Services

The original petition circulated by the incorporation proponents in 1998 included a list of proposed governmental reorganizations and the elements of a Plan of Service. The Board of Supervisors Resolution 322-2003 made no changes to what was proposed by the original petition. The CEQA documents prepared for this project, including the Initial Study and the Draft EIR, described the nature and extent of governmental reorganizations and the proposed transfer of service responsibilities. Throughout the 6+ year history of this incorporation effort, no agency that would be affected by the proposed reorganization or transfer in service responsibilities has expressed any concerns or objections to the reorganization of services proposed with the incorporation. Therefore, while not officially submitted to LAFCO as a Plan of Service, per se, the services and reorganizations in the proposal are treated herein as the applicant's Plan of Service.

The discussion and table on pages 4 and 5 above identifies the public agencies that would be affected by the proposed incorporation and how incorporation would change the responsibilities for the delivery of public services. Certain services must, by law, be assumed by the new city upon incorporation; therefore, they must be transferred from County government, and other agencies, to the new city. A new city must also create a "general government" to administer the services that it will undertake. Those services that must statutorily be transferred include:

1. Law Enforcement (including traffic control and accident investigation currently supplied by the California Highway Patrol);
2. Planning and Land Use Regulation;
3. Building Inspection; and,
4. Maintenance, Engineering and Construction of streets and highways currently maintained by the County of El Dorado.

In addition, there are several other services that may be transferred to the new city, although none of these is required, by law, to be shifted. These services include:

- Animal Care and Regulation;
- Park and Recreation;
- Fire Protection;
- Libraries;
- Flood Control;
- Water;
- Solid Waste;
- Sanitation and Sewer Services;
- Landscape Maintenance; and
- Street lighting.

Upon incorporation, the proposed city of El Dorado Hills may provide services directly or may contract with another public or private party for the provision of any of these services. The County of El

Dorado is required by statute to continue services for the remainder of the fiscal year in which incorporation is effective (transition period).

Responsibility and jurisdiction for the provision of the following services will not change following incorporation:

- (1) Domestic Water Supply: El Dorado Irrigation District;
- (2) Wastewater Collection, Treatment, and Disposal: El Dorado Irrigation District;
- (3) Schools: Buckeye Union School District, Rescue Union School District, Latrobe Union School District, and El Dorado Union High School District;
- (4) Fire: El Dorado Hills County Water District, Rescue Fire Protection District, El Dorado County Fire Protection District;
- (5) Transit: El Dorado County Transit Authority;
- (6) Library: El Dorado County Library (County Service Area 10)
- (7) Electric Service: Pacific Gas & Electric Company;
- (8) Natural Gas: Pacific Gas & Electric Company;
- (9) Telephone/Communications: SBC and Other private providers;
- (10) Cable Television: Comcast
- (11) Cemetery: El Dorado County
- (12) Mosquito Abatement: El Dorado County
- (13) Air Pollution Control: El Dorado Air Quality Management District;
- (14) Resource Conservation: El Dorado County Resource Conservation District;
- (15) Refuse Collection: Private waste collection providers, under franchise agreement with the new city.

In addition to the services listed above, the County of El Dorado will continue to provide certain countywide services to residents within the proposed new city. Countywide services include: Agricultural Commissioner, Coroner, Courts, District Attorney, Public Defender, Probation, Jail, Human Assistance, Health and Human Services, Elections, Recordation, Assessments, Tax Collection, and Regional Parks. The provision of countywide services is financed primarily by the County General Fund.

The services to be provided by the new city will replace services currently provided by the EDHCSD, the SMCSO, and the MMHCSD, which are proposed for dissolution. Dissolution and reorganization of the first three agencies, and the assumption by the new city of their service responsibilities, will avoid any negative service impacts as a result of the reorganization. With respect to effects on the County of El Dorado, the Revenue Neutrality Agreement, and the Terms and Conditions recommended for the Commission's approval, will mitigate any negative fiscal impacts that incorporation would otherwise incur.

Analysis of Proposed Incorporation Services

Policy Factors to be Considered

- Applicants shall demonstrate the need and/or future need for governmental services and that the proposal is the best alternative to provide service (Policies 3.1.4(b), 6.1.7; §56668(b)).*

The Board of Supervisor's resolution of applications specifies the reasons for the incorporation. Over time, the City will be able to provide improved levels of service to its citizens as in the CFA². Incorporation is expected to provide an increasing General Fund Balance, over time, which will permit the City maintain and improve its ability to provide municipal services for current and future residents.

The legislature has found that a single government agency, rather than several limited purpose agencies, is in many cases, better able to assess and be accountable for community service needs and financial resources and is the best mechanism for establishing community service priorities (§56001, Policy 3.8). It is the policy of the Commission to approve changes of organization that contribute to the orderly formation and development of local agencies based on local circumstances (§56300, 56301, Policy 6.1.4)

Recommended Determination: The application for incorporation demonstrates the need for the incorporation of a new city for the purpose of providing governmental services to the community of El Dorado Hills, and the formation of a new multi-service city government is the best alternative to provide services.

RECOMMENDATION: Approve the incorporation of the City of El Dorado Hills.

- Prior to incorporation the incorporation proponents shall demonstrate that the new city will be capable of providing adequate services which are the subject of the application and shall submit a plan for providing services (Policy 3.3, §56668(j)).*

The incorporation proposal includes the dissolution and reorganization of the EDHCSD, the SMCSO and the MMHCSD and the assumption of their respective service responsibilities by the new city. Other services currently provided by El Dorado County will also be transferred to the new city. A plan for services, transfer of services and governmental reorganization is set forth above. The CFA demonstrates that the new City will have sufficient revenues to fund the essential public services for which it will be responsible in accordance with the Plan of Service.

² CFA, Table A-2.

Staff Recommended Determination: The new city will be capable of providing adequate services which are the subject of the proposed incorporation.

The Commission shall consider the timely availability of water supplies adequate for projected needs (§56668(k)).

Domestic water supply for the incorporation area is provided by the El Dorado Irrigation District (EID). Incorporation, in and of itself, will not affect the demand for, or use of water resources. An extensive discussion of long-term water supplies needed to serve the demand at the expected buildout of El Dorado Hills was provided the Draft EIR³. That discussion demonstrates that EID will have adequate supply and delivery capacity to serve the long term needs of the new city.

Staff Recommended Determination: Water supply, and anticipated water supplies, in the El Dorado Hills area are adequate for current and projected needs and uses in the new city.

The Commission shall consider alternatives to the proposal, proximity of other agency boundaries and alternative courses of action. Where another agency objects to the proposal, LAFCO will determine the best alternative for service (Policies 3.3.2.2(g), 6.1.3).

The EIR has evaluated the “No Project Alternative” in which El Dorado Hills would remain as unincorporated territory. The application for incorporation specifies goals and purposes of incorporation, including:

- Enhancing the physical character, community identity, and quality of life in El Dorado Hills by establishing local control of public services, land use planning, and public and private investment in the community;
- Establishing a locally elected city council in El Dorado Hills to provide community leadership and increase local control over, and accountability for, governmental decisions affecting El Dorado Hills including comprehensive planning and zoning and other land use decisions affecting El Dorado Hills.

The incorporation would consolidate several districts of limited purposes in to a single multi-purpose agency. The consolidation of services contemplated by the proposed incorporation is consistent with the legislative intent of the Act, which states: “The Legislature finds and declares that a single multi-purpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community and service priorities, especially in urban areas.”⁴

No agency objections to the overall proposal have been submitted to LAFCO nor have any alternatives to the proposed incorporation been proposed. The recommended boundary does not affect any other agency proximate to the proposed city.

³ Draft EIR, pp. 3-15 – 3-23.

⁴ Government Code Section 56001.

Staff Recommended Determination: The proposed incorporation and its plan of service provides the best alternative for the provision of public services and for meeting community needs as stated in the goals and purposes of the incorporation contained in the application documents.

Services provided to the territory will not result in a significant negative impact on the cost and adequacy of services otherwise provided (Policy 6.2.4, §56668.3(b)).

The services to be provided by the new city will replace services currently provided by the EDHCSD, the SMCSO, the MMHCSD, and El Dorado County. Dissolution and reorganization of the first three agencies, and the assumption by the new city of their service responsibilities, will avoid any negative service impacts on these agencies.

Mitigations under the requirements of CEQA and recommended fiscal terms and conditions will offset or reimburse potential negative impacts on the cost and adequacy of services. For example, with respect to effects on the County of El Dorado, the Revenue Neutrality Agreement, and the Terms and Conditions recommended for the Commission's approval, will mitigate negative fiscal impacts that could adversely impact the cost and adequacy of services. Potential new costs to the affected local fire agencies, as a result of the change of State Responsibility Areas to Local Responsibility Areas, will be mitigated through the reimbursement by the new city of costs to retain the CDF wildland fire protection services.

Staff Recommended Determination: Environmental mitigations and terms and conditions of approval will prevent significant negative impacts on the cost and adequacy of services currently provided by existing governmental agencies.

If a project site can be anticipated to require additional changes of organization in order to provide complete services, the proposal shall be processed as a reorganization (§56475, Policy 3.1.9). Where related changes of organization are expected on adjacent properties, petitioners are encouraged to combine applications and LAFCO may modify boundaries, including the addition of adjacent parcels to encourage orderly boundaries (Policy 3.1.8).

The project is a complex reorganization. Staff has been unable to identify other changes of organization that would be required to provide the services as proposed or recommended.

Staff Recommended Determination: No additional services or changes of organization are needed at this time in the proposal area and in adjacent properties. The boundaries, as modified by LAFCO, include those areas appropriate for inclusion in the City.

Comments/Issues Related to Proposed Incorporation Services.

As part of the public hearings held by LAFCO for the project, certain service-related issues have been raised by participants. Potential decisions by LAFCO are noted, along with the staff recommended determinations based on adopted Commission policy and applicable state laws.

1. **Comment/Issue:** Following incorporation, the El Dorado Hills Fire Department wishes to compel the new City to continue collection of development fees, in amounts independently

determined by the Fire District, and to timely remit such collected fees without deduction or offset for administration or other costs.

Decision Point: Should LAFCO require the new City to continue collection of the Fire District Improvement Fee and to provide the Fire District with the authority to determine the amount of the Fee?

Analysis: The new city is required by state law (§57376) to adopt all applicable County ordinances, including Fire District Improvement Fee ordinance. LAFCO has the legal authority to and, pursuant to the Terms and Conditions of Incorporation, shall require the new city to administer and apply the Fire District Improvement Fee, without change from the way it is currently being administered by the County under Chapter 13.20 of the County Ordinance Code. However, LAFCO cannot indefinitely bind the future City with respect to any future decisions it may make to the terms of collecting the Fire District Improvement Fee, just as there is presently no valid way for fire agencies to bind the County Board of Supervisors on this matter. Neither the new City nor the County can delegate its land use authority to the Fire District, although both would be expected to give serious consideration to input provided by the districts in determining the amount of development impact fees.

Staff Recommended Determination: In order to ensure adequate services, the new City shall adopt Chapter 13.20 of the County Ordinance Code, and maintain seamless application and administration of the Fire District Improvement Fee on new development within the City.

RECOMMENDATION: Require the new City to adopt and continue indefinitely the Fire District Improvement Fee, as set forth in Chapter 13.20 of the County Ordinance Code. Require the new City to transfer to EDHCWD or any other affected local fire protection district an amount equal to the Fire District Improvement Fee on new development projects to which it applies.

2. **Comment/Issue:** Following incorporation, the El Dorado Hills Fire Department and other affected local fire protection agencies wish to compel the new City to allocate a portion of its future property tax revenues, indefinitely, as the only way to secure and guarantee that the City will fully and faithfully mitigate the negative fiscal impact that would otherwise occur to the fire protection agencies as a result of the reclassification of wildlands existing within the respective fire districts from State Responsibility Areas (SRA) to Local Responsibility Areas (LRA).

Decision Point: Is the most effective means of continuing pre-incorporation service levels for wildland fire protection to require an annual contract with CDF to continue such services in the territory that converts from SRA to LRA?

Analysis: This analysis focuses on maintaining pre-incorporation levels of wildland fire service and on the manner of paying for those services. Currently, the CDF provides wildland fire protection within designated state wildland areas at no direct cost to local citizens or fire protection agencies. All incorporated land is local responsibility area but following

incorporation, CDF will charge for any wildland fire suppression services provided. The EIR identifies this effect of incorporation as a potentially significant impact. CDF services can be retained following incorporation, by contract which effectively insures against the cost of CDF services. The current contract cost is based on the number of affected acres listed as LRA., and is calculated in the CFA. CDF will contract with either a city or local fire provider.

In the absence of a contract which acts to insure wildland fire risks, local fire agencies call in CDF on an as needed basis. They incur cost for CDF services on a fee-for-service basis for each incident. CDF services are extremely expensive. It is not possible to know whether the absence of having a contract (insurance) would change the timing or service levels in the event of a wildland fire.

While LAFCO cannot compel the local fire agencies to contract with CDF as part of the incorporation terms and conditions, LAFCO may impose such a condition on the new City requiring that it contract with CDF directly. Alternatively, LAFCO can require that the City cover the costs of the contract between CDF and affected fire districts.

The EIR, in the Mitigation Measure for **Impact 2-8**, requires that CDF be retained for wildland fire protection so that a consistent level of wildland fire protection, equal to the pre-incorporation level, is assured. The mitigation measure also stipulates that this arrangement shall remain in effect until and unless the new City and the affected local fire agencies mutually agree to alternative arrangements that provide an adequate level of wildland fire protection services that are at least equal to the level provided by the CDF. The concerns raised by the fire agencies appears to focus on the possibility that the new City might shirk its obligations to fund the CDF fee, thereby exposing the fire agencies to potential costs for wildland fire protection, and/or exposing its citizens to a loss of wildland fire protection services.

Staff Recommended Determination: Continuation of wildland fire services at pre-incorporation levels is best accomplished with through a contract with CDF.

The purpose of LAFCO conditions and environmental mitigations is maintain pre-incorporation levels of service and to ensure that the City pays for all new costs resulting from incorporation and the conversion from SRA to LRA. If the City directly contracts with CDF, the contract will ensure payment. If the fire agencies contract with CDF, proposed LAFCO conditions provide for the City to reimburse the districts and to be a party to the contract. The conditions will ensure reimbursement of the costs incurred by the districts in such a contract. Once the City Council is in place, the agreement between the district and City can be altered with the mutual agreement of both parties.

Decision Point: Should the City contract directly with CDF to continue existing services for wildland fire protection and pay for the contract costs directly to CDF or should the districts provide wildland fire protection with the City be reimbursing the districts in the amount that would be required with a CDF contract?

Recommended Determination: Either a direct contract with CDF or City reimbursement of fire agencies would be consistent with requirements to maintain pre-incorporation levels of service. However, the ability of LAFCO to impose direct binding requirements on the new City provides a higher degree of certainty to ensure continuation of services at pre-incorporation levels.

Alternative Option The most appropriate means of continuing pre-incorporation levels of wildland fire protections is through an agreement between affected local fire providers, CDF and the City, with the reimbursement by the City of all net new costs.

The second aspect of this issue is the method and amount of payment for wildland fire protection services. The number of wildland acres in El Dorado Hills will change over time. CDF updates its wildland maps a regular periodic basis. With the evolving buildout of approved development in El Dorado Hills, the number of “wildland” acres is expected to diminish as the area urbanizes. The rate per acre set by CDF could also change from year to year.

The fire agencies and others have suggested that a fixed percentage of property tax revenue be allocated to fire agencies to ensure reimbursement of the new cost. While it is possible for LAFCO to arrange revenue neutrality payments through property tax sharing apportionments, the wildland fire service change is not a transfer of service from one agency to another, and cannot be mitigated through property tax transfers. The tax share suggested by the fire agencies would be based on the assessed value of the land. Expected growth in El Dorado Hills will increase the total assessed value and would increase the revenue transferred to the fire agencies and would have no correlation to the actual cost of continuing wildland fire protection at pre-incorporation levels. If the City payment for the new costs associated with wildland fire/CDF services is tied to assessed value, then the City’s payment will increase every year, regardless of the actual cost of a CDF contract or the actual cost of wildland fire protection. This could result in an overpayment for actual services, a potential windfall for the fire agencies and a negative fiscal impact on the new City.

Decision Points: Should the City be required to pay only the net annual cost of continued wildland fire protection at pre-incorporation service levels? Are obligations imposed on the new City to fund the cost of continued wildland fire protection services from the CDF, as mitigation measures required in the EIR, and as addressed in the Terms and Conditions of Incorporation, sufficiently enforceable to protect the fire protection agencies against potential negative fiscal impacts?

Staff Recommended Determination: Payment by the City of the net annual cost of continued wildland fire protection at the state-wide rate set by CDF for Local Responsibility Areas is sufficient to ensure there is no reduction in service levels.

LAFCO is satisfied that the mitigation measure for this potentially significant impact, and the applicable provisions of the Terms and Conditions of Incorporation, are enforceable and sufficient to fully mitigate the impact.

RECOMMENDATION: Adopt Terms and Conditions of Incorporation that will require the new City to retain CDF for wildland fire protection through contractual agreements between the new City and all affected local fire protection agencies and the CDF. The Condition should provide that the new City transfer to the local fire protection agencies an amount sufficient to fund the cost of continued CDF wildland fire protection for all affected areas within the new City boundary. The Condition should also provide that in the event that the new City and the local fire protection agencies are unable to consummate appropriate contractual agreements for this purpose, the new City shall be authorized to enter into a direct agreement with the CDF to achieve the same level of wildland fire protection as exists currently. Finally, the Condition shall provide that the arrangements for retaining the services of CDF should remain in effect until and unless the city and the Fire District mutually agree to alternative arrangements that provide an adequate level of wildland fire protection services that are at least equal to the level provided by the CDF.

3. **Comment/Issue:** If the new City does not enforce existing CC&Rs within the area proposed for incorporation, this could result in the development of additional units in subdivisions where such units are prohibited by the existing CC&Rs.

Decision Point: Should LAFCO require the new City to enforce existing CC&Rs within its jurisdiction which prohibit the development of additional units?

Analysis: In the event that LAFCO were to not require the new City to continue CC&R enforcement activities, or if the new City were to terminate the service later, the legal validity and enforceability of the CC&Rs would remain unchanged, and would rest with the property owners. Most property owners would continue to abide by the rules of their respective subdivisions, whether or not the CSD or the new City was involved with enforcement or oversight responsibilities. No one can predict how strictly the property owners would enforce their CC&Rs following incorporation.

Determination: The decision on whether or not to accept the responsibility of enforcing existing CC&Rs should rest with the new City, and if the new City determines not to enforce the existing CC&Rs, that responsibility would rest with the property owners themselves.

RECOMMENDATION: Do not require the new City to enforce existing CC&Rs within its jurisdiction.

4. **Comment/Issue:** The EDHCS D has development impact fees in place to pay for construction of park and recreation facilities and that fee is reviewed and adjusted annually. Additionally, the EDH CSD has a policy that requires parks to be constructed have a dedicated operation and maintenance funding mechanism. With these systems and programs already in place, the City

will not have to start from the beginning, just make some adjustments to account for the additional territory currently not in the CSD boundaries. It is strongly recommended (by EDHCSD) that the City adopt the CSD park development standards and development policies, not the County's as the CSD is the primary provider of park and recreation facility services in the area.

Decision Point: Should LAFCO require that the new City adopt the EDH CSD park development standards and development policies, as opposed to comparable standards of El Dorado County?

Analysis: The comments from the EDH CSD staff reflect an understanding of local conditions and needs that are important to the maintenance of consistent level of park and recreation services following incorporation. If there are differences between current CSD standards and those of the County, it is likely that the local CSD standards are better suited to the needs of the local citizens.

Staff Recommended Determination: The local park development and maintenance standards of the EDH CSD are the most appropriate in terms of meeting the needs and service requirements of the citizens of El Dorado Hills.

RECOMMENDATION: Include within the Terms and Conditions of Incorporation a provision requiring the new City to adopt the park development standards and related development impact fees for park and recreation services.

Compilation of Determinations and Recommendations

A. Boundary- Related Determinations

1. Re: Promontory and Carson Creek:

Recommended Determination: The boundary as proposed is inconsistent with state law and local policies and will likely produce areas that are difficult to serve.

RECOMMENDATION: Modify the boundary to include the Promontory and the Carson Creek properties.

2. Former Agricultural Lands:

RECOMMENDATION: include the islands within the city boundary.

3. Marble Valley:

Staff Recommended Determination: Development anticipated in the Marble Valley area will require a type and level of municipal services equal to most other areas included within the City boundaries. Furthermore inclusion of the entire Marble Valley area within the incorporation boundaries will allow the citizens to participate in city affairs and have access to city services. This would be in the best interests of future residents of the area.

RECOMMENDATION: Include the entire Marble Valley area within the incorporation boundary.

4. Hickok Road and Arroyo Vista:

Determination: Inclusion of lands contained in the Hickok Road area will divide a community. Lands in the Arroyo Vista area have low population density and do not need organized community services, currently or in the probably future, such as those services planned to be provided by the City. "

Recommendation: Modify the boundary to exclude parcels in the Arroyo Vista and Hickok Road areas, including all territory east of Salmon Falls Road and north of Green Valley Road, thereby resulting in an incorporation area that would not be difficult to serve.

4. Agricultural Lands:

Staff Recommended Determination: The agriculturally designated parcels south of the El Dorado Hills (108-050-01 and 108-050-15) are not

appropriate to include within the incorporation area. This determination is based on the following reasons:

- a) These parcels are in current agricultural land use.
- b) One parcel is under an active Williamson Act contract.
- c) There are no indications of need for urban services to these parcels.

RECOMMENDATION: Exclude these two parcels from the incorporation area.

Staff Recommended Determination - Option 1: The industrial zoned parcels south of the El Dorado Hills Business Park are appropriate to include within the incorporation area. This determination is based on the following reasons:

- a) The parcels that are industrially zoned indicate an anticipation of future development and need for urban services.
- b) The parcels that are within the EID and currently receive municipal water service from EID for existing industrial operations and uses demonstrate a need for urban services.
- c) Parcels that are owned by one owner should not be divided by the city boundary.
- d) The “flag” situation that would result from excluding the High School parcel from the city boundary would create an undesirable boundary configuration.

RECOMMENDATION: The southern boundary of the incorporation area should include parcels 108-050-05 through 108-050-08, plus parcels 108-050-14, 108-050-17 (collectively, the “Sierra Pacific” Parcels) and 108-050-42 (the “High School Parcel”), identified above.

Staff Recommended Determination - Option 2: While the resulting “flag” boundary configuration in this area to the south is less than optimum, LAFCO recognizes its role in protecting the physical and economic integrity of agriculture, and does not include the High School parcel in the original boundary of the City.

RECOMMENDATION: The southern boundary of the incorporation area should include the industrially designated parcels and exclude the High School parcel, identified above.

6. Bass Lake Area:

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Staff Recommended Determination: Boundaries for the City of El Dorado Hills in the Bass Lake area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are more logical and best reflect the community of El Dorado Hills in this area. Lands in the sphere of influence of Cameron Park CSD are not logically included in City boundaries. Road parcels along the perimeter boundaries of the City shall be entirely included within the City boundaries.

7. Green Valley Road area:

Staff Recommended Determination: As stated above, boundaries for the City of El Dorado Hills in the Bass Lake area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are more logical and best reflect the community of El Dorado Hills in this area. Lands in the sphere of influence of Cameron Park CSD are not logically included in City boundaries. Road parcels along the perimeter boundaries of the City shall be entirely included within the City boundaries.

RECOMMENDATION: Approve boundaries for the City following the existing boundary of EDHCSD and its sphere of influence in the Bass Lake area and the area west of "New Bass Lake Road".

8. Marble Mountain:

Staff Recommended Determination: Lands in the Marble Mountain Homeowners CSD should remain inside the boundaries of the City in order to avoid creation of an island of unincorporated territory within the new city boundary and to facilitate extension of services if needed.

RECOMMENDATION: Include the area served by the Marble Mountain Homeowners CSD within the incorporation boundary

9. Green Springs Ranch:

Staff Recommended Determination: Boundaries for the City of El Dorado Hills in Green Springs Ranch area which follow the boundary and sphere of influence lines of the El Dorado Hills CSD are logical and best reflect the community of El Dorado Hills in this area. Inclusion in the city will not necessarily result in any change in the character of the area and as city voters, the residents of Green Springs Ranch shall have a strong voice in any planning for the area.

RECOMMENDATION: Include the entire Green Springs Ranch subdivision within the incorporation area.

10. El Dorado Hills Business Park:

Staff Recommended Determination: It is in the best interests of the citizens of the proposed city and the County as a whole to include the EDH Business Park in the proposed city boundary. The reasons for inclusion are:

- a) To exclude the Business Park would not promote logical and functional boundaries.
- b) Exclusion of the Business Park would complicate service delivery in the area; inclusion would promote efficiency of service delivery.
- c) Inclusion of the Business Park would promote a more balanced city with a better jobs-to-housing balance.
- d) The Business Park is developed at a level that demands urban level of services more appropriately provided by a city.
- e) Future development of vacant land within the Business Park will have impacts on the city that can best be coordinated and mitigated by the inclusion of the Business Park in the city boundary.

RECOMMENDATION: Include the El Dorado Hills Business Park inside the incorporation area boundary.

11. Lakehills Drive:

Staff Recommended Determination: Salmon Falls Road is a logical boundary for the City in the Lakehills/Equestrian Village area. It is in the best interests of the citizens of the affected area, and it is consistent with LAFCO policies, to include the Lakehills/Equestrian Village area within City. The reasons for inclusion are:

- a) To avoid the loss of services to those properties currently within the EDHCSD.
- b) To ensure a logical and definite City boundary.

RECOMMENDATION: Retain the Lakehills/Equestrian Village area within the incorporation boundary.

12. General Determinations Related to Boundaries

- a) **Recommended Determination:** The boundary as modified by LAFCO have eliminated islands and have created an logical service area for

the new city, The boundaries further eliminate areas that would be difficult for the County to continue to serve.

b) ***Recommended Determination:*** The boundary as modified by LAFCO includes a single contiguous area and is definite and certain and conforms to existing lines of assessment and ownership

c) ***Recommended Determination:*** The boundaries of existing agencies are more logical and appropriate for the boundaries of the City than natural or topographic boundaries in this area.

d) ***Recommended Determination:*** The boundaries as modified by LAFCO are consistent with the spheres of influence of affected and adjacent local agencies.

e) ***Recommended Determination:*** The boundaries as modified by LAFCO are consistent with these agricultural policies in that lands that are designated for continued agricultural use and subject to Williamson Act policies have been excluded from the City while lands that may presently be in agricultural use but which are designated for urban development have been included where appropriate for logical boundaries.

B. Services-Related Determinations.

1. Need for Incorporation:

Recommended Determination: The application for incorporation demonstrates the need for the incorporation of a new city for the purpose of providing governmental services to the community of El Dorado Hills, and the formation of a new multi-service city government is the best alternative to provide services.

RECOMMENDATION: Approve the incorporation of the City of El Dorado Hills.

2. Capability to provide adequate services:

Staff Recommended Determination: The new city will be capable of providing adequate services which are the subject of the proposed incorporation.

3. Timely availability of water:

Staff Recommended Determination: Water supply, and anticipated water supplies, in the El Dorado Hills area are adequate for current and projected needs and uses in the new city.

4. Best alternative for providing services:

Staff Recommended Determination: The proposed incorporation and its plan of service provides the best alternative for the provision of public services and for meeting community needs as stated in the goals and purposes of the incorporation contained in the application documents.

5. Potential for significant impacts on services:

Staff Recommended Determination: Environmental mitigations and terms and conditions of approval will prevent significant negative impacts on the cost and adequacy of services currently provided by existing governmental agencies.

6. Additional Services needed:

Staff Recommended Determination: No additional services or changes of organization are needed at this time in the proposal area and in adjacent properties. The boundaries, as modified by LAFCO, include those areas appropriate for inclusion in the City.

7. Fire District Improvement Fee:

Staff Recommended Determination: In order to ensure adequate services, the new City shall adopt Chapter 13.20 of the County Ordinance Code, and maintain seamless application and administration of the Fire District Improvement Fee on new development within the City.

8. Replacing Wildland fire protection services:

Staff Recommended Determination: Continuation of wildland fire services at pre-incorporation levels is best accomplished with through a contract with CDF.

Recommended Determination: Either a direct contract with CDF or City reimbursement of fire agencies would be consistent with requirements to maintain pre-incorporation levels of service. However, the ability of LAFCO to impose direct binding requirements on the new City provides a higher degree of certainty to ensure continuation of services at pre-incorporation levels.

Alternative Option The most appropriate means of continuing pre-incorporation levels of wildland fire protections is through an

agreement between affected local fire providers, CDF and the City, with the reimbursement by the City of all net new costs.

Staff Recommended Determination: Payment by the City of the net annual cost of continued wildland fire protection at the state-wide rate set by CDF for Local Responsibility Areas is sufficient to ensure there is no reduction in service levels.

LAFCO is satisfied that the mitigation measure for this potentially significant impact, and the applicable provisions of the Terms and Conditions of Incorporation, are enforceable and sufficient to fully mitigate the impact.

9. Enforcing CC&Rs:

Determination: The decision on whether or not to accept the responsibility of enforcing existing CC&Rs should rest with the new City, and if the new City determines not to enforce the existing CC&Rs, that responsibility would rest with the property owners themselves.

10. Park development and maintenance standards:

Staff Recommended Determination: The local park development and maintenance standards of the EDH CSD are the most appropriate in terms of meeting the needs and service requirements of the citizens of El Dorado Hills.

AGENDA ITEMS 3, 4 & 5

CONTINUED FROM

MAY 18, 2005

Local Agency Formation Commission

STAFF REPORT

Continued from Agenda of May 18, 2005

Agenda Item 3: **RESOLUTION L-05-06 CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE INCORPORATION OF THE CITY OF EL DORADO HILLS**

Attached for your consideration is Resolution L-05-06, Certifying the Final EIR as adequate and complete and that the EIR has been prepared in compliance with the California Environmental Quality Act (CEQA). The recitals to the Resolution provide the background leading up to the completion of the environmental review process.

Final EIR Errata

There are eight corrections that need to be incorporated into the Final EIR. These are set forth in the document identified, "ERRATA, Final Environmental Impact Report for the El Dorado Hills Incorporation Project, May 12, 2005, Revised May 19, 2005." The items included as ERRATA make corrections for clerical and consistency errors that were discovered in the Final EIR subsequent to its publication. These ERRATA result in no substantive changes to the EIR or its conclusions of environmental impacts. The ERRATA document is attached to Resolution L-05-06 and if approved by the Commission, would be incorporated by that action as part of the Final EIR.

RECOMMENDATION

Approve Resolution No.L-05-06 - CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE INCORPORATION OF THE CITY OF EL DORADO HILLS, LAFCO Project 03-10, as modified by the items identified in the ERRATA document, attached to the Resolution.

APPROVED

EL DORADO LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

TELEPHONE: (530) 295-2707
FAX: (530) 295-1208

RESOLUTION NUMBER L-05-06
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR
THE PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS
(LAFCO Project No. 03-10)

WHEREAS, the El Dorado Local Agency Formation Commission (LAFCO) is the Lead Agency for the Incorporation of the Proposed City of El Dorado Hills (LAFCO Project No. 03-10) initiated by Resolution 322-2003 of the Board of Supervisors of El Dorado County; and

WHEREAS, a Notice of Preparation for a Draft Environmental Impact Report ("Draft EIR") was prepared, properly circulated and released for public comment on August 24, 2004; and

WHEREAS, the Draft EIR was prepared and released for public review and comment between February 14 and April 15, 2005, and was considered at noticed public hearings on February 23, 2005 and March 23, 2005; and

WHEREAS, a Final Environmental Impact Report ("Final EIR") was prepared, released on May 6, 2005 for public review, and was provided to all agencies that had submitted comments on the Draft EIR, and was considered at a noticed public hearing on May 18, 2005; and

WHEREAS, the Final EIR for the proposed Incorporation of the City of El Dorado Hills has been properly completed and has identified all significant environmental effects of the project and constitutes the complete environmental documentation and review of the El Dorado Hills Incorporation Project, pursuant to the requirements of the California Environmental Quality Act. Written responses were provided in the Final EIR to all comments that were received on the Draft EIR at least ten (10) days before certification of the Final EIR, pursuant to the provisions of CEQA; and

WHEREAS, the Final EIR was presented to the Commission and the Commission reviewed and considered the information contained in the Final EIR prior to project approval, as required by CEQA Guidelines Section 15090(a)(2); and

WHEREAS, Public hearings, which were properly noticed, were conducted by the El Dorado Local Agency Formation Commission in compliance with the provisions of CEQA, including public meetings and public hearings, at which written and oral comments were received from the public, community groups, businesses and other interested parties; and

WHEREAS, various agencies of state and local government have reviewed and commented upon the project; and

WHEREAS, all comments received during the period of public review have been duly considered and incorporated into the Final EIR and, where necessary, responded to, in accordance with the provisions of CEQA; and

COMMISSIONERS: Gary Costamagna, Ted Long, Roberta Colvin, Rusty Dupray, Aldon Manard, Charlie Paine, Nancy Allen
ALTERNATES: Carl Hagen, George Wheeldon, Francesca Loftis, James R. Swecney
STAFF: Roseanne Chamberlain-Executive Officer, Corinne Fratini-Policy Analyst
Susan Stahmann-Clerk to the Commission, Tom Gibson-LAFCO Counsel

APPROVED

WHEREAS, the El Dorado Local Agency Formation Commission has utilized its own independent judgment in adopting this Resolution and in certifying the Final EIR.

NOW, THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED AS FOLLOWS:

A. The environmental impacts of the incorporation and all related changes have been adequately disclosed and addressed in the environmental review documents prepared for the project and there are no known potential environmental effects that are not addressed in the Final EIR.

B. The Final EIR, consisting of all environmental documents described in this Resolution, is found to be adequate and complete and in compliance with the requirements of the California Environmental Quality Act as is hereby certified.

C. Mitigation Measures have been considered and will be adopted as part of Incorporation of the Proposed City of El Dorado Hills (LAFCO Project #03-10).

D. The attached Errata is incorporated into the Final EIR.

E. The Executive Officer is directed to file a Notice of Determination in compliance with the requirements of the California Environmental Quality Act and local implementing ordinances.

PASSED AND ADOPTED by the El Dorado County Local Agency Formation Commission at a regular meeting of said Commission, held May 25, 2005 by the following vote of said Commission.

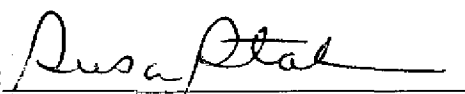
PAINE, ALLEN

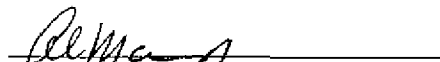
AYES: COSTAMAGNA, LONG, COLVIN, DUPRAY, MANARD

NOES: NONE

ABSTENTIONS: NONE

ABSENT: NONE

ATTEST: 
Clerk to the Commission


Chairperson

ERRATA

Final Environmental Impact Report for the EL DORADO HILLS INCORPORATION PROJECT

May 12, 2005

Revised May 19, 2005

1. On FINAL EIR page R-1, the text of the MITIGATION beginning on Draft EIR page ES-5 has been modified as follows:

~~“1. LAFCO should shall require the new City to maintain seamless compliance with those County Transportation Impact Fee programs that include an El Dorado Hills area component through the collection of the appropriate fee at the time of building permit issuance. The County and City should enter into an equitable agreement to both assign project construction responsibility and the funding of those projects. It is anticipated that the current El Dorado Hills/Salmon Falls Area RIF program or any updated iteration of that fee program would be transferred to the new City for administration. do each of the following:~~

- ~~1. Maintain seamless compliance with each of the existing Transportation Impact Fee programs through the collection of the appropriate funds at the time of building permit issuance for all development within the new City. The Impact Fee Programs are:~~
 - ~~a) El Dorado Hills/Salmon Falls Area Road Impact Fee (RIF)~~
 - ~~b) West Slope Traffic Impact Mitigation Fee (County TIM)~~
 - ~~c) State Traffic Impact Mitigation Fee (State TIM)~~
 - ~~d) Interim Highway 50 Corridor Variable Traffic Impact Fee (Interim 50 Variable TIM)~~
- ~~2. Transfer to the County an amount equal to all revenues derived from the foregoing fees, with the exception of the El Dorado/Salmon Falls Area RIF, since it would be administered by the new City, itself.~~
32. Maintain the current level of financial support to the EDCTA transit programs, so as to maintain a consistent level of funding from development fees, sales tax revenues, and all other applicable sources, as exists prior to incorporation.

~~LAFCO should require the new City to maintain funding levels and encourage it to join the JPA that oversees the operation of the EDCTA. This would assure continued funding and coordination with the County regarding transit programs.~~

~~LAFCO should incorporate these mitigation measures as conditions of its approval of incorporation and thereby ensure continued financial support to the transportation improvement projects and the service level of the EDCTA, with the result that there would be no diminution of funding as a result of incorporation.”~~

2. On FINAL EIR page R-2, the text of the MITIGATION for Impact 2-8 has been modified as follows:

1. LAFCO should require the retention of CDF for wildland fire protection through contractual agreements between the new City, all affected local fire protection agencies ~~the El Dorado Hills Fire Department (EDHCWD)~~, and the CDF.
2. LAFCO should require the new City to transfer to all affected local fire protection agencies ~~EDHCWD~~ an amount sufficient to fund the cost of continued CDF wildland fire protection for all affected areas within the new City boundary.
3. The arrangements to retain the services of the CDF should remain in effect until and unless the city and all affected local fire protection agencies ~~the Fire District~~ mutually agree to alternative arrangements that provide an adequate level of wildland fire protection services that are at least equal to the level provided by the CDF.”

3. On FINAL EIR page R-2, the text of the Mitigation for Impact 2-9 has been modified to delete the following text:

- ~~3. The new City should consider adoption of the El Dorado Hills CSD Park and Recreation Master Plan, which includes all areas within the El Dorado Hills CSD and its SOI.~~
- ~~4. Encourage the new City to adopt the Park Development Standards of the El Dorado Hills CSD and the CSD’s development fee impact program for use in mitigating the impacts of new development on the new City’s parks and recreation resources.~~

4. On FINAL EIR page R-5, following the discussion of the text change for Mitigation 3-35 and prior to the discussion of the text change for Mitigation 3-37 (1), the following text has been added:

“On Draft EIR page ES-16, the text of Mitigation 3-36 has modified to delete part 3 of the mitigation measure:

- ~~3. Apply IBC Overlay to Lands Identified as having High Wildlife Habitat Values.~~

5. On FINAL EIR page R-5, following the discussion of the text change for Mitigation 3-35 and prior to the discussion of the text change for Mitigation 3-37 (1), the following text has been added:

“The following text on Draft EIR page 3-71 has been deleted:

- ~~3. Apply IBC Overlay to Lands Identified as Having High Wildlife Habitat Values.”~~

6. On FINAL EIR page R-11, the text of the MITIGATION has been modified as follows:

~~1. LAFCO should shall require the new City to maintain seamless compliance with those County Transportation Impact Fee programs that include an El Dorado Hills area component through the collection of the appropriate fee at the time of building permit issuance. The County and City should enter into an equitable agreement to both assign project construction responsibility and the funding of those projects. It is anticipated that the current El Dorado Hills/Salmon Falls Area RIF program or any updated iteration of that fee program would be transferred to the new City for administration. -do each of the following:~~

- ~~1. Maintain seamless compliance with each of the existing Transportation Impact Fee programs through the collection of the appropriate funds at the time of building permit issuance for all development within the new City. The Impact Fee Programs are:~~
 - a) ~~El Dorado Hills/Salmon Falls Area Road Impact Fee (RIF)~~
 - b) ~~West Slope Traffic Impact Mitigation Fee (County TIM)~~
 - e) ~~State Traffic Impact Mitigation Fee (State TIM)~~
 - d) ~~Interim Highway 50 Corridor Variable Traffic Impact Fee (Interim 50 Variable TIM)~~
- ~~2. Transfer to the County an amount equal to all revenues derived from the foregoing fees, with the exception of the El Dorado/Salmon Falls Area RIF, since it would be administered by the new City, itself.~~
- ~~3.2. Maintain the current level of financial support to the EDCTA transit programs, so as to maintain a consistent level of funding from development fees, sales tax revenues, and all other applicable sources, as exists prior to incorporation.~~

~~LAFCO should require the new City to maintain funding levels and encourage it to join the JPA that oversees the operation of the EDCTA. This would assure continued funding and coordination with the County regarding transit programs.~~

~~LAFCO should incorporate these mitigation measures as conditions of its approval of incorporation and thereby ensure continued financial support to the transportation improvement projects and the service level of the EDCTA, with the result that there would be no diminution of funding as a result of incorporation.”~~

7. On FINAL EIR page R-17, between the discussion of the text change in Mitigation 3-35 and the discussion of the text change in Mitigation 3-37 (1), the following text has been added:

“The following text on Draft EIR page 3-71 has been deleted:

~~3. Apply IBC Overlay to Lands Identified as Having High Wildlife Habitat Values.~~

~~The IBC overlay should apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district should be subject to the following provisions:~~

~~Increased minimum parcel size;~~

~~Higher canopy retention standards and/or different mitigation standards/thresholds for oak woodlands;~~

~~Lower thresholds for grading permits;~~

~~Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;~~

~~Increased riparian corridor and wetland setbacks;~~

~~Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by USFWS/CDFG);~~

~~Standards for retention of contiguous areas/large expanses of other (non oak or non-sensitive) plant communities;~~

~~Building permits discretionary or some other sort of "site review" to ensure that canopy is retained;~~

~~More stringent standards for lot coverage, FAR, and building height; and~~

~~No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement.~~

~~The standards listed above should be included in the Zoning Ordinance of the new City."~~

8. On FINAL EIR p. C&R91-92, the Response to Comment O-9 has been modified as follows:

RESPONSE O-9: *Comment noted. While adoption of the CSD park development standards would be a desirable thing, LAFCO can only encourage the new city to do so, and will do so in the Terms and Conditions attached to the incorporation, if approved. Since LAFCO can not require the new city to adopt these standards, modifying the wording of the Mitigation Measure for Impact 2-9 would not achieve the desired effect. In response to this Comment, the EIR has been modified to expand the scope of the mitigation requirements for Impact 2-9 on Draft EIR pages ES-6 and 2-46:*

— **MITIGATION**

- ~~1. Include all lands currently inside the EDHCSD boundary into the boundary of the new City.~~
- ~~2. Include all lands currently inside the Springfield Meadows CSD within the new City.~~
- ~~3. The new City should consider adoption of the El Dorado Hills CSD Park and Recreation Master Plan, which includes all areas within the El Dorado Hills CSD and its SOL.~~
- ~~4. Encourage the new City to adopt the Park Development Standards of the El Dorado Hills CSD and the CSD's development fee impact program for use in mitigating the impacts of new development on the new City's parks and recreation resources.~~

Local Agency Formation Commission

STAFF REPORT

Continued from Agenda of May 18, 2005

Agenda Item 4: **RESOLUTION L-05-07 ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS; LAFCO PROJECT NO. 03-10**

Attached for your consideration is Resolution L-05-07, Adopting Findings of Fact and Statement of Overriding Considerations for the Incorporation of El Dorado Hills, LAFCO Project No. 03-10). This action is required by CEQA Guidelines Section 15091 which states that before a public agency can approve a project for which an EIR has identified significant environmental effects, the agency must first adopt "one or more findings for each [such] ... significant effect." The Final EIR for the El Dorado Hills Incorporation Project has identified significant environmental effects with respect to the numerous "indirect" impacts associated with incorporation, as described and delineated in the EIR.

Accordingly, the attached Findings of Fact and Statement of Overriding Considerations has been prepared and is made a part of the Resolution by reference.

RECOMMENDATION

Approve Resolution No.L-05-07 - Adopting Findings of Fact and Statement of Overriding Considerations for the Incorporation of El Dorado Hills, LAFCO Project No. 03-10).

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EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L - 05-07
ADOPTING FINDINGS OF FACT AND STATEMENT
OF OVERRIDING CONSIDERATIONS FOR THE
PROPOSED INCORPORATION OF THE
CITY OF EL DORADO HILLS (LAFCO PROJECT NO. 03-10)

WHEREAS, the Local Agency Formation Commission of the County of El Dorado is the entity authorized to approve incorporations pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act"); and,

WHEREAS, the Board of Supervisors of the County of El Dorado passed a Resolution of Application, Resolution 322-2003, in accordance with Section 56654 of the Act, thereby initiating the Proposed Incorporation of El Dorado Hills as LAFCO Project No. 03-10; and,

WHEREAS, fiscal, environmental and other appropriate analyses were initiated; and,

WHEREAS, local jurisdictions, community residents, business and other interested parties have provided input into the evaluation process; and,

WHEREAS, public agencies have reviewed and commented upon the project; and,

WHEREAS, sufficient public notice has been provided in accordance with the Act for all hearings on the matter of the Proposed Incorporation of El Dorado Hills; and,

WHEREAS, the El Dorado Local Agency Formation Commission has all the necessary background materials upon which it may judge the merits of the Project; and,

WHEREAS, a Final Environmental Impact Report has been considered and certified as adequate and complete (LAFCO L-05-06) at the meeting of the El Dorado Local Agency Formation Commission on May 25, 2005.

COMMISSIONERS: GARY COSTAMAGNA, TED LONG, ROBERTA COLVIN, RUSTY DUPRAY, ALDON MANARD, CHARLIE PAINE, NANCY ALLEN
ALTERNATES: CARL HAGEN, GEORGE WHEELDON, FRANCESCA LOFTIS, JAMES R. SWEENEY
STAFF: ROSEANNE CHAMBERLAIN-EXECUTIVE OFFICER, CORINNE FRATINI-POLICY ANALYST,
SUSAN STAHMANN-CLERK TO THE COMMISSION, TOM GIBSON-LAFCO COUNSEL

NOW, THEREFORE BE IT RESOLVED that the attached document entitled "FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS" (Attachment A) is hereby approved, adopted and incorporated by reference as though wholly set forth herein.

PASSED AND ADOPTED by the El Dorado County Local Agency Formation Commission at a regular meeting of said Commission, held May 25, 2005 by the following vote of said Commission.

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

Clerk to the Commission

Chairperson

Local Agency Formation Commission

STAFF REPORT

Continued from Agenda of May 25, 2005

Agenda Item 5: **RESOLUTION L-05-08 ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE INCORPORATION OF THE CITY OF EL DORADO HILLS, CALIFORNIA (LAFCO Project 03-10).**

Attached for your consideration is Resolution L-05-08, Adopting a Mitigation Monitoring Program for the Incorporation of El Dorado Hills, California (LAFCO Project No. 03-10).

This action is required by the California Public Resources Code Section 21081.6 which requires "...the preparation and adoption of a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."

NOTE: THE MITIGATION MONITORING PROGRAM HAS BEEN REVISED SUBSEQUENT TO THE DRAFT PRESENTED TO YOU AT YOUR MAY 18, 2005 HEARING TO INCORPORATE CLERICAL CORRECTIONS AND TO CONFORM THIS DOCUMENT TO ALL FINAL REVISIONS TO THE EIR AS REFLECTED IN THE FINAL EIR ERRATA DOCUMENT.

Accordingly, the attached document, "El Dorado Hills Incorporation – Mitigation Monitoring Program" has been prepared and is made a part of the Resolution by reference.

RECOMMENDATION

Approve Resolution No.L-05-08 – Adopting a Mitigation Monitoring and Reporting Program for the Incorporation of El Dorado Hills, California (LAFCO Project No. 03-10).

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EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L 05-08
ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR
THE PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS
(LAFCO Project Number 03-10)

WHEREAS, the El Dorado Local Agency Formation Commission is the entity authorized to approve incorporations pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act"); and,

WHEREAS, the Board of Supervisors of the County of El Dorado passed a Resolution of Application, Resolution 322-2003, in accordance with Section 56654 of the Act, thereby initiating the Proposed Incorporation of El Dorado Hills as LAFCO Project No. 03-10; and,

WHEREAS, the El Dorado Local Agency Formation Commission considered the proposal to create a new city of El Dorado Hills, California; and,

WHEREAS, a Draft Environmental Impact Report for the El Dorado Hills Incorporation Project was prepared to evaluate the potential environmental impacts of the proposed incorporation; and,

WHEREAS, a Final Environmental Impact Report ("Final EIR") was certified as adequate and complete for the Proposed Incorporation of the City of El Dorado Hills prepared by Resolution L-05-06; and,

WHEREAS, the Final EIR identified mitigation measures for impacts identified therein; and,

WHEREAS, certain of those mitigation measures are made conditions of approval of the proposed incorporation, under Resolution L-05-09; and,

WHEREAS, pursuant to Section 21081.6 of the Public Resources Code, a Mitigation Monitoring and Reporting Program is required.

NOW, THEREFORE BE IT RESOLVED by the Local Agency Formation Commission of the County of El Dorado that the attached document entitled EL DORADO HILLS INCORPORATION – MITIGATION MONITORING PROGRAM (Attachment A) is hereby adopted and incorporated by reference as though wholly set forth herein.

PASSED AND ADOPTED by the El Dorado County Local Agency Formation Commission at a regular meeting of said Commission, held May 25, 2005 by the following vote of said Commission.

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

Clerk to the Commission

Chair

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ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
DIRECT IMPACTS				
Potential loss of County funding for acquisition of permanent rare plant habitat.	Require continued collection by the new City of the habitat conservation mitigation fee and require the transfer to the County of an amount equal to the proceeds thereof, following Incorporation, in accordance with Chapter 17.71 of the County ordinance Code.	LAFCO/New City	Procedures to ensure collection of fees and transfer of fees to the County established as a Condition of Incorporation. City to adopt County ordinance at first meeting of new City Council.	Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.
Creation of Islands of Unincorporated Territory.	Include the Large Adjacent Development Projects (Promontory, Carson Creek and the eastern half of Marble Valley Include the former Williamson Act Parcels to Eliminate "Islands"; Exclude from the Boundary Agricultural Lands Located at the Southern End of the Proposal Area. This would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Disruption of established Rural Residential communities and the Hickok Road Community Services District.	Modify the boundary to exclude all of Hickok Road CSD. Modify the boundary to exclude the Arroyo Vista CSD and surrounding Rural parcels. These measures would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Potential inclusion of a Williamson Act parcel.	Exclude Agricultural Preserve 135 (the Mehrten Parcel) from the Incorporation boundary. This would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Potential reduction in funding for transportation improvements and transit operations.	LAFCO shall require the new City to maintain seamless compliance with existing County Transportation Impact Fee programs that include the El Dorado Hills area component through the collection of the appropriate funds at building permit issuance. The County and city should enter into an equitable agreement to both assign project construction responsibility and the funding of those projects. It is anticipated that the current El	LAFCO/New City	Procedures to ensure collection of fees and transfer of fees to the County, including fees that support EDCTA operations, to be established as a Condition of Incorporation. City to adopt County ordinance at first meeting of new City Council.	Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.

**ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Dorado Hills/Salmon Falls Area RIF program or any updated iteration of that fee program would be transferred to the new city for administration.</p> <p>Maintain the current level of financial support to the EDCTA transit programs, so as to maintain a consistent level of funding from development fees, sales tax revenues, and all other applicable sources, as exists prior to incorporation.</p> <p>This measure would reduce the impact to a level of less than significant.</p>			
<p>Loss of traffic enforcement services by the California Highway Patrol.</p>	<p>Require the new City to provide traffic control services within the Incorporation Area at levels no lower than those currently provided by the CHP.</p> <p>This would reduce the impact to a level of less than significant.</p>	<p>LAFCO/New City</p>	<p>Specific details related to traffic enforcement within the new City to be required as a Condition of Incorporation and to be incorporated in contractual agreement with County Sheriff or other law enforcement agency selected by the new City to provide law enforcement service to the new City.</p>	<p>As of the Effective Date of Incorporation, all issues related to traffic enforcement within the Incorporation area will be formally resolved.</p>
<p>Potential service reduction from loss of revenues from the Fire District Improvement Fee.</p>	<p>Require the new City to adopt and continue indefinitely the Fire District Improvement Fee, as set forth in Chapter 13.20 of the County Ordinance Code.</p> <p>Require the new City to transfer to EDHCWD an amount equal to the Fire District Improvement Fee.</p> <p>These measures would reduce the impact to a level of less than significant.</p>	<p>LAFCO/New City</p>	<p>Formalized requirements related to the new City's payment and transfer of Fire District Improvement Fees will be established as a Condition of Incorporation.</p>	<p>Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.</p>
<p>Loss of wildland protection service by the CDF.</p>	<p>Require the retention of CDF for wildland fire protection through contractual agreements between the new City and all affected local fire protection agencies and the CDF.</p> <p>Require the new City to transfer to all affected local fire protection agencies an amount sufficient to fund the cost of continued CDF</p>	<p>LAFCO/New City</p>	<p>LAFCO to include these requirements as Conditions of Incorporation.</p>	<p>Not later than the Effective Date of Incorporation, the new City shall have entered into contractual arrangements with the affected fire districts and the CDF to assure wildland fire protection services by the CDF.</p>

**ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>wildland fire protection for all affected areas within the new City boundary.</p> <p>The arrangements to retain the services of the CDF should remain in effect until and unless the city and all affected local fire agencies mutually agree to alternative arrangements that provide an adequate level of wildland fire protection services that are at least equal to the level provided by the CDF.</p> <p>These measures would reduce the impact to a level of less than significant.</p>			
<p>Potential loss of parks and recreation services.</p>	<p>Include all lands currently inside the EDHCSD boundary into the boundary of the new City.</p> <p>Include all lands currently inside the Springfield Meadows CSD within the new City.</p> <p>These measures would reduce the impact to a level of less than significant.</p>	<p>LAFCO</p>	<p>Boundary changes embodied in LAFCO Resolution approving incorporation.</p>	<p>Boundary changes formalized prior to Incorporation Approval by LAFCO.</p>
INDIRECT IMPACTS				
<p>Substantial alteration or degradation of land use character.</p>	<p>Create distinct community separators.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to the protection of land use character may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>
<p>Creation of substantial land use incompatibility.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to land use incompatibility may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>The City and County should coordinate on land use policy for areas within the new City's Sphere of Influence.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		developed.	
<p>Potential for conversion of important farmland, grazing land, and land currently in agricultural production.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Identify acceptable mitigation for loss of agricultural lands.</p> <p>Provide additional protection for agricultural use.</p> <p>Provide adequate agricultural setbacks.</p> <p>Require agricultural fencing on adjacent residential property.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related farmland conversion may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>
<p>Degradation of the quality of scenic vistas and scenic resources.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Protect views from scenic corridors.</p> <p>The City should extend limitations on ridgeline development within scenic corridors or identified viewing locations to include all development.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to scenic vistas may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>

**ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
Degradation of existing visual character or quality of the area.	<p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p> <p>The new City should consider the adoption of policies in its future general plan that would reduce impacts on visual resources of the area. Issues to consider include guidelines for ridgeline development, hillside development, preservation of Heritage Oaks, and retention of natural landform contours (i.e. criteria for mass grading designs).</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.	The establishment of new policies to address and mitigate project-specific effects related to visual character may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.
Creation of new sources of substantial light or glare that could adversely affect daytime or nighttime views.	<p>Establish a General Plan conformity review process for all development projects.</p> <p>Consider lighting design features to reduce effects of nighttime lighting.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.	The establishment of new policies to address and mitigate project-specific effects related to light and glare may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Potential to opt out of Measure Y land use policies.	<p>The City should adopt the Measure Y policies regarding land use restrictions in its own General Plan and encourage the new City to enforce these policies on new developments as a means to mitigate traffic impacts in excess of acceptable LOS standards.</p> <p>Until the new City has developed its General Plan adopting Measure Y policies on land use restrictions and identified policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, with policies intended to address traffic impacts associated with new development within its jurisdiction. This has not yet been developed.	Completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.

**ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
Increase in daily and peak hour traffic on roadways already congested.	<p>Implement new growth control measure.</p> <p>Adopt new traffic impact mitigation fee.</p> <p>Establish Level of Service (LOS) policies.</p> <p>Implement a frequent transit service on exclusive right-of-way to El Dorado Hills Business Park.</p> <p>Until the new City has developed its General Plan adopting a new growth control measure, a new traffic impact mitigation fee, and LOS policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>	New City EDCTA	<p>Following Incorporation, the new City will be required to develop a General Plan, with policies intended to address traffic impacts associated with new development within its jurisdiction. This has not yet been developed.</p> <p>EDCTA may consider implementation of frequent transit service to the El Dorado Hills Business Park as demand for such a service warrants.</p>	<p>The establishment of a new growth control measure, new traffic impact fee, and LOS policies may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p> <p>EDCTA may consider implementation of frequent transit service to the El Dorado Hills Business Park when the demand for such a service justifies such consideration.</p>
Unacceptable LOS conditions related to generation of new traffic in advance of transportation improvements.	<p>Establish concurrency standards.</p> <p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Until the new City has developed its General Plan policies on concurrency standards land use restrictions and identified policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on traffic may be completed with the new City's adoption of its General Plan which is to be completed within 30 months following the Effective Date of Incorporation.</p>
Insufficient transit capacity.	<p>Develop funding mechanism for park-and-ride lots.</p> <p>Develop a program for expanded commuter bus service.</p> <p>Until the new City has developed its General Plan policies on developing funding mechanisms for transit improvements such as park-and-ride lots, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of a funding mechanism for park-and-ride lots may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
Increase in surface water pollutants from	Encourage mitigation of the environmental	New City	Following Incorporation, the	The establishment of policies

**ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
additional wastewater treatment plant discharges.	<p>impacts related to future expansions in wastewater treatment capacity.</p> <p>Encourage use of recycled water in new development served by public wastewater systems.</p> <p>Require a will-serve letter from wastewater treatment service provider.</p> <p>Until the new City has developed its General Plan policies on encouraging mitigation of impacts associated with wastewater treatment system improvements and the use of recycled water, this impact could be regarded as potentially significant and unavoidable.</p>		new City will be required to evaluate the environmental effects associated with proposed wastewater treatment system improvements within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.	encouraging the mitigation of environmental effects associated with wastewater treatment system improvements and the use of recycled water may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increase in groundwater pollutants from onsite wastewater treatment systems (OWTS) (Septic Systems).	<p>Monitor performance of septic systems annually.</p> <p>Until the new City has developed its General Plan policies to require the monitoring of septic systems, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to evaluate the environmental effects associated with OWTS and septic systems within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.	The establishment of policies requiring the monitoring of septic systems may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increase in demand for non-renewable resources for electricity and natural gas.	<p>No feasible mitigation.</p> <p>This impact would remain significant and unavoidable.</p>	N/A	N/A	N/A
Potential for land use incompatibility and other impacts of new and expanded energy supply infrastructure.	<p>Require projects involving new electrical or natural gas supply or distribution facilities to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed energy supply projects within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.	The establishment of new policies to address and mitigate project-specific effects related to energy infrastructure may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Potential land use incompatibility associated with development and expansion of law enforcement facilities.	Require new law enforcement facilities to be located and designed in a manner that avoids adjacent incompatible land uses.	New City	Following Incorporation, the new City will be required to evaluate the environmental	The establishment of new policies to address and mitigate project-specific effects related to

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>effects associated with proposed law enforcement facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>new law enforcement facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Potential school incompatibility with adjacent land uses.</p>	<p>The City should require development projects to be located and designed in a manner to avoid adjacent incompatible land uses.</p> <p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed school facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on school facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Potential library incompatibility with adjacent land uses.</p>	<p>The City should require development projects to be located and designed in a manner to avoid adjacent incompatible land uses.</p> <p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed library facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on library facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Deterioration of existing parks and recreation facilities and need for new facilities.</p>	<p>Implement Parks Master Plan and Parks and Recreation Capital Improvement Program.</p> <p>Provide parks and recreation funding mechanisms.</p> <p>Establish development fee program to fund park and recreation improvements.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, with policies intended to address the effects of new development on park and recreation facilities within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on park and recreation facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	as potentially significant and unavoidable.			
Increase incidents of illegal disposal of household hazardous wastes.	None available. This impact would remain significant and unavoidable.	N/A	N/A	N/A
Increased risk of accidental release of hazardous materials.	Establish truck routes. Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include truck routes within its jurisdiction. This has not yet been developed.	The establishment of truck routes may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increased risk of exposure to hazardous waste resulting from new development on known, suspected and unknown contaminated sites.	Remediate contamination before construction of new development on contaminated sites. Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to be used in the evaluation of environmental effects for development projects within its jurisdiction. This has not yet been developed.	The establishment of policies to be used in evaluating and mitigating project-specific environmental effects associated with hazardous materials may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure to electromagnetic fields generated by new electric energy facilities at school locations.	Encourage coordination between utilities and school districts. Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to encourage coordination between utilities and school districts within its jurisdiction. This has not yet been developed.	The establishment of policies to encourage coordination between utilities and school districts may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Public exposure to asbestos.	The City should establish a General Plan conformity review process for all development projects. Strengthen naturally occurring asbestos dust protection standards. Provide disclosure of naturally occurring asbestos on properties. Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to be used in evaluating possible exposure to asbestos within its jurisdiction. This has not yet been developed.	The establishment of policies to be used in evaluating and mitigating asbestos exposure may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
Increased potential for fire incidents and fire hazards.	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Preclude development in areas of high wildland fire hazard.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to control development that may increase fire hazards within its jurisdiction. This has not yet been developed.	The establishment of policies to control and mitigate project-specific fire hazards may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increased development in areas susceptible to landslide hazards.	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Require geologic analysis in areas prone to geologic or seismic hazards.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of geologic hazards within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific geologic hazards may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Additional development could affect the rate or extent of erosion.	<p>The City should establish a general Plan conformity review process for all development projects.</p> <p>The City should restrict development or disturbance on steep slopes.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of erosion effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific erosion effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure of noise-sensitive land uses to short-term (construction) noise.	<p>Limit noise-generating construction activities.</p> <p>Establish truck routes to minimize truck noise at noise-sensitive land uses.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.

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Impact	Mitigation Measures	Responsibility	Implementation	Schedule
Exposure to ground transportation noise sources.	<p>Protect noise-sensitive land uses from unacceptable noise levels caused by new transportation noise sources.</p> <p>Establish truck routes to minimize truck noise at noise-sensitive land uses.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure of noise-sensitive land uses to fixed or non-transportation noise sources.	<p>Protect noise-sensitive land uses from unacceptable noise levels caused by stationary noise sources.</p> <p>Adopt a noise ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure to aircraft noise.	<p>Enforce standards for interior noise levels in new development affected by aircraft noise.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Construction emissions of ROG, NO _x and PM ₁₀ .	<p>Use updated recommendations to analyze and mitigate potential air quality impacts.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Long-term operational (regional) emissions of ROG, NO _x and PM ₁₀ .	<p>Use updated recommendations to analyze and mitigate potential air quality impacts.</p> <p>Encourage use of alternative-fuel vehicles.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality	The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Investigate use of fuel-efficient or alternative-fuel fleet vehicles.</p> <p>Prohibit wood-burning open-masonry fireplaces in new development.</p> <p>Develop incentive program to encourage use of newer cleaner burning EPA-certified wood stoves.</p> <p>Synchronize signalized intersections.</p> <p>Include pedestrian/bike paths connecting to adjacent development.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>effects within its jurisdiction. This has not yet been developed.</p>	<p>its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Toxic air emissions.</p>	<p>The City should establish a General Plan conformity review process for all development projects</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Use updated recommendations to analyze and mitigate potential air quality impacts.</p> <p>Adopt a policy for facilities housing sensitive receptors.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Local mobile-source emissions of carbon monoxide (CO).</p>	<p>Investigate use of fuel-efficient alternative-fuel fleet vehicles.</p> <p>Until the project-specific details related to implementation of this mitigation measure can</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of</p>

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	be clarified, this impact could be regarded as potentially significant and unavoidable.		effects within its jurisdiction. This has not yet been developed.	its General Plan within 30 months following the Effective Date of Incorporation.
Odorous emissions.	<p>Require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Loss and fragmentation of wildlife habitat, impacts on special status species, and impacts on wildlife movement.	<p>Develop and implement an integrated natural resources management plan.</p> <p>Adopt a no-net-loss policy and mitigation program for important habitat.</p> <p>Require mitigation for loss of woodland habitat.</p> <p>Develop and implement an oak tree preservation ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of effects on biological resources within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific effects on biological resources may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Destruction or alteration of known and unknown, prehistoric and historic sites, features, artifacts and human remains.	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Treat significant resources in ministerial development in accordance with CEQA standards.</p> <p>Adopt a cultural resources ordinance.</p> <p>Define historic design control districts.</p> <p>Prohibit significant alteration or destruction of NRHP/CRHR listed properties.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of effects on cultural resources within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific effects on cultural resources may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Compile and provide access to cultural resources data not documented in NCIC files.</p> <p>Ensure that proposed projects do not disturb human interments.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>			

AGENDA ITEM NO. 6

OTHER BUSINESS

1:31 PM

05/20/05

Accrual Basis

LAFCO
Profit & Loss Budget vs. Actual
July 1, 2004 through May 19, 2005

	Jul 1, '04 - May 19, 05	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Fees	-109,689.30	25,000.00	-134,689.30
Fund Balance from 03-04	164,337.03	164,337.03	0.00
Revenue - Agency Payments	291,022.00	291,022.00	0.00
Revenue - Misc.	0.49	150.00	-149.51
Revenue Interest	2,970.44	2,000.00	970.44
Total Income	348,640.66	482,509.03	-133,868.37
Expense			
00 - Deferred Comp Match	0.00	800.00	-800.00
00 - Employees Regular	199,009.25	179,936.28	19,072.97
00 - Employees Temporary	12,485.46	12,700.00	-214.54
00 - Flex Benefits	0.00	4,500.00	-4,500.00
00 - Health Insurance	5,690.45	29,720.00	-24,029.55
00 - In-Lieu Health Insurance	0.00	4,500.00	-4,500.00
00 - Medicare	1,412.00	2,609.06	-1,197.06
00 - O.A.S.D.I.	578.00		
00 - Overtime	2,188.00	1,000.00	1,188.00
00 - Retirement	22,741.55	29,625.27	-6,883.72
00 - Unemployment Insurance	0.00	1,079.60	-1,079.60
02 - Disability Insurance	91.14	899.66	-808.52
02 - Gen. Liability Insurance	0.00	4,200.00	-4,200.00
02 - Workers Comp Insurance	2,226.00	2,470.00	-244.00
03 - Information Services	3,698.15	6,000.00	-2,301.85
03 - Accounting Services	608.54	4,500.00	-3,891.46
03 - Annual Audit	3,000.00	4,500.00	-1,500.00
03 - Cell & Telephone Services	2,706.03	3,568.28	-862.25
03 - Copies	1,455.91	400.00	1,055.91
03 - GIS Maps	6,862.00	2,000.00	4,862.00
03 - Lease Payment - Building	14,651.96	14,868.00	-216.04
03 - Legal Notices	368.25	300.00	68.25
03 - Legal Services	16,819.10	24,000.00	-7,180.90
03 - Memberships	881.00	550.00	331.00
03 - Memberships - CALAFCO	0.00	2,070.00	-2,070.00
03 - Office Equipment	0.00	500.00	-500.00
03 - Office Expense	2,410.40	1,500.00	910.40
03 - Operating Contingency	0.00	17,508.63	-17,508.63
03 - Payroll Service	551.20	1,039.00	-487.80
03 - Postage	1,200.43	720.00	480.43
03 - Private Auto Mileage	1,772.50	2,420.00	-647.50
03 - Professional Services	47,999.72	71,825.00	-23,825.28
03 - Publications	263.49	674.00	-410.51
03 - Records Storage	0.00	761.00	-761.00
03 - Rental Vehicles	0.00	500.00	-500.00
03 - Rents/Leases-Equipment	838.19	1,867.00	-1,028.81
03 - Staff Development	4,615.25	5,029.00	-413.75
03 - Stipends	3,050.00	4,800.00	-1,750.00
03 - Transportation	578.40	750.00	-171.60
Accrued Leave	0.00	30,248.93	-30,248.93
Future Retirement	0.00	3,996.00	-3,996.00
Refunds	0.00		
Retirement Accruals	7,521.00		
Vacation/Sick Leave	30,248.93		
Total Expense	398,522.30	480,934.71	-82,412.41
Net Ordinary Income	-49,881.64	1,574.32	-51,455.96
Other Income/Expense			
Other Income			
Incorporation Fees	301,925.58		
Total Other Income	301,925.58		

1:31 PM
05/20/05
Accrual Basis

LAFCO
Profit & Loss Budget vs. Actual
July 1, 2004 through May 19, 2005

	<u>Jul 1, '04 - May 19, 05</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Other Expense			
Bank Charges Incorp	11.15		
Professional Services	45,014.50		
Total Other Expense	<u>45,025.65</u>		
Net Other Income	<u>256,899.93</u>		
Net Income	<u>207,018.29</u>	<u>1,574.32</u>	<u>205,443.97</u>

City of El Dorado Hills

Plan of Service

Submitted by:
El Dorado Hills Incorporation Committee

May 2005

Submitted as part of the application materials for LAFCO Project 03-10

Submitted by:

John Hidahl
Chairman
El Dorado Hills Incorporation Committee

Norm Rowett
Vice Chairman
El Dorado Hills Incorporation Committee

Plan of Service

A. Affected Governmental Agencies

The incorporation of El Dorado Hills will involve the reorganization of several governmental organizations. Resolution 322-2003, adopted by the El Dorado County Board of Supervisors, is the basis for the incorporation proposal and provides the framework for this Plan of Service. It included the following specific items:

1. The incorporation of land within the proposed boundary as a new municipal corporation to be named the City of El Dorado Hills.
2. The establishment of a General Law city under the constitution of the State of California. The new City will have a City Manager form of government, appointed by the City Council.
3. The elected officials shall be a five-person City Council, elected at-large from throughout the area to be incorporated.
4. The City Council will appoint a City Manager and a City Attorney who shall serve at the pleasure of the City Council.
5. The provisional appropriations limit per Article XIII B of the California Constitution for the new city (the "Gann Limit") shall be established by the El Dorado LAFCO and shall be placed before the electorate for confirmation by a majority vote as part of the ballot proposition for the incorporation.
6. Agencies anticipated to be affected by the incorporation proposal were identified as:

<u>Agency</u>	<u>Nature of Change</u>
• El Dorado County	Incorporation
• El Dorado Hills CSD	Dissolution and Reorganization
• Marble Mountain CSD	Dissolution and Reorganization
• Springfield Meadows CSD	Dissolution and Reorganization
• County Service Area 9	Detachment and Reorganization
• Various assessment Districts	Transfer to the proposed city.

B. Proposed City Services

1. County Services to be Transferred
By law, certain services are required to be assumed by the new city upon incorporation and therefore must be transferred from County government and other agencies. A new city must also create a "general government" to

administer the services that it shall undertake. These services must be transferred:

- Law enforcement (including traffic control and accident investigation currently supplied by the CHP);
- Planning and Land Use Regulation;
- Building Inspection;
- Maintenance, Engineering, and Construction of streets and highways currently maintained by the County.

In addition, there are a series of other services that the County and other agencies currently provide, that may be transferred to the new city, although none of these is required by law to be shifted. In light of the list of governmental reorganizations contemplated above, the new city shall take over responsibility for the services previously provided by each. These services include:

- Park and Recreation Services;
- Animal Care and Regulation;
- Street lighting;
- Flood Control and Storm drainage;
- Solid waste disposal;
- Streetscape Maintenance

2. City Services – General Government

The County currently provides general government administration for the area proposed for incorporation. General government administration includes all of the support functions necessary for the delivery of municipal services to the new city. Upon incorporation, the new city shall be responsible for providing general government services, as enumerated below.

- City Council
- City Manager
- City Clerk
- City Attorney
- Finance Department
- Administrative Services

3. City Government - Departmental Operations

Under the oversight of the City Manager, the following additional functions will be incorporated into the administration of the new city:

- Law Enforcement

- Planning and Land Use Regulation
- Building Inspection
- Public Works/Engineering & Street and Highway Maintenance
- Site Development Services
- Animal Control
- Code Enforcement
- Street Lighting and Landscaping Assessment District Administration, Maintenance and Operations
- Parks and Recreation Services
- Storm Drainage and Flood Control
- Solid Waste Disposal and Landfill Diversion Compliance (Recycling)
- Telecommunication franchise and lease management

4. Utilities

All contracts existing as of the effective date of incorporation between private service providers and the EDHCSD, the Springfield Meadows CSD and/or the Marble Mountain CSD, including cable television (Comcast), Waste Management, and cellular telephone carriers, shall be transferred to the new city.

5. Composite List

A comprehensive list of services currently provided to the incorporation area, their existing service providers, and the proposed service providers after incorporation, is shown in the table on the following page.

Municipal Service Providers (Existing and Proposed)

Service	Existing Service Provider	Proposed Service Provider
General Government		
Governing Board	El Dorado County	City of El Dorado Hills
Manager	El Dorado County	City of El Dorado Hills
Attorney	El Dorado County	City of El Dorado Hills
Finance/Clerk/Administrative Services	El Dorado County	City of El Dorado Hills
Public Protection		
Law Enforcement	El Dorado County	City of El Dorado Hills
Fire Protection	El Dorado Hills County Water District, El Dorado County Fire Protection District, and Rescue Fire Protection District	No change proposed
Wildland Fire Protection	California Department of Forestry and Fire Protection	El Dorado Hills County Water El Dorado County Fire Protection District
Ambulance	County Service Area # 7	No change proposed
Animal Control	El Dorado County	City of El Dorado Hills
Land Use and Planning		
Regulation and Planning	El Dorado County	City of El Dorado Hills
Building Inspection	El Dorado County	City of El Dorado Hills
Community Services		
Local Parks/Recreation Facilities	El Dorado Hills Community Services District (CSD), Springfield Meadows CSD, County Service Area # 9, El Dorado County, Folsom Lake Recreation Area	City of El Dorado Hills El Dorado County, Folsom
Library	El Dorado County	El Dorado Irrigation District
Cemetery	El Dorado County/Private owners	No change proposed
Public Works/Public Utilities		
Public Works, Engineering, Road Construction and Road Maintenance	El Dorado County, Marble Mountain CSD, Springfield Meadows CSD, Other independent groups and homeowner associations.	City of El Dorado Hills El Dorado Irrigation District El Dorado Irrigation District
Domestic Water	El Dorado Irrigation District	No change proposed
Wastewater Treatment/Disposal	El Dorado Irrigation District	City of El Dorado Hills
Septic System & Household Hazardous Waste Disposal & Treatment, Illegal Dumping and Other Nuisance Abatement	County Service Area # 10	No change proposed
Solid Waste	El Dorado Hills CSD	City of El Dorado Hills
Storm Drainage	El Dorado Hills CSD	City of El Dorado Hills
Street Lighting and Landscape Maintenance	Pacific Gas & Electric Co. Pacific Gas & Electric Co.	No change proposed
Other Services		
Gas and Electricity	El Dorado Union High School District	No change proposed
Transit and Paratransit	Buckeye Union School District	No change proposed
Schools and Colleges	Rescue Union School District Latrobe Union School District Los Rios Community College District	

Source: Comprehensive Fiscal Analysis, Economic and Planning Systems; El Dorado Hills Incorporation Project, Initial Study, Lamphier-Gregory.

C. Services Not Transferred to the New City

1. Fire Protection

All fire protection agencies that would be affected by the incorporation, including the El Dorado Hills County Water District (a.k.a. the El Dorado Hills Fire Department), the Rescue Fire Protection District (RFPD) and the El Dorado County Fire Protection District (EDCFPD), shall remain separate autonomous districts upon incorporation. Each district will continue to provide fire protection services to areas within their respective boundaries. The City of El Dorado Hills shall not be responsible for or have any authority over fire protection services. As a direct legal consequence of incorporation, the local fire protection agencies shall become responsible for wildland fire protection services. These services are currently provided by the California Department of Forestry (CDF), at no cost to local agencies. Upon incorporation, the city shall be required to fund the annual cost of CDF (contract) wildland fire protection to the affected districts.

2. Water and Sewer Service

The El Dorado Irrigation District (EID) currently provides water and sewer service to the area proposed to be incorporated. The Plan of Service provides that EID will continue to provide water and sewer services to the residents of the new city.

3. Emergency Medical Services

Emergency Medical Services (EMS), including 9-1-1 ambulance transport, within the area proposed for incorporation, is entirely handled by County Service Area (CSA) #7. The El Dorado Hills area will not detach from CSA #7 and CSA #7 will continue to be the EMS service provider.

4. Library

The El Dorado County Library currently operates all libraries in the County, including El Dorado Hills, pursuant to CSA #10. No changes to the administration or operation of the County Library system are proposed as part of the incorporation project.

5. Transit

Currently, El Dorado County Transit Authority (EDCTA) provides transit, and paratransit services within the area proposed for incorporation. The EDCTA was established under a Joint Powers Authority (JPA) between the County and the City of Placerville. The Incorporation project EIR identifies failure of the new city to join the JPA as a "Direct Impact" of incorporation, and requires the new city to join the JPA as the means to reduce the potential impact on the transit system to a less than significant level.

6. Schools

Neither the administration of public education services nor any of the boundaries of the existing local school districts will be affected by incorporation. Elementary, middle and high schools will continue to be the responsibility of the existing school districts and the education programs administered by each such local school district will not change.

7. Utilities

Utility services that operate under franchise or other agreements with the County or State government, including telephone, gas and electric services will not change as a result of incorporation. Private service providers will continue to serve the area, without change. The new City shall not be precluded from negotiating for future utility contracts, should such contracts prove to be beneficial to the residents of the City.

8. Cemeteries

There are three cemeteries within the boundary of the new city: the Tong Cemetery, the Clarksville Cemetery, and the Mormon Island Cemetery. The first two are privately owned and maintained. However, owners of the Clarksville Cemetery have attempted to convey ownership to the County but this process has not been fully implemented and, therefore, ownership remains in private hands. Nevertheless, the County provides some informal oversight to the management of the Clarksville Cemetery.

The 5-acre Mormon Island Cemetery is owned and maintained by the County. It was created at the time of the construction of Folsom Dam when the U.S. Army Corps of Engineers needed to relocate it from the construction or inundation area. The agreement under which the County assumed responsibility for this cemetery requires that its ownership and maintenance remain under County jurisdiction.

In light of the foregoing, there will be no change in the responsibility for, or level of service of cemetery maintenance as a result of incorporation.

9. Leased Facilities

The Real Property Planning and Administration Division of the County's General Services department provide administrative services for leased County facilities within the incorporation area. The County shall continue to provide these services, which include locating leased facilities, negotiating leases, coordinating improvements, and working with property owners on maintenance issues. There will be no change to this service arrangement unless the new city elects to assume these responsibilities after incorporating.

10. CC&R Enforcement

The EDHCSD currently enforces CC&Rs and performs architectural compliance review for existing residences, as well as new construction projects for a majority of the El Dorado Hills subdivisions. However, there are independent Home Owner's Associations (HOAs) and other local Architectural Control Committees (ACCs) that provide the architectural compliance function, and in some cases CC&R enforcement. The EDHCSD was granted the powers to enforce CC&Rs by special state legislation. CC&Rs are by origination; a contract between the residents of a given subdivision and the original developers, and subsequently the other residents of the subdivision after the developer has completed their project. Prior to the special legislation, all CC&R enforcement within El Dorado Hills required either HOA intervention, or the filing of a civil suit by one or more parties against the alleged offending property owner. According to a legal opinion prepared by the LAFCO counsel for the incorporation matter, the city shall have the authority to take on the responsibility for CC&R enforcement from the EDHCSD.

However, the EDHCSD staff who have been responsible for providing the CC&R enforcement services in the past have recommended that these services be terminated upon incorporation and remain terminated unless and until the new City Council determines whether the new city should continue to provide CC&R enforcement and architectural review services, and if so, how these services should be provided.

11. Other Services

Other services, such as judicial and detention services, not outlined in the tables on pages 4 and 5 remain unaffected by the proposed incorporation.

D. Service Levels

LAFCO requires that the services to be taken over by the new city will be delivered at the same level or higher level of performance, and be available to the same residents and businesses, compared with the current level of service provided by the affected governmental organizations.

E. Estimated Schedule for Service Delivery

The Effective Date of incorporation is July 1, 2006. Districts and agencies that are proposed to be dissolved (e.g., Springfield Meadows CSD, El Dorado Hills CSD, Marble Mountain CSD, but not the County) will be expected to wind up their operations as of that date. Preparation for the take-over of their functions by the new city shall take place between the time of the election (November 2005) and the Effective Date. However, during the first year following the Effective Date, the County shall continue to provide the same range of services that are currently provided and at their historic service level. The new city will take over the delivery of services on or before July 1, 2007.

F. Capital Improvements and Financing

1. General.

The new city council is expected to adopt all impact fee ordinances currently enforced by the County to ensure a continued flow of existing fee revenues.

2. Transportation Impact Fee Programs.

Certain developers of specific plans located within the proposed city boundary have advanced capital to fund roadway improvements required as a condition of their development entitlements. The funds that have been advanced are significantly in excess of what would have been required based on the per-unit fees of the County's TIM and RIF transportation impact fee programs. The capital contributed by such developers is treated as a credit against per-unit fees payable as their projects are implemented, phase by phase. To the extent that the city takes over the administration of the TIM and RIF fee programs, the city will be responsible for monitoring the off-setting fee credits against fee obligations so that the capital advance by the developers is properly accounted for in terms of total fee obligations.

3. Park Impact Fees.

The park impact fee program that has been administered by the EDHCSD and/or the Springfield Meadows CSD will be transferred to the new city. These will include title to all parks and recreation facilities owned and operated by the CSDs as well as all fund balances and liabilities on the books of the CSDs as of the Effective Date.

4. County Service Area Fees

Existing County fees to fund services in the County Service Areas are expected to be continued by the new city government.

5. Capital Improvements by County.

Other than roadways, no capital facility improvements built or created by the County are proposed to be turned over to the new city. Space for current County operations that is leased from private owners in buildings located within the incorporation area could be turned over to the new city, or the leases terminated. These determinations will be made in conjunction with the new City Council, following incorporation.

* * *

Speakers time limits are 3 minutes. All speakers need to fill out a speakers request form.

We want to be sure everyone has a fair opportunity to speak. Each person will be allowed to speak once tonight. If you have testified at a prior hearing, please do not repeat your comments again this evening.

After the close of the public comment period, the commission will discuss and make decisions about the incorporation with a series of motions. At that time we cannot receive additional input from the public on the individual motion or decisions. Please be sure to state all your concerns when you are called to speak during the public comment period.

Note: The public comment period on the Comprehensive Fiscal Analysis (CFA) closes tonight. Written comments will be accepted until 5:00 pm Friday May 27, 2005

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
DIRECT IMPACTS				
Potential loss of County funding for acquisition of permanent rare plant habitat.	Require continued collection by the new City of the habitat conservation mitigation fee and require the transfer to the County of an amount equal to the proceeds thereof, following Incorporation, in accordance with Chapter 17.71 of the County ordinance Code.	LAFCO/New City	Procedures to ensure collection of fees and transfer of fees to the County established as a Condition of Incorporation. City to adopt County ordinance at first meeting of new City Council.	Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.
Creation of Islands of Unincorporated Territory.	Include the Large Adjacent Development Projects (Promontory, Carson Creek and the eastern half of Marble Valley Include the former Williamson Act Parcels to Eliminate "Islands"; Exclude from the Boundary Agricultural Lands Located at the Southern End of the Proposal Area. This would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Disruption of established Rural Residential communities and the Hickok Road Community Services District.	Modify the boundary to exclude all of Hickok Road CSD. Modify the boundary to exclude the Arroyo Vista CSD and surrounding Rural parcels. These measures would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Potential inclusion of a Williamson Act parcel.	Exclude Agricultural Preserve 135 (the Mehrten Parcel) from the Incorporation boundary. This would reduce the impact to a level of less than significant.	LAFCO	Boundary changes embodied in LAFCO Resolution approving incorporation.	Boundary changes formalized prior to Incorporation Approval by LAFCO.
Potential reduction in funding for transportation improvements and transit operations.	LAFCO shall require the new City to maintain seamless compliance with existing County Transportation Impact Fee programs that include the El Dorado Hills area component through the collection of the appropriate funds at building permit issuance. The County and city should enter into an equitable agreement to both assign project construction responsibility and the funding of those projects. It is anticipated that the current El	LAFCO/New City	Procedures to ensure collection of fees and transfer of fees to the County, including fees that support EDCTA operations, to be established as a Condition of Incorporation. City to adopt County ordinance at first meeting of new City Council.	Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.

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	<p>Dorado Hills/Salmon Falls Area RIF program or any updated iteration of that fee program would be transferred to the new city for administration.</p> <p>Maintain the current level of financial support to the EDCTA transit programs, so as to maintain a consistent level of funding from development fees, sales tax revenues, and all other applicable sources, as exists prior to incorporation.</p> <p>This measure would reduce the impact to a level of less than significant.</p>			
<p>Loss of traffic enforcement services by the California Highway Patrol.</p>	<p>Require the new City to provide traffic control services within the Incorporation Area at levels no lower than those currently provided by the CHP.</p> <p>This would reduce the impact to a level of less than significant.</p>	<p>LAFCO/New City</p>	<p>Specific details related to traffic enforcement within the new City to be required as a Condition of Incorporation and to be incorporated in contractual agreement with County Sheriff or other law enforcement agency selected by the new City to provide law enforcement service to the new City.</p>	<p>As of the Effective Date of Incorporation, all issues related to traffic enforcement within the Incorporation area will be formally resolved.</p>
<p>Potential service reduction from loss of revenues from the Fire District Improvement Fee.</p>	<p>Require the new City to adopt and continue indefinitely the Fire District Improvement Fee, as set forth in Chapter 13.20 of the County Ordinance Code.</p> <p>Require the new City to transfer to EDHCWD an amount equal to the Fire District Improvement Fee.</p> <p>These measures would reduce the impact to a level of less than significant.</p>	<p>LAFCO/New City</p>	<p>Formalized requirements related to the new City's payment and transfer of Fire District Improvement Fees will be established as a Condition of Incorporation.</p>	<p>Adoption of County ordinance to occur at first meeting of the new City Council. Implementation and administration of the fee program would be on-going thereafter.</p>
<p>Loss of wildland protection service by the CDF.</p>	<p>The new City shall provide funding to insure that wildland fire protection services are provided within the area of the City for the portions of the new City that, by state law, are reclassified from State Responsibility Area to Local Responsibility Area, as a result of incorporation. This obligation shall be satisfied by the new City as follows:</p>	<p>LAFCO/New City</p>	<p>LAFCO to include these requirements as Conditions of Incorporation.</p>	<p>Not later than the Effective Date of Incorporation, the new City shall have entered into tax sharing agreement arrangements with the affected fire districts assure wildland fire protection services.</p>

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	<p>a) Pursuant to its authority under Government Code Section 56815 and in accordance with Revenue and Taxation Code Section 99 et seq., LAFCO shall require the City to enter into a tax sharing agreement with the three affected Fire Districts providing for the transfer of property tax sufficient to cover the costs to be incurred by the respective districts in providing wildland fire protection. Said tax sharing agreement shall provide for an initial transfer of property tax sufficient to fund each District's projected annual cost of providing such protection as detailed in the Comprehensive Fiscal Analysis. The Tax Sharing Agreement shall further provide that every three years thereafter, the County Auditor, in consultation with the City and the three Fire Districts, shall adjust the tax sharing arrangement to an amount sufficient to cover the then projected annual cost of providing such protection, taking into account increases or decreases in the total acreage subject to such wildland fire protection due to annexation, detachment or reclassification and the Districts' projected costs.</p> <p>The Fire Districts shall perform a wildland reclassification assessment every three years, prior to the start of the subsequent three year "agreement period." This reclassification shall result in a direct adjustment (upwards or downwards) to the wildland coverage cost to be borne by the City. The Tax Sharing Agreement shall further provide that the annual amount of property taxes transferred pursuant to this Tax Sharing Agreement shall not exceed the projected cost of providing such service through a Cooperative Contract with the California Department of Forestry, so long as such Cooperative Contracts are an option available to the Districts.</p>			

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	<p>b) In all cases, the level of wildland fire protection services shall be not less than the same level as provided by the CDF prior to incorporation.</p> <p>c) Nothing herein is intended as a grant of authority to the City to provide fire and emergency services. The City's sole authority is to fund the continuation of such service by the fire agencies or CDF.</p> <p>d) Should the City or an Affected Fire Agency fail to perform any of its obligations as set forth herein, any citizen may obtain a court order to compel the City or Fire Agency to perform their obligations hereunder, or to enforce the terms of any agreement between the City and the Fire Agencies then or most recently in effect.</p> <p>These measures would reduce the impact to a level of less than significant.</p>			
<p>Potential loss of parks and recreation services.</p>	<p>Include all lands currently inside the EDHCS boundary into the boundary of the new City.</p> <p>Include all lands currently inside the Springfield Meadows CSD within the new City.</p> <p>These measures would reduce the impact to a level of less than significant.</p>	<p>LAFCO</p>	<p>Boundary changes embodied in LAFCO Resolution approving incorporation.</p>	<p>Boundary changes formalized prior to Incorporation Approval by LAFCO.</p>
INDIRECT IMPACTS				
<p>Substantial alteration or degradation of land use character.</p>	<p>Create distinct community separators.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to the protection of land use character may be completed with the new City's adoption of its</p>

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<p>Creation of substantial land use incompatibility.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>The City and County should coordinate on land use policy for areas within the new City's Sphere of Influence.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>its own land use plans and policies. These have not yet been developed.</p> <p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>General Plan within 30 months of the Effective Date of Incorporation.</p> <p>The establishment of new policies to address and mitigate project-specific effects related to land use incompatibility may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>
<p>Potential for conversion of important farmland, grazing land, and land currently in agricultural production.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Identify acceptable mitigation for loss of agricultural lands.</p> <p>Provide additional protection for agricultural use.</p> <p>Provide adequate agricultural setbacks.</p> <p>Require agricultural fencing on adjacent residential property.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to farmland conversion may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>

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<p>Degradation of the quality of scenic vistas and scenic resources.</p>	<p>as potentially significant and unavoidable.</p> <p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Protect views from scenic corridors.</p> <p>The City should extend limitations on ridgeline development within scenic corridors or identified viewing locations to include all development.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to scenic vistas may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>
<p>Degradation of existing visual character or quality of the area.</p>	<p>The new City should consider the adoption of policies in its future general plan that would reduce impacts on visual resources of the area. Issues to consider include guidelines for ridgeline development, hillside development, preservation of Heritage Oaks, and retention of natural landform contours (i.e. criteria for mass grading designs).</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to visual character may be completed with the new City's adoption of its General Plan within 30 months of the Effective Date of Incorporation.</p>
<p>Creation of new sources of substantial light or glare that could adversely affect daytime or nighttime views.</p>	<p>Establish a General Plan conformity review process for all development projects.</p> <p>Consider lighting design features to reduce effects of nighttime lighting.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to light and glare may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Potential to opt out of Measure Y land use policies.</p>	<p>The City should adopt the Measure Y policies regarding land use restrictions in its own</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to</p>	<p>Completed with the new City's adoption of its General Plan</p>

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	<p>General Plan and encourage the new City to enforce these policies on new developments as a means to mitigate traffic impacts in excess of acceptable LOS standards.</p> <p>Until the new City has developed its General Plan adopting Measure Y policies on land use restrictions and identified policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>		<p>develop a General Plan, with policies intended to address traffic impacts associated with new development within its jurisdiction. This has not yet been developed.</p>	<p>within 30 months following the Effective Date of Incorporation.</p>
<p>increase in daily and peak hour traffic on roadways already congested.</p>	<p>Implement new growth control measure.</p> <p>Adopt new traffic impact mitigation fee.</p> <p>Establish Level of Service (LOS) policies.</p> <p>Implement a frequent transit service on exclusive right-of-way to El Dorado Hills Business Park.</p> <p>Until the new City has developed its General Plan adopting a new growth control measure, a new traffic impact mitigation fee, and LOS policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City EDCTA</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, with policies intended to address traffic impacts associated with new development within its jurisdiction. This has not yet been developed.</p> <p>EDCTA may consider implementation of frequent transit service to the El Dorado Hills Business Park as demand for such a service warrants.</p>	<p>The establishment of a new growth control measure, new traffic impact fee, and LOS policies may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p> <p>EDCTA may consider implementation of frequent transit service to the El Dorado Hills Business Park when the demand for such a service justifies such consideration.</p>
<p>Unacceptable LOS conditions related to generation of new traffic in advance of transportation improvements.</p>	<p>Establish concurrency standards.</p> <p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Until the new City has developed its General Plan policies on concurrency standards land use restrictions and identified policies intended to mitigate traffic impacts related to new development, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on traffic may be completed with the new City's adoption of its General Plan which is to be completed within 30 months following the Effective Date of Incorporation.</p>
<p>Insufficient transit capacity.</p>	<p>Develop funding mechanism for park-and-ride lots.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to</p>	<p>The establishment of a funding mechanism for park-and-ride</p>

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	<p>Develop a program for expanded commuter bus service.</p> <p>Until the new City has developed its General Plan policies on developing funding mechanisms for transit improvements such as park-and-ride lots, this impact could be regarded as potentially significant and unavoidable.</p>		<p>evaluate the environmental effects associated with proposed development within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>lots may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Increase in surface water pollutants from additional wastewater treatment plant discharges.</p>	<p>Encourage mitigation of the environmental impacts related to future expansions in wastewater treatment capacity.</p> <p>Encourage use of recycled water in new development served by public wastewater systems.</p> <p>Require a will-serve letter from wastewater treatment service provider.</p> <p>Until the new City has developed its General Plan policies on encouraging mitigation of impacts associated with wastewater treatment system improvements and the use of recycled water, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed wastewater treatment system improvements within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of policies encouraging the mitigation of environmental effects associated with wastewater treatment system improvements and the use of recycled water may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Increase in groundwater pollutants from onsite wastewater treatment systems (OWTS) (Septic Systems).</p>	<p>Monitor performance of septic systems annually.</p> <p>Until the new City has developed its General Plan policies to require the monitoring of septic systems, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with OWTS and septic systems within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of policies requiring the monitoring of septic systems may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Increase in demand for non-renewable resources for electricity and natural gas.</p>	<p>No feasible mitigation.</p> <p>This impact would remain significant and unavoidable.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Potential for land use incompatibility and other impacts of new and expanded</p>	<p>Require projects involving new electrical or natural gas supply or distribution facilities to</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to</p>	<p>The establishment of new policies to address and mitigate</p>

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energy supply infrastructure.	<p>be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>evaluate the environmental effects associated with proposed energy supply projects within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>project-specific effects related to energy infrastructure may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
Potential land use incompatibility associated with development and expansion of law enforcement facilities.	<p>Require new law enforcement facilities to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed law enforcement facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects related to new law enforcement facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
Potential school incompatibility with adjacent land uses.	<p>The City should require development projects to be located and designed in a manner to avoid adjacent incompatible land uses.</p> <p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed school facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on school facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
Potential library incompatibility with adjacent land uses.	<p>The City should require development projects to be located and designed in a manner to avoid adjacent incompatible land uses.</p> <p>Incorporate compatibility requirements in City zoning ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	<p>Following Incorporation, the new City will be required to evaluate the environmental effects associated with proposed library facilities within its jurisdiction within the context of its own land use plans and policies. These have not yet been developed.</p>	<p>The establishment of new policies to address and mitigate project-specific effects on library facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
Deterioration of existing parks and	<p>Implement Parks Master Plan and Parks and</p>	New City	<p>Following Incorporation, the</p>	<p>The establishment of new</p>

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recreation facilities and need for new facilities.	<p>Recreation Capital Improvement Program.</p> <p>Provide parks and recreation funding mechanisms.</p> <p>Establish development fee program to fund park and recreation improvements.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		new City will be required to develop a General Plan, with policies intended to address the effects of new development on park and recreation facilities within its jurisdiction. This has not yet been developed.	policies to address and mitigate project-specific effects on park and recreation facilities may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increase incidents of illegal disposal of household hazardous wastes.	<p>None available.</p> <p>This impact would remain significant and unavoidable.</p>	N/A	N/A	N/A
Increased risk of accidental release of hazardous materials.	<p>Establish truck routes.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include truck routes within its jurisdiction. This has not yet been developed.	The establishment of truck routes may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Increased risk of exposure to hazardous waste resulting from new development on known, suspected and unknown contaminated sites.	<p>Remediate contamination before construction of new development on contaminated sites.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to be used in the evaluation of environmental effects for development projects within its jurisdiction. This has not yet been developed.	The establishment of policies to be used in evaluating and mitigating project-specific environmental effects associated with hazardous materials may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure to electromagnetic fields generated by new electric energy facilities at school locations.	<p>Encourage coordination between utilities and school districts.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to encourage coordination between utilities and school districts within its jurisdiction. This has not yet been developed.	The establishment of policies to encourage coordination between utilities and school districts may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Public exposure to asbestos.	<p>The City should establish a General Plan conformity review process for all development projects.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which	The establishment of policies to be used in evaluating and mitigating asbestos exposure

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	<p>Strengthen naturally occurring asbestos dust protection standards.</p> <p>Provide disclosure of naturally occurring asbestos on properties.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>may include policies to be used in evaluating possible exposure to asbestos within its jurisdiction. This has not yet been developed.</p>	<p>may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Increased potential for fire incidents and fire hazards.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Preclude development in areas of high wildland fire hazard.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to control development that may increase fire hazards within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to control and mitigate project-specific fire hazards may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Increased development in areas susceptible to landslide hazards.</p>	<p>The City should establish a General Plan conformity review process for all development projects.</p> <p>Require geologic analysis in areas prone to geologic or seismic hazards.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of geologic hazards within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific geologic hazards may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Additional development could affect the rate or extent of erosion.</p>	<p>The City should establish a general Plan conformity review process for all development projects.</p> <p>The City should restrict development or disturbance on steep slopes.</p> <p>Until the project-specific details related to implementation of these mitigation measures</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of erosion effects within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific erosion effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>

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	can be clarified, this impact could be regarded as potentially significant and unavoidable.			
Exposure of noise-sensitive land uses to short-term (construction) noise.	<p>Limit noise-generating construction activities.</p> <p>Establish truck routes to minimize truck noise at noise-sensitive land uses.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure to ground transportation noise sources.	<p>Protect noise-sensitive land uses from unacceptable noise levels caused by new transportation noise sources.</p> <p>Establish truck routes to minimize truck noise at noise-sensitive land uses.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure of noise-sensitive land uses to fixed or non-transportation noise sources.	<p>Protect noise-sensitive land uses from unacceptable noise levels caused by stationary noise sources.</p> <p>Adopt a noise ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Exposure to aircraft noise.	<p>Enforce standards for interior noise levels in new development affected by aircraft noise.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of noise effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific noise effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Construction emissions of ROG, NO _x and PM ₁₀ .	Use updated recommendations to analyze and mitigate potential air quality impacts.	New City	Following Incorporation, the new City will be required to	The establishment of policies to assist in the evaluation and

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EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.</p>	<p>mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Long-term operational (regional) emissions of ROG, NO_x and PM₁₀.</p>	<p>Use updated recommendations to analyze and mitigate potential air quality impacts.</p> <p>Encourage use of alternative-fuel vehicles.</p> <p>Investigate use of fuel-efficient or alternative-fuel fleet vehicles.</p> <p>Prohibit wood-burning open-masonry fireplaces in new development.</p> <p>Develop incentive program to encourage use of newer cleaner burning EPA-certified wood stoves.</p> <p>Synchronize signalized intersections.</p> <p>Include pedestrian/bike paths connecting to adjacent development.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>
<p>Toxic air emissions.</p>	<p>The City should establish a General Plan conformity review process for all development projects</p> <p>The City should require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Use updated recommendations to analyze and mitigate potential air quality impacts.</p> <p>Adopt a policy for facilities housing sensitive</p>	<p>New City</p>	<p>Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.</p>	<p>The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>receptors.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>			
Local mobile-source emissions of carbon monoxide (CO).	<p>Investigate use of fuel-efficient alternative-fuel fleet vehicles.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Odorous emissions.	<p>Require development projects to be located and designed in a manner that avoids adjacent incompatible land uses.</p> <p>Until the project-specific details related to implementation of this mitigation measure can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of air quality effects within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific air quality effects may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Loss and fragmentation of wildlife habitat, impacts on special status species, and impacts on wildlife movement.	<p>Develop and implement an integrated natural resources management plan.</p> <p>Adopt a no-net-loss policy and mitigation program for important habitat.</p> <p>Require mitigation for loss of woodland habitat.</p> <p>Develop and implement an oak tree preservation ordinance.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in the evaluation of effects on biological resources within its jurisdiction. This has not yet been developed.	The establishment of policies to assist in the evaluation and mitigation of project-specific effects on biological resources may be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.
Destruction or alteration of known and unknown, prehistoric and historic sites, features, artifacts and human remains.	The City should establish a General Plan conformity review process for all development projects.	New City	Following Incorporation, the new City will be required to develop a General Plan, which may include policies to assist in	The establishment of policies to assist in the evaluation and mitigation of project-specific effects on cultural resources may

ATTACHMENT "A" TO LAFCO RESOLUTION L- 05-08
 EL DORADO HILLS INCORPORATION - MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures	Responsibility	Implementation	Schedule
	<p>Treat significant resources in ministerial development in accordance with CEQA standards.</p> <p>Adopt a cultural resources ordinance.</p> <p>Define historic design control districts.</p> <p>Prohibit significant alteration or destruction of NRHP/CRHR listed properties.</p> <p>Compile and provide access to cultural resources data not documented in NCIC files.</p> <p>Ensure that proposed projects do not disturb human interments.</p> <p>Until the project-specific details related to implementation of these mitigation measures can be clarified, this impact could be regarded as potentially significant and unavoidable.</p>		<p>the evaluation of effects on cultural resources within its jurisdiction. This has not yet been developed.</p>	<p>be completed with the new City's adoption of its General Plan within 30 months following the Effective Date of Incorporation.</p>

EXHIBIT A

LISTING OF REAL PROPERTY AND OTHER ASSETS OWNED BY THE EL
DORADO HILLS COMMUNITY SERVICES DISTRICT FOR TRANSFER TO THE
NEW CITY OF EL DORADO HILLS PURSUANT TO APPROVAL BY EL DORADO
LAFCO OF LAFCO PROJECT 03-10.

**El Dorado Hills CSD Land Inventory
Acreage by Category**

Park Name	Location description	Acreage	APN	Acquired by	Date accepted	2/91 Appraisal Value	Improvements
Developed							
Overlook Park	Green Valley Hills/ Kensington	1.18	110-272-16	Grant Deed	8/10/1989	\$110,113.00	Playground, small turf area
Waterford Park	Carmelian Circle	1.15	110-140-10	Grant Deed	2/26/1988	\$450,642.00	Turf, picnic area, tot lot
McCabe Field	Park Village/ Redwood Lane	3.00	110-120-09	Order of Condemnation	5/13/1963	\$645,600.00	Soccer field, softball diamond w/lights, picnic tables, bleachers, drinking fountain, parking lot
Bertelsen Park	Park Village/ Arrowhead Lane	7.76	110-120-09	Order of Condemnation	5/13/1963		Turf, picnic area, tot lot, spray ground, meeting pavilion, large patio, restrooms
Kalitheia Park	Promontory Vlg 6; Gillette & Powers	3.82	112-681-01	Grant Deed	12/16/2002		Soccer/baseball fields, covered picnic area, play equipment
Parkview Heights Park	Parkview Heights/ Ridgeview Dr & Moonstone Cir	1.18	107-453-06	Grant Deed	6/7/1990	\$114,334.00	Picnic tables, barbecues, playground, sport court, turf
Ridgeview Park	Ridgeview Vlg/ Ridgeview Drive	4.35	107-146-23	Grant Deed	11/6/1975	\$469,596.00	Turf, picnic tables, drinking fountain
Ridgeview 7 Park	Ridgeview Vlg/ Powers Dr & Julia Ann Wy	0.60	107-690-03	Grant Deed	8/4/1999	\$143,937.00	Turf, playground, drinking fountain
EDH Community Park	EDH Blvd. & Harvard Way	39.50	112-120-23 112-120-24	Gift Deed Grant Deed	8/28/1986 8-28-86	\$1,886,283.00	3 Little League fields, soccer fields, 2 playgrounds, picnic tables, drinking fountains, barbecues, trails, porta-potty, parking, community gym/activity building, 50 m. X 50 yd pool, community center, EDHCSD offices
Art Weisberg Park	St. Andrews Vlg/ Francisco Dr & Pendelton Dr	4.27	112-100-13	Grant Deed	4/10/1970	\$297,979.00	Picnic tables, barbecues, horseshoe pits, turf, NY Creek trail
St. Andrews Park	St. Andrews Vlg/ EDH Blvd & Francisco Dr	4.74	112-182-24	Grant Deed	12/10/1979	\$330,080.00	Barbecues, drinking fountain, picnic tables, playground, turf
Stephen Harris Tennis Courts Park	St. Andrews Vlg/ Tam O'Shanter Dr	3.43 +2.28 5.71	112-110-17 112-120-08	Grant Deed	9/4/1975	\$270,873.00	Soccer field, 4 tennis courts, practice wall, playground, picnic tables, benches, drinking fountain, park course, basketball court, 1/4 mile track, parking
Murray Homestead Park	Highland View Vlg Aberdeen Ln and Amer Wy	4.00	113-290-15	Grant Deed	8/14/2003		Play structure, turf, benches, drinking fountain
Village Green	Serrano Parkway and Silva Valley Parkway	10.00	113-040-37	Grant Deeds	11-17-99 2-5-02		Turf, pond and waterfalls, shade structures, tot lot, trails, parking
Al Lindsey Park	Silva Valley Pkwy @ Entrada & Armsmere Cir in Serrano	5.54	114-150-37	Grant Deed	1/2/2002		Ballfield
Oak Knoll Park	Hills of El Dorado/ Alyssum Cir & Watsonia Glenn Dr	2.60	115-183-04	Grant Deed	5/16/1996		Neighborhood clubhouse, pool, turf, picnic areas, trails, playground, parking
Undeveloped							
Manna/Lake Forest Park	Francisco Dr north of Marina School	9.76	110-020-27	IOD from John Hancock MLIC	12/10/1980	\$1,126,608.00	Originally 12.001 ac dedicated to CSD; subsequently swapped 2.24 acres in 1992 with EID for land adjacent to Latrobe Rd. corporation yard. Appraised 12 acres in 2/91.

**El Dorado Hills CSD Land Inventory
Acreage by Category**

Undeveloped Parks Continued							
Windsor Point Park	Francisco Drive & Schooner Dr	1.14	110-130-18	Grant Deed Grant Deed	2/26/1988 1999	\$154,894.00	1999 Grant Deed was to swap land to reconfigure shape of lot
Governors West	Governors West/ Hensley Circle	0.75	112-581-19	Grant Deed	5/7/1991		
Fairchild Park	Fairchild Vlg/ Brackenwood Place	2.75	067-640-12	Grant Deed	4/19/1990	\$152,630.00	Turf and play areas, .75 ac. Is a permanent preserve w/trails & interpretive signage
Promontory Community Park	Promontory Specific Plan/ Alexandra Wy	10.00 8.72	112-710-02	Grant Deed Grant Deed	4/17/2002 2-16-03		UNDER CONSTRUCTION SPRING '05
Creekside Greens	Creekside Greens/ Concordia Drive	1.71	107-702-03	Grant Deed	8/14/2003		UNDER CONSTRUCTION SPRING '05
Nature Areas & Open Space Parks							
Wild Oaks Park	West of EDH Blvd. At Francisco Drive	8.20	112-100-40	Grant Deed	9/29/1994		Natural area/open space with no active development; some trails
Reid White Mem Pk at Governor's	Governor Vlg/ Governor Dr at Merriam Ln	1.90	112-371-11	Grant Deed	10/26/1979	\$93,852.00	Turf, ponds, benches, bridge, nature area, picnic table
New York Creek Nature Area	Along New York Creek from the Community Park north to Weisberg Park in St. Andrews Vlg	27.91	067-651-17 067-661-05 067-681-21 067-690-21 067-702-40 067-702-41 067-640-05 112-020-42 112-100-15 112-110-10 112-110-12 112-110-15 112-110-23 112-120-25 112-401-11	Grant Deeds	8-28-86 12-10-87 4-19-90	\$774,475.00	Trails, benches, nature area, interpretive signage, staging areas, creek & riparian habitat
Other Open Space Areas							
Governor/Crown	SMUD/PG&E powerlines between two Villages west of	18.22	112-110-06 112-120-16		9/11/1979	\$205,291.00	Undeveloped/permanent open space
Governors West Power Lines	Hensley Circle	7.30	112-560-06 112-581-19 112-582-04	Grant Deed	5/7/1991		Lot C Lot B Lot A
Ridgeview Village ABC Parcels	Between Ridgeview & Powers Ct. (A), between Ridgeview & Rolph (B), between Ridgeview & Powers (C)	2.61 3.58 .74 6.93	107-151-08 107-152-11 107-165-05	Grant Deed	7/30/1979		Lot B Lot C Lot A
St. Andrews Lot E	Riviera Circle	4.25	112-221-08	Grant Deed	12/10/1979	\$208,250.00	Open space with parking, near soccer field at Tennis Courts Park
Fairchild Open Space Lot J	Between Tam O'Shanter Dr. & Silva Valley Pkwy under SMUD	10.25	067-710-04	Grant Deed	4/19/1990	\$427,487.00	Open space area with trail

**El Dorado Hills CSD Land Inventory
Acreage by Category**

Other Open Space Areas Continued							
Highland View	B'tween Calais Ct and Highland	0.70	113-320-22	IOD??	2/2/1998		2/2/98 is when document #5401 was recorded
Cultural Resources/ Archeological Preserves							
Crescent Hls Indian Grinding Rock	Arches Ave in Crescent Hills subdivision	0.15	107-563-09	Grant Deed	4/13/2000	\$7,612.00	Permanent Preserve
Fairchild Park Lot L	Brackenwood Dr.	1.38	067-773-15	Grant Deed	1/19/1994		Permanent Preserve
Landscape Corridors, Village Entries, Buffers & Pathways							
Green Valley Hills	West side of Lakehills Dr	0.43	110-273-30	Grant Deed	12/1/1994		L&L
		.07	110-284-11				
		.01	110-284-13				
		.08	110-284-15				
		.06	110-284-17				
		.05	110-284-19				
		.11	110-284-26				
Green Valley Hills	Corner of GV Rd & Salmon Falls Rd.	0.13	110-321-30	Grant Deed	12-2-91 & 2-25-93		L&L
Green Valley Hills	North Side of GV Rd & West side of Salmon Falls Rd (adj to roadway)	0.86	110-321-31	Grant Deed	12-2-01 & 2 25-93		L&L
Green Valley Hills	North side of GV Rd & West side of SF Rd (adj to homes)	0.85	110-321-62	Grant Deed	12-2-91 & 2 25-93		L&L
Fairchild Village	Fairchild Dr Silva Valley Rd Charter Way at Silva Valley Rd	.005	067-635-46	Grant Deeds		\$278	L&L
		.005	067-635-47			\$278	
		.005	067-682-02			\$278	
		.005	067-681-21			\$278	
Crown Village	South of Crown Dr parallel to King Ed. Dr	0.11	112-233-01	Purchase & Sale Agrmt	7/16/1979	\$4,811.00	Entry, frontage & drainage ditch
Crown Village	South of Crown Dr between Kg Ed Dr & EDH Blvd	0.16	122-253-19	Purchase & Sale Agrmt	7/16/1979	\$3,074.00	Drainage ditch south to SMUD easement
Crown Village	North of Crown Dr between Kg Ed Ct & EDH Blvd	0.21	112-294-01	Purchase & Sale Agrmt	7/16/1979	\$5,346.00	Entry & frontage
Governor Village	South side of Governor Dr between street and fences	0.55	112-032-26	Purchase & Sale Agrmt	7/16/1979	\$6,864.00	Lot A, includes drainage ditch
Crescent Ridge I	Finders Way and Platt Cir	0.61	107-491-10	Grant Deed	6/7/1990	\$23,218	Lot C
		.78	107-492-12			\$12,504	Lot D
		.51	107-493-20			\$ 8,830	Lot B
		.52	107-494-01			\$19,793	Lot A
Crescent Ridge I	Platt Cir (cul-de-sac)	0.04	107-493-26	Grant Deed	6/7/1990	\$2,791.00	Lot E, pathway to Kings Canyon Dr

**El Dorado Hills CSD Land Inventory
Acreage by Category**

Crescent Ridge II	Platt Cir.	0.09	107-551-12	Grant Deed	6/7/1990	\$4,466.00	Lot B; pathway to Montridge Court
Crescent Ridge II	Platt Cir	0.08	107-552-13	Grant Deed	6/7/1990	\$4,111.00	Lot A; pathway to McCabe Field near Brooks School
Landscape Corridors, Village Entries, Buffers & Pathways Continued							
Crescent Ridge II	Between Platt Cir. Residences & McCabe Field	0.1 .05	107-552-21 107-552-14	Grant Deed	12/17/1991		Creek? Lot C
Francisco Oaks	West side of Francisco btwn Cambria & EDH Blvd						L&L
Stonegate	Harvard Way, Silva Valley Rd., St. Andrews Drive						L&L
Silva Valley L&L	Silva Valley Rd @ Charter Way, @ Fairchild Dr						L&L
Highland Hills L&L	Silva Valley Rd @ Highland Hills Dr, & W. Glenmore						L&L
Oak Ridge L&L	EDH Blvd and S. side of Harvard						L&L
Oak Tree L&L	EDH Blvd & Green Vly Rd						L&L
Park Village	Park Village Unit 3 Lot B; between and parallel to EDH Blvd. & Mesa Verdes Dr	.257	107-101-01	Purchase & Sale Agrmt	7/16/1979	\$34,500.00	Basically a buffer & drainage ditch between the Blvd. & frontage road
Creekside Greens Unit I L&L	White Rock Rd & Monte Verde Dr	.495 .024 1.481	107-702-01 107-701-01 107-702-02	Grant Deed	10/31/2001		Lot A-1; entry Lot B; entry Lot A-2; pond
Creekside Greens Unit I L&L	Between residences on Monte Verde & Concordia	1.18 .771 .855	107-712-15 107-711-10 107-732-08	Grant Deed	10/31/2001		Lot C; drainage ditch
Bass Lake Vlg Unit 1 L&L	The Hills of El Dorado; Bass Lk Rd @ Magnolia Hills Dr. The acreage of these two lines equals 4.34 acres.	.75 .74 2.71	115-171-06 115-177-01 115-177-02	Grant Deed	5/16/1996		Lot A Lot B-1 Lot B-2
Bass Lake Vlg Unit 6 L&L	Woodridge; Bass Lk Rd @ Madera; Bass Lk Rd lots 226 & 228 Bass Lk Rd behind lots 3 & 4	.012 .01 .04 .08	115-310-18 115-310-19 115-310-21 115-350-16	Grant Deeds	5-4-99 5-4-99 6-8-00 6-8-00		Lot A, north side of entry to Woodridge Lot B. south side of entry to Woodridge undeveloped pedestrian path/Jasmine Cir undeveloped pedestrian path/Kirkwood Ct
Bass Lk Vlg Units 7-13							
Other Land Areas							
Canterbury Circle Strip	East of EDH Blvd parallel to Canterbury Circle; St. Andrews Vlg Unit 6 Lot A	0.50	112-360-01	IOD from Meridian Construction Co.	1/27/2005		APN is included in Roadway L&L per Jeanette at SCI. IOD was dated 1979 but not accepted until 2005
Storage Area & Shop	Latrobe Rd site	2.038 2.240	107-020-18 107-020-23	Grant Deed Grant Deed	1/2/1980 6-11-92	\$214,685.00	2.24 acres were acquired through a land swap with EID for park land adjacent to their treatment plant on Francisco Dr.
						\$8,151,184.00	

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT
FIXED ASSET SCHEDULE
FOR FY 1965 - 2004**

DATE	DESCRIPTION	VENDOR	COST
Fiscal Year 65 - 66			
65-66	Bertelsen	10.75 acres	\$ 34,130.53
		sub-total	\$ 34,130.53
Fiscal Year 69 - 70			
69-70	S. Andrews Park Site	4.73 acres	\$ 12,500.00
		sub-total	\$ 12,500.00
Fiscal Years 70 - 80			
70-76	Weisburg Park	4.27 acres	\$ 11,366.45
75-76	Ridgeview	.6 acres	\$ 1,274.05
79-80	Tennis courts, soccer field & park	5.71 acres	\$ 6,383.31
		sub-total	\$ 19,023.81
Fiscal Year 80 - 81			
80-81	Road Paving		\$16,812.50
		sub-total	\$16,812.50
Fiscal Year 84 - 85			
84-85	1/2 ton Chevy PU IGCCS14E8231827	Frank Hurling	\$7,498.94 sold 7-21-04
		sub-total	\$7,498.94 per Kent
Fiscal Year 85 - 86			
85-86	86 Toyota flatbed PU JTSRN75T9G0002355	Stancil Toyota	\$11,575.20 sold 11-17-03
85-86	Storage Bldg.-gym		\$7,260.50 per Kent
		sub-total	\$18,835.70
Fiscal Year 86 - 87			
86-87	Backstops at Oak Ridge HS		\$23,660.00
		sub-total	\$23,660.00
Fiscal Year 89			
89	Chevrolet PU IGBHR34K3F304966	Love Chevrolet	\$16,692.18 ok
		sub-total	\$16,692.18
Fiscal Years 90 - 91			
90-91	Tractor	Golden Bear Equipment	11,983.94
90-91	Flower meter - Bertelsen Park	Bensco	7,533.59
		sub-total	19,517.53
Fiscal Years 91 - 92			
91-92	Water meter - Waterford	EID	\$ 9,520.00
91-92	Water meter - Fairchild	EID	\$ 16,896.00
91-92	Water meter	Coker Ewing	\$ 336.13
91-92	Water meter - Windsor Point	EID	\$ 9,720.00
91-92	Water meter - Lake Forest	EID	\$ 41,838.00
91-92	Water meter - Green Valley Hills	EID	\$ 11,520.00
91-92	Accounting System	Corbin Willits Systems	\$ 8,559.84
91-92	Lawn Mower	Western Lawn	\$ 9,647.14 surplused -
		sub-total	\$ 108,037.11 not sold
Fiscal Year 92 - 93			
92-93	Community Park	39.5 acres	\$ 100.00
92-93	Parkview Heights Park	1.18 acres	\$ 100.00
92-93	Governor's Ponds Park	1.88 acres	\$ 100.00

92-93	Overlook Park & Green Valley Hills	1.18 acres	\$	100.00	
92-93	Waterford Park	1.15 acres	\$	100.00	
92-93	Lake Forest Park	9.77 acres	\$	100.00	
92-92	Windsor Point Park	1.41 acres	\$	100.00	
92-93	Fairchild Park	3.5 acres	\$	100.00	
92-93	Highland View Park	4.0 acres	\$	100.00	
92-93	Bass Lake Village	5.4 acres	\$	100.00	
92-93	Park Site B	2.6 acres	\$	100.00	
92-93	New York Creek Nature Area	27.91 acres	\$	100.00	
92-93	Powerline (Crown/Governors)	5.12 acres	\$	100.00	
92-93	Governors West (open space)	13.85 acres	\$	100.00	
92-93	Powerline (Fairchild)	10.25 acres	\$	100.00	
92-93	Ridgeview (Greenbelt)	6.93 acres	\$	100.00	
92-93	Jeep	Downtown Ford	\$	1,992.27	sold 1-27-98
92-93	1992 Chevy 1/2 ton PU IGBHR34N2NE205628	Family Chevrolet	\$	17,931.51	8 per Kent
92-93	Box & bed for 1 ton	Loki Equipment	\$	4,130.20	
92-93	Toro GM rider mower	Duke Equipment	\$	14,882.48	surplused -
			sub-total	\$ 40,536.46	not sold

Fiscal Year 93 - 94

93-94	Shade arbor	Hart Construction	\$	5,200.00	
93-94	Arbor construction	Hart Construction	\$	1,300.00	
			sub-total	\$ 6,500.00	

Fiscal Year 94 - 95

94-95	Pool storage building	Pacific States Realty	\$	16,000.00	
			sub-total	\$ 16,000.00	

Fiscal Years 95 - 96

95-96	Various	Bass Lake Park const.	\$	84,227.03	
95-96	1995 Ford F150 PU 2FTE15Y46CA64353	Folsom Lake Ford	\$	14,623.54	ok
95-96	Tractor / accessories	Williams Power Tools	\$	7,524.66	
95-96	Registration software	Sierra Digital	\$	8,212.68	
			sub-total	\$ 114,587.91	

Fiscal Year 96 - 97

96-97	Water meter - Latrobe	EID	\$	14,896.00	
96-97	Soccer Field construction	Rabotato	\$	49,012.09	
96-97	Water EDU's - Community Park	EID	\$	9,450.15	
96-97	Ballfield Lights - Bertelsen	Cabar Elect.- Misc.	\$	123,396.67	
96-97	Water EDU's - Francisco Oaks	EID	\$	5,670.00	
96-97	Water EDU's - Wild Oaks Park	EID	\$	3,780.06	
96-97	Water EU's - Roadways	EID	\$	22,680.36	
			sub-total	\$ 228,885.33	

Fiscal Year 97 - 98

97-98	Ford New Holland	Sacramento Ford Tractor	\$	23,541.38	#30613
97-98	Zieman Tandem Axle	Sacramento Ford Tractor	\$	6,193.69	#9786
May-98	Pool Covers	Macball Industries	\$	8,144.08	

Fiscal Year 98 - 99

Aug-98	Toshiba Telephone System	?	\$	21,787.27	
98-99	1991 Ford Crown Victoria 2FACP72F7MX178118	Folsom Lake Ford	\$	2,600.00	sold 6-23-04
			sub-total	\$ 24,387.27	

Fiscal Years 00 - 01

Feb-00	Wading Pool	Western Water Features, Inc.	\$	6,900.00	
8/1/2000	Pool Covers cover reels	Microage of Sacramento	\$	1,702.86	
1/25/2001	1997 Nissan Quest Mini Van	CJ Auto Sales	\$	14,929.40	#1492
3/1/2001	Fence - Overlook Park	Golden State Fence	\$	5,100.00	

9/5/2001	2001 Dodge RAM Truck 2500	Lasher Auto Center	\$	21,893.99	#2106
9/21/2001	Stephen Harris Park Tennis Court Resurfacing	True-Line Surfacing	\$	14,750.00	
11/28/2001	Retrofft Project	W.W. Grainger, Inc.	\$	9,073.30	
11/28/2001	Highlander Pro Vehicle & Versatine Dethatcher/Scarifier	NSTC	\$	9,990.64	
12/27/2001	Office 2000 Standard	Marketware Technologies	\$	7,372.30	
		sub-total	\$	91,712.49	

Fiscal Year 01 - 02

3/20/2002	CAB Door Replacement	Loder Construction, Inc.	\$	17,242.00	
5/1/2002	Sound Reinforcement System & Supplies	Associated Sound	\$	13,298.89	
5/15/2002	Central Irrigation System & Supplies	United Green Mark, Inc.	\$	20,454.07	
6/3/2002	CAB Door Replacement	Loder Construction, Inc.	\$	5,477.00	
6/13/2002	Central Irrigation System & Supplies	United Green Mark, Inc.	\$	13,192.82	
6/18/2002	Electric Cart	Toyola Material Handling	\$	8,311.88	
6/12/2002	Optiplex GX240 (8), Hard Drive, Controller, CPU	Dell Marketing L.P.	\$	13,252.99	
6/13/2002	Professional Services	Corbin Willits Sys., Inc.	\$	4,686.00	
6/14/2002	2002 Dodge ROM 1500 Truck, Accessories	Lasher Auto Center	\$	22,710.69	#8043
6/15/2002	Sharp - Projector	First Bank	\$	5,057.25	
		sub-total	\$	123,683.59	

Fiscal Year 02 - 03

9/13/2002	Landscape Supplies	United Green Mark, Inc.	\$	3,385.00	
10/24/2002	Deposit on Master Key Project	Certified Safe & Lock Co.	\$	15,066.97	
11/4/2002	Highland Hills Entry Landscape Development	Craig Park Associates	\$	3,221.06	
1/16/2003	Irrigation Clock, Antenna Bracket, Surge Prot.	United Green Mark, Inc.	\$	2,848.33	
3/6/2003	Master Key Project	Certified Safe & Lock Co.	\$	18,036.45	
3/17/2003	Rain Master DX For Central Irrigation	United Green Mark, Inc.	\$	2,688.92	
4/12/2003	Finish & Install Chem Proof Doors	Industrial Door Company	\$	15,020.99	
		sub-total	\$	60,267.72	

Fiscal Year 03 - 04

10/1/2003	Oakridge - Central Irrigation System	United Green Tech	\$	8,215.40	
10/1/2003	Crescent - Central Irrigation System	United Green Tech	\$	7,415.91	
10/1/2003	La Cresta - Central Irrigation System	United Green Tech	\$	7,018.33	
10/1/2003	La Cresta - Signs	Staton Sign Co.	\$	1,069.26	
10/1/2003	Lake Forest - Central Irrigation System	United Green Tech	\$	6,395.37	
10/1/2003	Bass Lake L&L - Central Irrigation System	United Green Tech	\$	7,151.27	
10/1/2003	HH 1,2,4 - Central Irrigation System	United Green Tech	\$	6,705.11	
10/1/2003	Bass Lake - Central Irrigation System	United Green Tech	\$	6,744.04	
10/1/2003	McCabe - Central Irrigation System	United Green Tech	\$	5,818.63	
10/30/2003	McCabe - Drinking Fountain	Ferguson Enterprises inc	\$	2,144.22	
10/30/2003	Neighborhood Pks - Central Irrigation System	United Green Tech	\$	7,857.56	
12/11/2003	Pavilion - HVAC	Aircon Energy	\$	6,940.00	
1/7/2004	HH3 - Entry	Craig Park Assoc.	\$	6,520.00	
2/2/2004	Seeda Vator	Valley Truck & Tractor	\$	8,569.27	
2/19/2004	Pavilion - Alarm system	Sonitrol	\$	19,367.00	
2/19/2004	Firewall, Sprint Wireless	J4 Systems	\$	4,059.40	
2/27/2004	Firewall Installation	J4 Systems	\$	1,280.00	
4/1/2004	Notebook PC	Dell Marketing	\$	2,149.99	
4/14/2004	Dell Optiplex GX270	Dell Marketing	\$	1,543.32	
5/26/2004	Roadway - Central Irrigation System	United Green Tech	\$	5,352.36	
6/9/2004	Double Classroom - Flooring	Warehouse Interiors	\$	4,943.54	
6/9/2004	Maint. Bldg - Dell Optiplex GX270	Dell Marketing	\$	3,741.05	
6/9/2004	Dell Optiplex SX270	Dell Marketing	\$	1,746.98	
6/9/2004	Dell Optiplex GX270	Dell Marketing	\$	3,667.69	
6/10/2004	Comm. Pool - Heater Exchanger Core	Aircon Energy	\$	11,275.00	

6/23/2004	McCabe - Trenching, Materials & Labor	Martin Tractor Works	\$	7,100.00
6/23/2004	APC Smart UPS SKVA	Mareware Technologies	\$	1,298.39
6/23/2004	Indesign CS Win. AOO License UE, Upgrade	Mareware Technologies	\$	3,460.43
6/23/2004	Access 2003 Win. 32	Mareware Technologies	\$	1,562.38
7/1/2004	Silva Valley - Exterior Paint	Bayshore Painters	\$	2,760.00
7/1/2004	Power Vault	Dell Marketing	\$	4,879.01
7/1/2004	Power Edge & Power Vault	Dell Marketing	\$	2,531.42
8/12/2004	Maint. Bldg - HP Laserjet Printer 4300DTN	Mareware Technologies	\$	2,437.26
		sub-total	\$	173,719.59

Other

?	Park		\$	1,402,886.00
?	Community Pool (Grant A)		\$	1,116,977.00
?	Waterford Park		\$	57,457.00
		sub-total	\$	2,577,320.00

**EXECUTIVE OFFICER'S RECOMMENDED TERMS AND CONDITIONS
RELATED TO GOVERNMENTAL REORGANIZATIONS AND SERVICE
RESPONSIBILITIES**

Agenda Item 5, May 25, 2005

**INCORPORATION OF THE PROPOSED CITY OF EL DORADO HILLS
LAFCO PROJECT 03-10**

1. The City is authorized to provide and shall provide the following public services:
 - a) General Government, including City Manager, City Attorney, City Clerk.
 - b) Law Enforcement (including traffic control and accident investigation currently supplied by the California Highway Patrol);
 - c) Planning and Land Use Regulation;
 - d) Building Inspection;
 - e) Maintenance, Engineering and Construction of streets and highways currently maintained by the County of El Dorado;
 - f) Animal Care and Regulation;
 - g) Park and Recreation;
 - h) Flood Control;
 - i) Solid Waste;
 - j) Landscape Maintenance;
 - k) Street lighting.
 - l) Refuse Collection, through franchise agreements with private waste collection providers;
 - m) Cable Television, through franchise agreements with Comcast and/or other private CATV service providers; and,

- ((
- n) Administration of architectural review and enforcement of Covenants, Conditions and Restrictions (CC&Rs) (see Section 17 (f), below).
2. The City is not authorized to provide the following services and these services shall not be provided by the City. These services shall continue after incorporation and shall be exclusively provided by the agency or agencies identified below, consistent with spheres of influence as determined by LAFCO until and unless service responsibilities are modified by LAFCO pursuant to Government Code §56425, et. seq.
- a) Domestic Water Supply and Irrigation: El Dorado Irrigation District;
 - b) Wastewater Collection, Treatment, and Disposal: El Dorado Irrigation District;
 - c) Fire Protection and Emergency Services: El Dorado Hills County Water District, Rescue Fire Protection District, El Dorado County Fire Protection District (hereinafter, the “Fire Agencies”);
 - d) Resource Conservation: El Dorado County Resource Conservation District;
 - e) Schools: Buckeye Union School District, Rescue Union School District, Latrobe Union School District, and El Dorado Union High School District;
 - f) Library: El Dorado County Library (County Service Area 10);
 - g) Transit: El Dorado County Transit Authority;
 - h) Electric Service: Pacific Gas & Electric Company;
 - i) Natural Gas: Pacific Gas & Electric Company;
 - j) Telephone/Communications: SBC and other private providers;
 - k) Cemetery: El Dorado County;
 - l) Mosquito Abatement: El Dorado County;
 - m) Air Pollution Control: El Dorado Air Quality Management District.
3. The new City shall continue in effect the park development standards and related development impact fees for park and recreation services of the El Dorado Hills CSD in effect as of the Effective Date.
4. The new City shall provide funding to insure that wildland fire protection services are provided within the area of the City for the portions of the new City that, by state

law, are reclassified from State Responsibility Area to Local Responsibility Area, as a result of incorporation. This obligation shall be satisfied by the new City as follows:

- a. For the first year after the effective date of incorporation and until such time as the City and affected fire agencies complete an agreement, the City shall fund continuation of CDF Wildland fire coverage by paying such amount as CDF requires to the affected Fire Agencies who shall contract with CDF for continuation of coverage.
 - b. During that year, the City, working with the Fire Districts shall provide for continuation of coverage. The City shall contract with each of the affected Fire Agencies. In such case the City shall transfer to the respective Fire Agency an amount that the City and each Fire Agency mutually agree provides an adequate level of wildland fire protection services that are at least equal to the level provided by the CDF. Such amount may be transferred via a tax exchange agreement pursuant to R&T Code Section 99.01;
 - c. In all cases, the level of wildland fire protection services shall be not less than the same level as provided by the CDF prior to incorporation.
 - d. Nothing herein is intended as a grant of authority to the City to provide fire and emergency services. The City's sole authority is to fund the continuation of such service by the fire agencies or CDF.
 - e. Should the City or an Affected Fire Agency fail to perform any of its obligations as set forth herein, any citizen may obtain a court order to compel the City or Fire Agency to perform their obligations hereunder, or to enforce the terms of any agreement between the City and the Fire Agencies then or most recently in effect.
5. Pursuant to Government Code Section 57376, the new City shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all county ordinances previously applicable shall remain in full force and effect as city ordinances for a period of 120 days after incorporation or until the city council has enacted ordinances superseding the county ordinances, whichever occurs first.

Specifically included among the County ordinances to be adopted by the new City, and not by way of limitation, are the following:

- a) The Fire District Improvement Fee, as set forth in Chapter 13.20 of the County Ordinance Code. In accordance with the provisions of Chapter 13.20, the new City shall transfer to any affected Fire Agency an amount equal to the present Fire District Improvement Fee in effect as of the Effective Date . on new development projects to which is applies.
- b) The El Dorado Hills –Salmon Falls Roadway Improvement Fee (RIF)
- c) The El Dorado County Transportation Impact Mitigation (TIM) Fee;

- d) County Buildings and Construction Code (Chapter 15)
 - e) County Subdivision Ordinance (Chapter 16)
 - f) County Grading, Erosion and Sediment Control Ordinance
 - g) County Zoning Ordinance (Chapter 17), including specifically, and not by way of limitation,
 - i) The County's Right-to-Farm ordinance (Chapter 17.13)
 - ii) The Ecological Preserve and Fee In-Lieu of Mitigation (Chapter 17.71)
6. The City shall adopt the El Dorado County General Plan as the interim City General Plan for the incorporated area. The El Dorado County General Plan shall remain in effect for 30 months or until the new City has adopted a new City General Plan pursuant to Government Code Section 65360.
7. In accordance with Government Code Section 65865.3 (a) and (b), any and all development agreements entered into between El Dorado County and any development project applicant or sponsor and any conditions of approval imposed by the Board of Supervisors on discretionary projects prior to the Effective Date of Incorporation shall remain valid and enforceable between the applicant and the City. Upon the Effective Date of Incorporation, the City shall administer such development agreements, including any and all conditions of approval, and mitigation measures adopted pursuant to CEQA for such projects, as the same were imposed by the Board of Supervisors at the time of project approval.
8. To continue the present level of service related to the review of grading plans, and to assure that grading activities proposed for sites within the incorporation area conform with the requirements of the County's Grading and Erosion Control Ordinances, the City shall enter into an agreement with the El Dorado County Resource Conservation District (RCD) for such services. The agreement shall provide for planning and technical assistance to the City and to property owners within the incorporation area in return for the payment of fees for such services which shall be at the same level as fees charged for comparable services within the City of Placerville.
9. The City shall maintain at least the same level of transit service provided by the El Dorado County Transit Authority in the incorporation area. The City shall either (a) join the El Dorado County Transit Authority as a new member, and in that capacity, transfer to the Authority all funding to which the City may be eligible to receive under applicable federal and state transit funding sources so as to provide transit services within City boundaries at a level at least equal to services provided prior to incorporation; or (b) use other means to maintain the current level of financial support to the El Dorado County Transit Authority transit programs, including the maintenance of a consistent level of funding for the EDCTA from development

- fees, sales tax revenues, Transportation Development Act funds, and all other applicable sources, as exists prior to incorporation.
10. The boundary of the City shall include the full width of all roadway parcels along the perimeter of the City. The city shall be responsible for roadway maintenance on both sides of the road.
 11. The responsibility for all roads, obligations for roads, and road maintenance for all roads within the jurisdiction of all districts that are being dissolved in connection with this incorporation shall transfer to the new City upon the Effective Date.
 12. All roads included within the El Dorado County Road System as of the Effective Date shall transfer to the City upon the Effective Date in accordance with Government Code Section 58385.
 13. The City shall initiate proceedings for LAFCO to adopt a sphere of influence for the new City in a timely manner to allow LAFCO to adopt a sphere of influence no later than one (1) year following the Effective Date.
 14. Pursuant to Government Code Section 57384, the County shall continue to provide to the incorporated area all services furnished to the area prior to incorporation, at the same level and in accordance with the budget for the County adopted prior to the Effective Date, for the remainder of the fiscal year during which the incorporation becomes effective, or for a shorter period if the City of El Dorado Hills, acting through its City Council, requests discontinuation of a service or services.
 15. The territory included within the new city boundary shall detach from County Service Area 9 (CSA 9). The City shall continue to provide the same level of services previously provided by CSA 9 through various service zones for the territory within the City. All funds held by the County for the service zones being detached shall be transferred to the new City. The parcel charges currently in effect in the affected zones of benefit shall continue in effect within the City. The City shall utilize the funds to continue the services within the zones of benefit.
 16. With respect to all agency dissolutions and governmental reorganizations ordered in connection with this incorporation, no agency being dissolved shall take any actions described in Government Code Section 56885.5 except in compliance with the requirements thereof.
 17. The dissolution of the El Dorado Hills Community Services District, the Springfield Meadows CSD, and the Marble Mountain Homeowners CSD is conditioned pursuant to the following provisions:

- a) All real and personal property, including land, vehicles and structures, interests in property, rights of use, all monies, including cash on hand and moneys due, but uncollected, of any dissolving district shall transfer to the City as successor agency to the dissolving districts, in accordance with Government Code §57452 and 57457. A list of assets currently owned by the EDHCSD is set forth in **Exhibit A**, attached hereto and incorporated herein by reference. The list of assets attached is not intended to be exhaustive of all assets to be transferred.
- b) All transfers of real property and property interests shall be transferred to the City subject to any and all liens or other financial obligations and encumbrances lawfully entered into by the dissolving District prior to the Effective Date.
- c) Property held in trust by any dissolving district shall be conveyed to the new City and shall be used for the purposes for which it was collected, in accordance with Government Code Sections 57382 and 57462.
- d) The services provided by the dissolving districts shall continue at a level not less than that provided by the districts prior to the Effective Date of dissolution.
- e) The City shall continue the parks and recreation services, landscaping and lighting maintenance, solid waste collection and disposal, and Cable TV services at a level not less than that provided by the El Dorado Hills CSD prior to the Effective Date.
- f) With respect to architectural review and enforcement of Conditions, Covenants and Restrictions (CC&Rs) for subdivisions within the EDHCSD, the City shall continue to provide such services at a level not less than that provided by the EDHCSD for not less than one (1) year following the Effective Date.
- g) Pursuant to Government Code §56886(t), any authorized charges, fees, assessments or taxes being collected by the dissolving districts shall to be transferred to the City of El Dorado Hills as the successor agency, including the EDHCSD development impact fee.
- i) Any employee of a dissolving district as of the date of dissolution of the district shall continue as an employee of the City of El Dorado Hills on an interim basis. If the City determines to continue any such employee as a permanent city employee, the City shall continue all employment rights,

seniority, retirement, accrued leave and related benefits of such employee to the maximum extent feasible consistent with the City's employment rules.

- j) The Date of Dissolution of all dissolving districts shall be the Effective Date.
 - k) Each dissolving district shall transfer all records, archives and related materials to the City of El Dorado Hills, to be retained by the city for a minimum of five years following the Effective Date of Dissolution.
18. Any and all costs incurred by or on behalf of the El Dorado Local Agency Formation Commission in connection with LAFCO Project 03-10, Proposed Incorporation of El Dorado Hills, that remain unpaid and outstanding shall be paid in full by the Incorporation Committee prior to the recordation by the Executive Officer of the Certificate of Completion.

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El Dorado Hills Incorporation Terms & Conditions
May 25, 2005

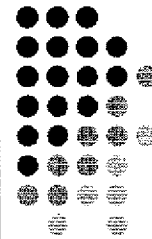
Fire Agencies Preferred Alternate Condition – 4b – Submitted 5/25/05 1:30 p.m.

Pursuant to its authority under Government Code Section 56815 and in accordance with Revenue and Taxation Code Section 99 et seq., LAFCO shall require the City to enter into a tax sharing agreement with the three affected Fire Districts providing for the transfer of property tax sufficient to cover the costs to be incurred by the respective districts in providing wildland fire protection. Said tax sharing agreement shall provide for an initial transfer of property tax sufficient to fund each District's projected annual cost of providing such protection as detailed in the Comprehensive Fiscal Analysis. The Tax Sharing Agreement shall further provide that every three years thereafter, the County Auditor, in consultation with the City and the three Fire Districts, shall adjust the tax sharing arrangement to an amount sufficient to cover the then projected annual cost of providing such protection, taking into account increases or decreases in the total acreage subject to such wildland fire protection due to annexation, detachment or reclassification and the Districts' projected costs.

The Fire Districts shall perform a wildland reclassification assessment every three years, prior to the start of the subsequent three year "agreement period." This reclassification shall result in a direct adjustment (upwards or downwards) to the wildland coverage cost to be borne by the City. The Tax Sharing Agreement shall further provide that the annual amount of property taxes transferred pursuant to this Tax Sharing Agreement shall not exceed the projected cost of providing such service through a Cooperative Contract with the California Department of Forestry, so long as such Cooperative Contracts are an option available to the Districts.

Proposed Incorporation of El Dorado Hills

EL DORADO LAFCO HEARING
MAY 25, 2005

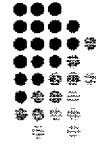


Issues/Decisions re: Boundaries

1. Should the boundary include the Promontory and Carson Creek?
2. Should the former Williamson Act "islands" be included within the city boundary?
3. Should the boundary include the entire Marble Valley project area?
4. Should the boundary exclude the Hickok Road and Arroyo Vista CSD areas?

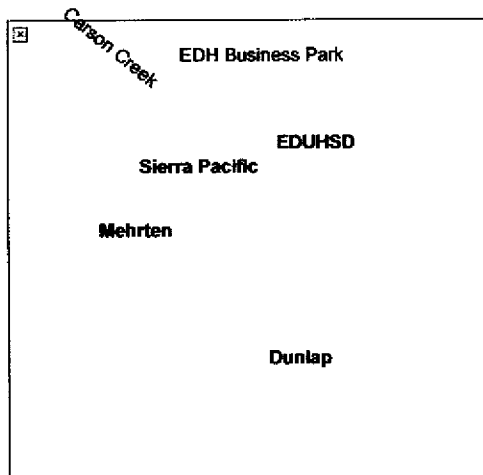
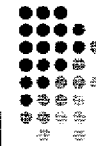


Boundary Issues (Con't.)



5. Which of the parcels south of the Business Park should LAFCO include within the incorporation area?

Boundary Issues (Con't.)

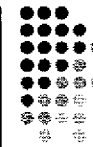


Boundary Issues (Con't.)



6. (B-1) Should the boundary be shifted north from Bass lake Road to Green Springs Creek?
7. (B-2) Should the include the two potential school sites west of "New Bass Lake Road"?
8. (B-4) Should the boundary include the Marble Mountain Homeowners CSD?
9. (B-5) Should the boundary include the Green Springs Ranch subdivision?
10. (B-7) Should the boundary include the El Dorado Hills Business Park?
11. (B-8) Should the Lakehills/Equestrian Village area be included within the incorporation boundaries?

Issues re: Services



1. Should LAFCO require the collection of the Fire District Improvement Fee and to provide the Fire District with the authority to determine the amount of the Fee?
2. What is the most effective means of continuing pre-incorporation service levels for wildland fire protection?
3. Should LAFCO require the new City to administer architectural review process and enforce existing CC&Rs within its jurisdiction?
4. Should LAFCO require the new City to the park development standards and development policies of the EDH CSD?



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May 25, 2005

Ms. Roseanne Chamberlain
Executive Director
El Dorado County Local Agency Formation Commission
2850 Fair Lane
Placerville, CA 95667

Re: Comment on Final EIR El Dorado Hills Incorporation

Dear Ms. Chamberlain and Commission Members:

This firm represents the El Dorado Hills Water District (the Fire District). Please allow this letter to supplement our comments on the Environmental Impact Report. Our client remains concerned regarding the wording of direct impact 2.8 and the mitigation measures proposed therein. The Environmental Impact Report indicates that the loss of CDF Services for Wildland Fire Protection would be considered a significant impact. The EIR then requires two suggested mitigation measures, as follows:

1. LAFCO should require the retention of CDF for Wildland Fire Protection through contractual agreements between the new City, the El Dorado Hills Fire Department ("EDHCWD") and the CDF.
2. LAFCO should require the new City to transfer to EDHCWD an amount sufficient to fund the cost of continued CDF Wildland Fire Protection for all affected areas within the new city boundary.

El Dorado Hills Fire District objects to the proposed mitigation measures for a number of reasons.

First, the EIR inadequately describes the impact and fails to acknowledge that the responsibility for Wildland Fire Protection will, upon incorporation, immediately transfer to the local agency(ies) responsible for providing fire protection in the affected areas. In this case, the local agency(ies) responsible for the provision of fire protection are the El Dorado Hills Water District, the Rescue Fire Protection District and El Dorado County Fire. This shift in responsibility occurs

Ms. Roseanne Chamberlain
Executive Director
El Dorado County Local Agency Formation Commission
May 25, 2005
Page 2

through operation of law and no action on the part of LAFCO or any of the affected districts is required. Accordingly, there is no true loss of wildland fire protection, there is simply a transfer of responsibility from the state to the local agencies. There is, of course, a financial impact which befalls the districts in providing wildland fire protection and that impact must be mitigated.

California Government Code Section 56815 provides LAFCO the authority to require a tax sharing agreement where affected agencies would otherwise suffer negative financial consequences. Section 99 et seq., of the Revenue and Taxation Code provides further authority to require transfer of real property taxes under a tax sharing arrangement to mitigate for the transfer of responsibilities in the event of incorporation. El Dorado Hills County Water District requests that LAFCO avail itself of the powers described above and impose a revised mitigation measure 2.8 as follows:

Mitigation Measure 2.8

Pursuant to its authority under Government Code Section 56815 and in accordance with Revenue and Taxation Code Section 99 et seq., LAFCO shall require the City to enter into a tax sharing agreement with the three affected Fire Districts providing for the transfer of property tax sufficient to cover the costs to be incurred by the respective districts in providing wildland fire protection. Said tax sharing agreement shall provide for an initial transfer of property tax sufficient to fund each District's projected annual cost of providing such protection as detailed in the Comprehensive Fiscal Analysis. The Tax Sharing Agreement shall further provide that every three years thereafter, the County Auditor, in consultation with the City and the three Fire Districts, shall adjust the tax sharing arrangement to an amount sufficient to cover the then projected annual cost of providing such protection, taking into account increases or decreases in the total acreage subject to such wildland fire protection due to annexation, detachment or reclassification and the Districts' projected costs. The Fire Districts shall perform a wildland reclassification assessment every three years, prior to the start of the subsequent three year "agreement period." This reclassification shall result in a direct adjustment (upwards or downwards) to the wildland coverage cost to be borne by the City. The Tax Sharing Agreement shall further provide that the annual amount of property taxes transferred pursuant to this Tax Sharing Agreement shall not exceed the projected cost of providing such service through a Cooperative Contract with the California Department of Forestry, so long as such Cooperative Contracts are an option available to the Districts.

Ms. Roseanne Chamberlain
Executive Director
El Dorado County Local Agency Formation Commission
May 25, 2005
Page 3

The incorporation proponents and the three affected fire districts have discussed this issue at length over the past several weeks. We have reached an agreement that this proposed revision to mitigation measure 2.8 is a feasible mitigation measure which properly mitigates the impact on the affected districts. We submit that in the event LAFCO fails to adopt this feasible mitigation measure which provides certainty to both the City and the affected districts, and upon which we all have agreed, the EIR will be inadequate.

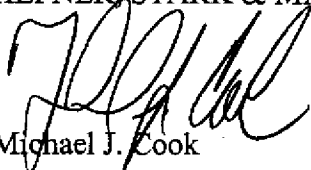
The existing mitigation measure purports to require a contract by and between a future city and the affected fire districts. We view that as an unenforceable agreement to agree which would not fully protect the districts nor mitigate the identified impact. Further, the measure implies an authority which the City will not have (i.e., the authority to dictate fire protection decisions). One of the mechanisms through which the fire districts may choose to provide wildland fire protection services is through a cooperative agreement with California Department of Forestry pursuant to the provisions of Public Resources Code 4142. However, that determination is reserved to the districts, who have the exclusive authority over the provision of fire protection services within their jurisdictions and should not be compelled by any mitigation measure or condition of incorporation.

If you have any questions regarding the above, please call.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By


Michael J. Cook

MJC/js

cc: Chief Larry Fry

K:\El Dorado Hills County Water Dist\Miscellaneous (1000-0001)\lr chamberlain 3.wpd

LAW OFFICE
OF
WILLIAM M. WRIGHT

Attorneys at Law

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billowrights@sbcglobal.net

May 23, 2005

Roseanne Chamberlain
Executive Officer
Local Agency Formation Commission
550 Main Street, Suite E
Placerville, CA 95667

Re: El Dorado Hills Incorporation

Dear Members of the Commission:

This office represents the Rescue Fire Protection District and the El Dorado County Fire Protection District. The El Dorado Hills Fire Department is represented by the Law Firm of Hefner, Stark and Marois.

As discussed at the May 18, 2005 board meeting, Rescue Fire and County Fire are very concerned with the impact to their Districts from the proposed incorporation. The boundaries of the incorporation have been drawn to include portions of these Districts. The Rescue Fire Protection District currently serves Green Springs Ranch subdivision. The El Dorado County Fire Protection District currently serves a portion of the Marble Valley project (collectively referred to herein as the "Affected Areas"). Unless an adequate resolution can be reached acceptable to the Districts, we request that LAFCo mitigate the impact to these Districts by excluding the Affected Areas from the incorporation boundaries.

There will be a significant impact to the Districts as a result of the conversion of the Affected Areas from a state responsibility area to a local responsibility area. Unless adequate financial arrangements are secured for the Districts, the Districts will be adversely impacted due to the change in financial obligations for this area. Under a worse case scenario, a fire in the Affected Areas that requires air support, bulldozers and work-crews from CDF could potentially bankrupt the Districts.

concrete solutions to financial impacts to affected agencies as a result of incorporation.

The Code does not limit the authority of LAFCo simply because the financial impact results from a shift in State responsibility. Certainly the Legislature intended this code to provide broad authority to address these issues so LAFCOs are not faced with the dilemma of attempting to mitigate financial impacts by unenforceable conditions that require the future city to enter into future financial agreements, the length, term and conditions of which are unknown.

A plain reading of this statute envisions the ability to financially mitigate this transfer of responsibility.

Government Code Section 56815 reads as follows:

(a) It is the intent of the Legislature that any proposal that includes an incorporation should result in a similar exchange of both revenue and responsibility for service delivery among the county, the proposed city, and other subject agencies. It is the further intent of the Legislature that an incorporation should not occur primarily for financial reasons.

(b) The commission shall not approve a proposal that includes an incorporation unless it finds that the following two quantities are substantially equal:

(1) Revenues currently received by the local agency transferring the affected territory that, but for the operation of this section, would accrue to the local agency receiving the affected territory.

(2) Expenditures, including direct and indirect expenditures, currently made by the local agency transferring the affected territory for those services that will be assumed by the local agency receiving the affected territory.

(c) Notwithstanding subdivision (b), the commission may approve a proposal that includes an incorporation if it finds either of the following:

(1) The county and all of the subject agencies agree to the proposed transfer.

(2) The negative fiscal effect has been adequately mitigated by tax sharing agreements, lump-sum payments, payments over a fixed period of time, or any other terms and conditions pursuant to Section 56886.

(d) Nothing in this section is intended to change the distribution of growth on the revenues within the affected territory unless otherwise provided in the agreement or agreements specified in paragraph (2) of subdivision (c).

Local Agency Formation Commission
El Dorado Hills Incorporation
Page 5

agency has the authority to establish zones for incurring indebtedness. The indebtedness or liability shall be incurred substantially in accordance with the laws otherwise applicable to the local agency.

Section 56886(i) further provides LAFCo with the authority for:


1) The disposition, transfer, or division of any moneys or funds, including cash on hand and moneys due but uncollected, and any other obligations.

The ability to divide moneys or funds to meet future obligations under Section 56886(i) would include the authority to authorize a tax sharing agreement as also provided in Section 56815.

Finally, Section 56886 (v) provides further grants authority for LAFCo to act on "[A]ny other matters necessary or incidental to any of the terms and conditions specified in this section."

The Districts respectfully request that LAFCo remove the Affected Areas from the incorporation proposal. Absent removing the Areas, the Districts request LAFCo to require a dedicated revenue source from a tax sharing agreement to mitigate this impact.

Very truly yours,


William M. Wright
ld

WMW:ld

cc: Chief Lacher
Chief Knoop

Frequently Asked Questions About Design Review in El Dorado Hills

What is the function of the DRC (Design Review Committee)?

The DRC is the successor of the Architectural Control Committee (ACC), which is cited in the majority of existing CC&R's. The EDHCSD Board of Directors appoints DRC members. Their function is explained within the CC&R's. Its role is to examine and approve applications for property improvements under the authority of the CC&R's. Applicants submit plans for improvements to their property to the DRC. If such improvement/change is in accordance with the CC&R's for the property's location (Village/Unit), DRC approval is forthcoming. Any improvements/changes to the property must be submitted to the DRC through the application process. Failure to do so constitutes a CC&R violation. In many cases specific governing property improvement restrictions are vague or in some cases almost non-existent. In these instances the DRC relies on a set of policy guidelines established over the years in order to ensure consistency in approving applications. Property owners may review these guidelines at the CSD office or at the District WEB Site www.edhcsd.org.

The DRC meets weekly to review the plans submitted for approval. If you are required by your CC&R's to submit property improvement plans for DRC approval, you may deliver them to the District Office at 1021 Harvard Way, or call 916-933-5426 for further details.

Why haven't the CC&R's been changed so that they are uniform throughout El Dorado Hills?

This would be very difficult to achieve, because, depending upon the unit within a subdivision, from 50% to 75% and in some cases over 90%—of all property owners in a unit must agree to any change in the deed restrictions for that unit. It is the responsibility of the property owners to change the CC&R's for their respective unit(s). The CSD does not have the authority to change the CC&R's whether through addition or deletion.

Note: "Frequently Asked CC&R Questions" was developed by the volunteer members of the 2001 CC&R Task Force. The District appreciates the time and effort of the following Task Force members: Joe Barry, Kelly Campbell, Dave Howald, Lemuel G. Lloyd, Jr., George Rollins and Erin Whatley. Also, Ex Officio members from the CSD Board included Brett McFadden and Norb Witt.

For further information contact us at
(916) 933-5426



El Dorado Hills
Community Services District

CC&R information

What are CC&R's?

Basically the CC&R's (Covenants, Conditions and Restrictions) are deed restrictions that are contractual limitations of your rights as a property owner. Originated by the initial developer, these restrictions were placed on your property deed, recorded with El Dorado County, and made a condition of the purchase of your lot.

When you purchased your property, along with a myriad of other forms and documents, you signed a contract. What follows is a typical wording of such a contract. While yours may differ in precise wording, in essence it states:

The undersigned declares that he has read and understands the deed restrictions/CC&R's applicable to the subject property, and that the improvement herein applied for does not violate any such restrictions. I also certify that I have submitted plans to the Architectural Control Committee (ACC), or the local homeowners association, where required by said CC&R's or deed restrictions, and have received approval for said improvement.

Since these restrictions are attached to the property they are automatically passed along to any subsequent owner(s). In other words, the CC&R's "run with the land."

What is the intent of CC&R's?

Originally, the intent of the developer was to originate a marketing tool that purported to insure that property values would be protected. You, the new owner, would not have to worry that your "dream home" and the neighborhood would deteriorate.

What is the CSD's role in CC&R enforcement?

In November of 1983, the voters of El Dorado Hills passed Ballot Measure B giving the El Dorado Hills Community Services District (CSD) the authority to enforce the CC&R's. Attached to this measure was a special tax of up to \$10 per year, per parcel, to be used for any expenses incurred by the CSD in carrying out that enforcement. District residents also play a role in enforcement. However, some are apprehensive of creating a disagreement between themselves and a neighbor who may be violating a provision of the applicable CC&R's. For those who have such a concern, the one option is to call the CC&R Compliance Officer or their respective CC&R Citizens Advisory Committee village representative.

The CC&R Citizen Advisory Committee is composed of up to two representatives from each village appointed by the District. The Committee makes policy recommendations to the CSD, reviews staff enforcement actions, holds enforcement hearings and makes recommendations to the CSD Board for pursuing further legal actions of violations.

In addition to following up on complaints, the CC&R Compliance Officer routinely drives through the villages spotting the violations that are the subject of the most common complaints. Timely reporting and prompt follow-up are usually successful. In fact, the CC&R Compliance Officer finds that most of the time, residents who have violations are unaware of the restrictions. Once the restrictions are brought to the attention of the property owner, the violations are gladly and quickly corrected.

Where does the \$10 I pay each year go?

The tax revenue collected for CC&R enforcement is deposited into a special fund with its own separate accounting. Expenses incurred for enforcement of the CC&R's are charged to this fund. The budget for these funds and audit review of expenses are public information and available upon request at the CSD office.

What procedure does the District use in notifying and pursuing non-compliance of the CC&R's?

The following steps are taken in pursuing compliance.

- Investigation of CC&R Violations

When the CC&R Compliance Officer receives a complaint regarding an apparent CC&R violation, or observes a possible violation, the following steps are taken:

1. Determine which CC&R provision(s) apply to the parcel and subdivision unit.
2. Perform a visual inspection before taking further action.
3. **If resources permit, try to resolve the violation with a phone call or visit.**

- Initial Notice of Violation - If the first contact has not eliminated the violation, the CC&R Compliance Officer determines that a property owner is engaging in conduct or activity or has created a condition which reasonably appears to be a violation of the CC&R's applicable to the owner's property. The Officer will first issue, via first class mail, a written "Initial Notice of CC&R Violation" to both the recorded owner of the property and current resident if different from the owner.

- Reminder Letter - If the violation has not been rectified by the time specified in the Initial Notice of Violation, a Reminder Letter from the General Manager will be sent to the resident and property owner.

- Legal Notice of Violation - If the resident and property owner fail to comply with the Initial Notice of Violation and the Reminder Letter, the CSD's

legal counsel issues a second notice to the resident and property owner advising them if they do not comply within ten (10) days of the date of the Legal Notice of Violation, a hearing will be scheduled.

- Notice of Hearing - If the resident and property owner fail to comply with the Legal Notice of Violation, the CC&R Compliance Officer issues a Notice of Hearing stating the violation and informs the resident and property owner of the District's intent to hold a hearing before the CC&R Citizens Advisory Committee at a specified date, time and place, no less than ten (10) days following the date of the Notice of Hearing.

- Hearing Procedure - Hearings are conducted in open session. The chairperson of the CC&R Advisory Committee opens the hearing and allows reasonable time for all testimony. If the Committee concurs with the allegation that a violation exists, its recommendation to initiate a Third & Final Notice of Violation is forwarded to the District Board by the Compliance Officer.

- Third and Final Notice of Violation - By a motion of the Board of Directors, a demand letter is sent to the property owner and current resident. This letter puts the property owner and resident on notice that legal action for further non-compliance will be pursued.

The CSD has the authority to initiate legal action against those who do not comply with the CC&R's. **The District's legal costs to pursue litigation must be paid by the property owner(s) named in the lawsuit.**

How can I get a copy of the CC&R's for my lot?

You should have received a copy of CC&R's when you purchased your home or property. If you can't find your copy, you may purchase a copy from the CSD for a nominal fee that covers the duplicating expense. When requesting a copy of your CC&R's, be sure to have your village name and unit number. Sometimes units within the same village have different CC&R's.

Law Office
Of
ROBERT A. LAURIE

3161 Cameron Park Drive,
Suite 215
Cameron Park, CA 95682
Tel: 530.672.1566
email:ralaurie@sbcglobal.net

May 24, 2005

Ms Roseanne Chamberlain
Executive Officer
El Dorado County LAFCO
550 Main Street, Suite E
Placerville, CA 95667

Re: El Dorado Hills Incorporation; Request for Exclusion – Equestrian Estates

Dear Ms Chamberlain:

On behalf of those listed on the attached list, objection is made to inclusion of such properties within the proposed city boundaries. It is my client's desire to retain the rural characteristics of their community and such would be inconsistent with the urban nature of municipal organization.

Specifically, the following comments are offered for your consideration:

1. The subject area forms a geographic peninsula. This is inconsistent with "the formation of orderly and logical boundaries" and it is not evident that such would be in the interest of the total organization of government services (LAFCO Policy 3.9.4).
2. The incorporation would encourage growth in this community in a manner inconsistent with well planned, well ordered and efficient development policies in violation of LAFCO Policy 6.1.4.
3. Pursuant to the provisions of Policy 6.1.10, LAFCO may not approve proposals involving agencies that have a Sphere of Influence more than five years old until a service review has been conducted. This policy would apply to both the El Dorado Hills County Water District as well as the CSD.
4. All of the properties within Equestrian Estates are rural/agricultural in nature and accordingly should be excluded from the incorporation boundaries (LAFCO Policy 6.7.8.2).

5. The Staff Report argues that it is essential to provide for a smooth transition of services from the CSD to the City, thus the importance of maintaining the integrity of District/City boundaries. Yet, it is also recommended that the City not enforce neighborhood CC&Rs, one of the more critical services provided by the CSD. In fact, the Staff Report argues that a primary reason for rejecting exclusion is the loss of CSD services including CC&R enforcement. (See Pages 19, 20). If the City is not going to enforce CC&Rs then this argument can not stand.

6. The Staff Report incorrectly implies that the majority of property owners in the neighborhood prefer to be included within the incorporated area. Signatures on file with LAFCO include a significant number of properties from outside of the neighborhood. The majority of property owners from within Equestrian Estates object to inclusion.

Thank you for your consideration.

Very truly yours,


ROBERT A. LAURIE

NAMES AND ADDRESSES

1. Mr. and Mrs. Jay Dennis, 1691 Lakehills Ct, EDH
2. Mr. and Mrs. Gary Applegarth, 1210 Lexington Ct., EDH
3. Mr. and Mrs. Richard Moorhouse 1191 Lakehills Ct., EDH
4. Mr. and Mrs. Andrew Dunnigan 1220 Lexington Ct., EDH
5. Robert Price, III, 1999 Lakehills Drive, EDH
6. Mr. and Mrs. Joseph Hoffman, 2003 Lakehills Drive, EDH
7. Norma Hampton, 2040 Salmon Falls Rd., EDH
8. Mr. and Mrs. James Green, P.O. Box 5028, EDH
9. Mr. and Mrs. Gary Fletcher, 1781 Lakehills Dr., EDH
10. Mr. and Mrs. Clarence Rich, 9033 Winding Oaks Dr. Fair
Oaks, CA
11. Mr. and Mrs. Gregory Prang, 1881 Lakehills Dr, EDH
12. Robert Riegler, 1 Lakehills Ct., EDH

**Property owners on and near Lakehills drive
1691 Lakehills Drive
El Dorado Hills, CA 95762**

April 25, 2005

To: El Dorado County LAFCO

Re: El Dorado Hills Incorporation boundary
Line adjustment

As residence and owners of property that borders on and near Lakehills Drive, we would like to be left out of the city incorporation. We have never wanted to be in this incorporation. We see no reason to change something that works now. The county has always taken care of our needs. All of the property in this area is from approximately 3 acres to 20 acres in size. Most of this area is covered by CC&R's that requires 3 acre minimum. We feel that this is not conducive to the city incorporation.

We strongly wish to retain the rural nature of this area, adjacent to the Folsom Lake State Park system. We have horses, cows, goats, chickens and other animals.

In regards to our services, (we have talked to all these people) the telephone, electric, garbage, Police protection, and fire protection, will still be the same. We are on septic tanks, and well water so that is not an issue. Cable T.V. would be put in if we want to pay for it, but most of us use the disc, and don't want it. Our CC&R's go with the land so it makes no difference if we are in the city or County. As regards to the CSD, we don't use

this service so it is really not an issue with us.
The county library is just that, a county library.

We are sending along with this letter a copy of a map of our area showing the new boundary line that we would like moved. We have spoken with the owners of these properties and they are similarly opposed to being including in the proposed city. Most of them have signed this letter.

Thank you for your consideration.

April .05

4 Mr. & Mrs. Jay Dennis 1691 Lakehills Dr EDH

2 Gary & Janet Appleberry 1210 Lexington Ct EDH

1 Richard & Karen MacLennan 1191 Lakehills Ct EDH

3 Jennifer & Andrew Dunning 1220 Lexington, EDH

13 Robert B. Price, III 1999 Fairview Ct. EDH

14 ~~Shirley H~~ 2003 Lakehills Dr EDH

10.11.12.14 Norma Hopper 2040 Salmon Falls EDH

9 ~~Jim L~~ PO 5028 EDH

9 Linda Green P.O. Box 5028 El Dorado Hills CA

6 Nancy Fletcher 1781 Lakehills El Dorado Hills, CA

6 Nancy Fletcher 1781 Lakehills El Dorado Hills, CA

15 Tracy Sandy 2067 LAKE HILLS DR

17 Peggy Christensen 2030 Salmon Falls Rd EDH, CA

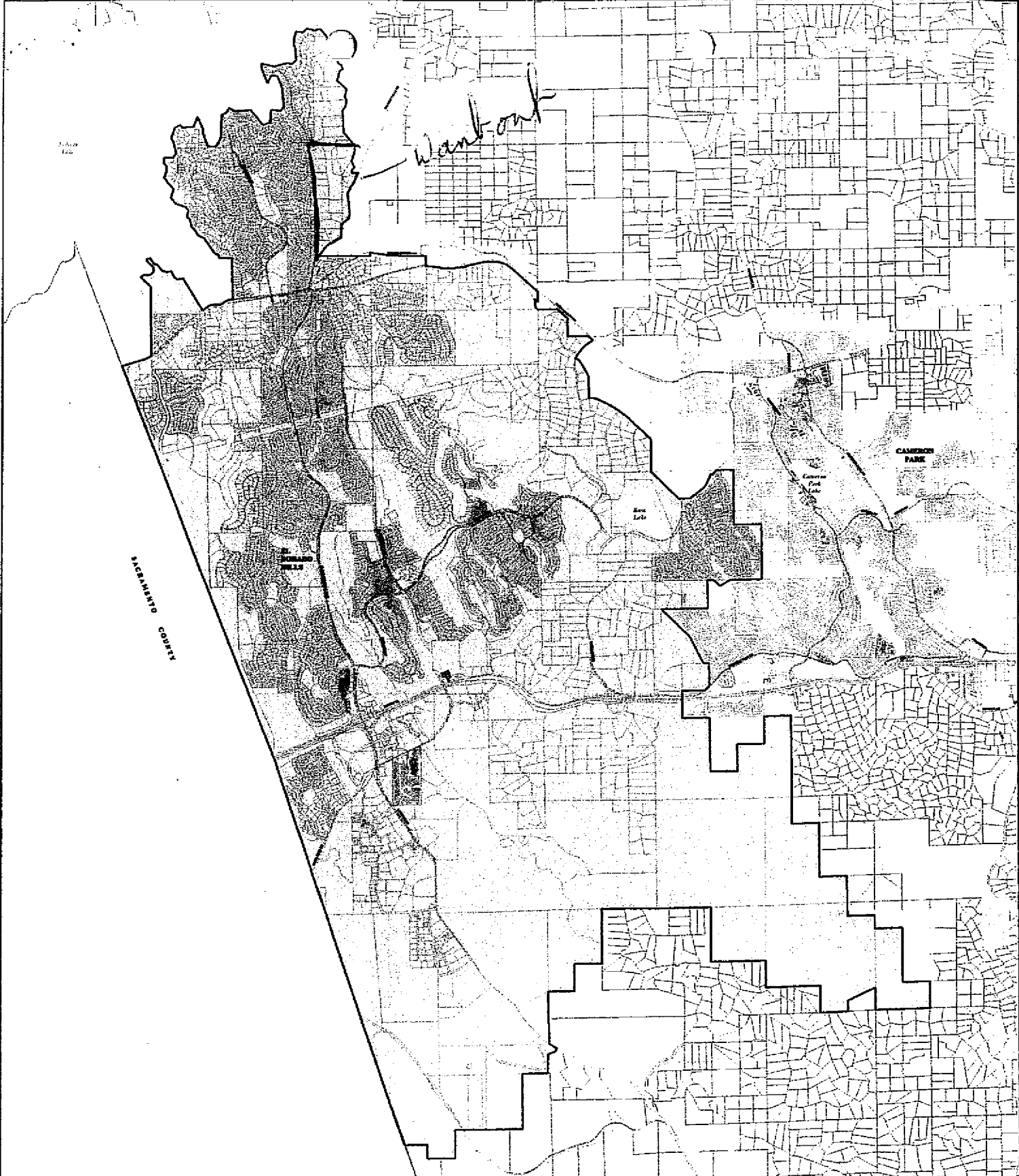
7 Clarence Rich 9033 Winding Oak Dr Fair Oaks 9562

7 Margaret Rich 9033 Winding Oak Dr Fair Oaks 9562

13 Gregory King 1881 Lakehills Dr. El Dorado, CA

13 Susan King 1881 Lakehills Dr. El Dorado Hills, CA

5 Bob Regler

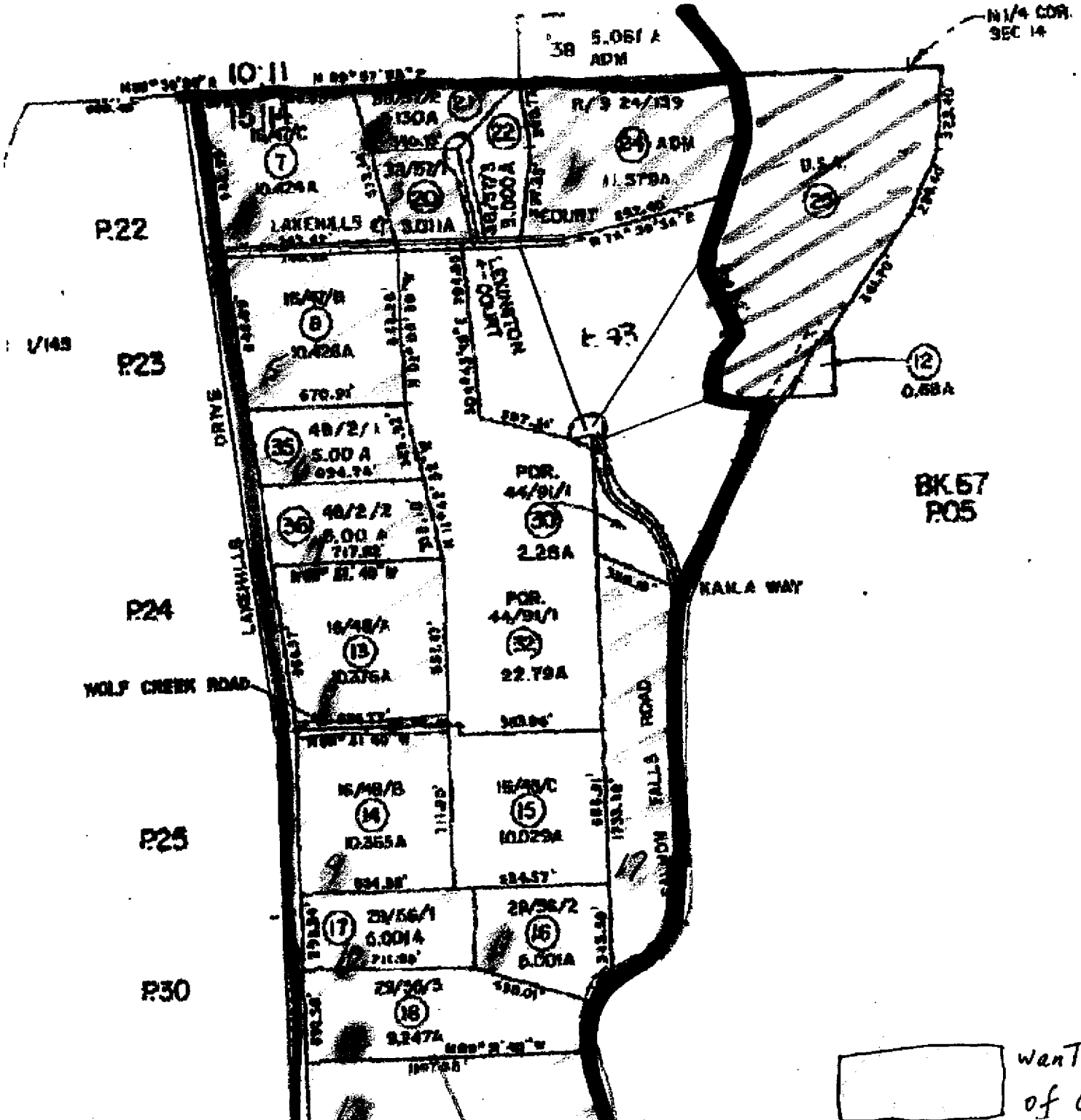


**EL DORADO HILLS
INCORPORATION BOUNDARY - PROPOSED**
El Dorado Hills Area
County of El Dorado, State of California


Date: 1/15/04
 Prepared by: J. P. ...
 Checked by: ...
 Approved by: ...
 Date: 1/15/04
 Project: ...
 Scale: ...
 Author: ...
 Date: 1/15/04
 Project: ...
 Scale: ...
 Author: ...
 Date: 1/15/04

- LEGEND**
- EL DORADO HILLS INCORPORATION BOUNDARY - PROPOSED
 - ASSESSOR PARCEL BASE
 - MAJOR ROADS
 - LAKES
 - CREEKS





I, Susan Stahmann, Clerk to LAFCO, do declare that I notified the following persons/entities of the Meetings/Closed Sessions noted below. Further, I Susan Stahmann, do declare that I either posted or caused to be posted the "Agendas/Meetings/Closed Session of LAFCO at the Board of Supervisors and Bldg "C" Main Bulletin Boards on or before 12:00 p.m. on MAY 10, 05


 Susan Stahmann, Clerk to LAFCO

	AGENDA - (Double Sided - 7)	Meeting Date: 5/25/05	Mailed: <u>5-10-05</u>	
√	Agenda File - LAFCO			
√	Chamberlain, Roseanne	LAFCO		
√	John Driscoll, City Mgr.	City of Placerville	487 Main Street	Placerville, CA 95667
√	Fratini, Corinne	LAFCO		
√	Sacramento Bee	Folsom Bureau	1835 Prairie City Rd., Suite 500	Folsom, CA 95630
√	Stahmann, Susan	LAFCO		
√	Tahoe Tribune	Editor	3079 Harrison Ave.	So. Lake Tahoe, CA 96150
	AGENDA - (e-mailed) <u>5-10-05</u>			
e-m	Alcott, Craven	Parks & Recreation Director	calcott@co.el-dorado.ca.us	
e-m	Allen, Nancy	LAFCO Commission	wyomom@webtv.net	
e-m	Arietta, Butch	Springfield Meadows CSD	Barietta57@aol.com	
e-m	Baumann, Helen	BOS	bostwo@co.el-dorado.ca.us	
e-m	Brillissour, Jo Ann	El Dorado County - Planning	jbrillissour@co.el-dorado.ca.us	
e-m	Browne, Scott	Attorney At Law	scottbrowne@jps.net	
e-m	Burney, Naomi	League of Women Voters	nburney@plv4.innercite.com	
e-m	Chamberlain, Roseanne	LAFCO	roseanne@co.el-dorado.ca.us	
e-m	Colvin, Robby	LAFCO Commission	robbycolvin@hotmail.com	
e-m	Cooper, Brian	El Dorado Irrigation District	bcooper@eid.org	
e-m	Corcoran, Daniel	EID	dcorcoran@eid.org	
e-m	Costamagna, Gary	LAFCO Commission	pnjcosta@jps.net	
e-m	Davis, Don		ddavis67@pacbell.net	
e-m	Davis, Tom	LAFCO Commission	tomhdavis@aol.com	
e-m	Deister, Ane	EID	adeister@eid.org	

e-m	Dupray, Rusty	LAFCO Commission	bosone@co.el-dorado.ca.us
e-m	Ford, Frank	Citizens for Good Government	fordcgg@pacbell.net
e-m	Fraser, John	EID	jfraser@innercite.com
e-m	Fratini, Corinne	LAFCO	cfratini@co.el-dorado.ca.us
e-m	Frye, Larry R., Chief	EDH County Water	Larry@edhfire.com
e-m	Georgetown Gazette-Ctrl Disp	Newspaper	gazette@d-web.com
e-m	Gibson, Thomas	LAFCO Counsel	Thomas.Gibson@bbklaw.com
e-m	Grace, Lori	EID	lgrace@eid.org
e-m	Graichen, Barbara	Consultant	nнатomas@aol.com
e-m	Hagen, Carl	LAFCO Commission	chagen@d-webb.com
e-m	Hidahl, John		john.hidahl@aerojet.com
e-m	Hillyer, Dianna	EDH CSD	dhillyer@edhcsd.org
e-m	Hollis, Bob	Request	rhollis@CarnegiePartners.com
e-m	Jackson, Mindy	El Dorado Transit	mjackson@innercite.com
e-m	Lacher, Bruce	El Dorado County Fire District	c7700@directcon.net
e-m	Life Newspapers	Newspaper	editor@villagelife.com
e-m	Lishman, Kathi	LAFCO Commission	klishman@mac.com
e-m	Loftis, Francesca	LAFCO Commission	floftis@CWnet.com
e-m	Long, Ted	LAFCO Commission	tedtahoe@hotmail.com
e-m	Lowery, Wayne	El Dorado Hills CSD-Gen Mgr	wlowery@edhcsd.org
e-m	Margaret Moody	BOS	mmoody@co.el-dorado.ca.us
e-m	McDonald, Linda	EID	lmcDonald@eid.org
e-m	Morgan, Jon	Environmental Management	jmorgan@co.el-dorado.ca.us
e-m	Neasham, Sam		Neasham@neashamlaw.com
e-m	Osborne, George	EID	gwclosborne@comcast.net
e-m	Paine, Richard C.	LAFCO Commission	paine@trajen.com
e-m	Parker, Tom	LAFCO Counsel	thomasp@co.el-dorado.ca.us
e-m	Rescue Fire Protection District	Fire Protection District	rescuefd@directcon.net
e-m	Russell, Dan	El Dorado County Surveyor	drussell@co.el-dorado.ca.us
e-m	Sanders, Vicki	CAO's Office	vsanders@co.el-dorado.ca.us
e-m	Segel, Harriett	Public	tuffi@innercite.com

e-m	Smith & Gabbert, Inc.	El Dorado Land & Development	Kim@waveshift.com	
e-m	Solaro, Dave	Board of Supervisors	dsolaro@co.el-dorado.ca.us	
e-m	Stack, Noel	Mt. Democrat	nstack@mtdemocrat.net	
e-m	Sweeney, Jack	LAFCO Commission	bosthree@co.el-dorado.ca.us	
e-m	Weimer, Michele	EID	mweimer@eid.org	
e-m	Wheeldon, George	LAFCO Commission	wheeldon@sbcglobal.net	
e-m	Witt, Norb		nwitt@sbcglobal.net	
e-m	Word, Chris	EID	cword@eid.org	
e-m	Wright, William	Attorney at Law	billofwrights@sbcglobal.net	
	INCORPORATION ONLY			
e-m	Gill, Laura	CAO's office	lgill@co.el-dorado.ca.us	
e-m	Purvines, Shawna	CAO's office	spurvines@co.el-dorado.ca.us	
e-m	Taylor, Nat	Project Manager	ntaylor@lamphier-gregory.com	
	AGENDA (Single-Sided)			
√	Post- B, C & LAFCO (3)			
√	Agenda Item File	Districts for Budget		
√	Agenda Item Person			
	PACKET (20) - Mailed 5-20			
√	Allen, Nancy	Commission	P. O. Box 803	Georgetown, CA 95634
√	Chamberlain, Roseanne	LAFCO		
√	Colvin, Roberta	LAFCO Commission	2854 Bennett Dr.	Placerville, CA 95667
√	Costamagna, Gary	Commission	4100 Marble Ridge Road	El Dorado Hills, CA 95762
√	Dupray, Rusty	Commission	Board of Supervisors	
√	Fratini, Corinne	LAFCO		
√	Gibson, Thomas	LAFCO Counsel	BBK 400 Capitol Mall, Ste 1650	Sacramento, CA 95814
√	Hagen, Carl	LAFCO Commission	183 Placerville Dr.	Placerville, CA 95667
√	Loftis, Francesca	Commission	7085 Nutmeg Lane	Placerville, CA 95667
√	Long, Ted	LAFCO Commission	2498 Kubel Ave.	So. Lake Tahoe, CA 96150
√	Manard, Aldon	Commission	3591 Coloma Canyon Rd.	Greenwood, CA 95635
√	Paine, Richard C.	Commission	Board of Supervisors	
√	Public Review Binder			

√	Stahmann, Susan	LAFCO		
√	Sweeney, Jack	Commission	Board of Supervisors	
√	Wheeldon, George	Commission	EID-2890 Mosquito Road	Placerville, CA 95667
√	Extra Copy for Meeting			
√	Stack, Noel	Mt. Democrat	1360 Broadway	Placerville, CA 95667
√	Segel, Harriett	Mail	2067 Wood Mar Drive	El Dorado Hills, CA 95762
√	Chief Larry Fry	EDH County Water Dist. (Mail)	990Lassen Lane	El Dorado Hills, CA 95762
	*Ask RC if Scott & Barbara	packet		
	TOPICS - Mailed - 5-23			
√	Conference Table (2 copies)			2737 Carnelian Cir. EDH
√	Project Files	All EID- Linda MacDonald-EID	Bell Ranch-Ken Wilkinson	P. O. Box 1983 Pevl 95667
√	Misc. Topics to People	All Smith Flat-Jenna Lollis	2903 Jacquier Road	Placerville, CA 95667

Added Distribution:
Legal Notice 4/18/05 Special LAFCO Meeting

Kevin Stankiewicz
3467 Alyssum Circle
El Dorado Hills, CA 95762

Jay and Linda Dennis
1691 Lakehills Drive
El Dorado Hills, CA 95762

Linda & Jim Green
P. O. Box 5028
El Dorado Hills, CA 95762

Gary and Nancy Fletcher
1781 Lakehills Drive
El Dorado Hills, CA 95762

Ron & Terry Higgins
1220 Lexington Ct.
El Dorado Hills, CA 95762

Homeowner
1221 Lexington Ct.
El Dorado Hills, CA 95762

Homeowner
1210 Lexington Ct.
El Dorado Hills, CA 95762

Richard Montrouse
1191 Lakehills Ct.
El Dorado Hills, CA 95762

Louise Hackett
1881 Lakehills Dr.
El Dorado Hills, CA 95762

EL DORADO LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

TELEPHONE:(530)295-2707
FAX:(530)295-1208

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Local Agency Formation Commission will hold a public hearing at 5:30 p.m. or as soon thereafter as possible, on May 25, 2005, in the Meeting Room at El Dorado Hills Community Services District Administrative Building, 1021 Harvard Way, El Dorado Hills, to consider the following items:

Amendment to the LAFCO Conflict of Interest Code (Continued from April 18, 2005); Silver Springs Reorganization, LAFCO Project No. 05-03, Informational Hearing Pursuant to Government Code Section 56857, annexation of 290 acres into EID and Cameron Park CSD with Detachment from Zone 17 of CSA 9, located at Green Valley Road and Bass Lake Road in Cameron Park, no action will be taken.

Any person may submit oral or written comments. Staff will distribute written comments to the Commission if submitted 24 hours before the meeting. Roseanne Chamberlain, Executive Officer, LAFCO, 550 Main Street Suite E, Placerville, CA 95667. If you have any questions, you may contact the LAFCO office during normal business hours at (530) 295-2707.

EL DORADO LOCAL AGENCY FORMATION COMMISSION

ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER

MOUNTAIN DEMOCRAT

TO BE PUBLISHED ONE TIME ONLY: May 4, 2005

c:\shared\susan\meetings\05MayLegal

*COMMISSIONERS: TOM DAVIS, ROBERT SALAZAR, GARY COSTAMAGNA, RUSTY DUPRAY, ALDON MANARD, CHARLIE PAINE, NANCY ALLEN
ALTERNATES: KATHI LISHMAN, GEORGE WHEELDON, FRANCESCA LOFTIS, JAMES R. SWEENEY
STAFF: ROSEANNE CHAMBERLAIN-EXECUTIVE OFFICER, CORINNE FRATINI-POLICY ANALYST,
SUSAN STAHMANN-CLERK TO THE COMMISSION, TOM GIBSON-LAFCO COUNSEL*

NOTICE OF PUBLIC HEARING
Incorporation of the City of El Dorado Hills

Notice is hereby given that the Local Agency Formation Commission of El Dorado County will hold a public hearing at 5:30 p.m. or as soon thereafter as possible, on May 25, 2005 in the Meeting Room in ** El Dorado Hills Community Services District Administrative Building, 1021 Harvard Way, El Dorado Hills.

1. Incorporation of the Proposed City of El Dorado Hills, LAFCO Project No. 03-10. Incorporation of 20,000 + acres at the western boundary of El Dorado County comprising the community of El Dorado Hills including the following actions:

a.. Certification of the El Dorado Hills Incorporation Project Final EIR, (State Clearinghouse No. 2004082113) and adoption of findings in connection with that EIR

b. Adoption of the Final Comprehensive Fiscal Analysis with respect to the incorporation.

c. Adoption of proposed LAFCO Resolution No. L-05-09 setting the boundaries of the incorporation, making determinations, adding conditions and approving the incorporation.

2. Adoption of related changes of organization including the following:

a. Dissolution of the El Dorado Hills Community Services District and transfer of its income sources, asset and service responsibilities to the new city

b. Dissolution of the Springfield Meadows Community Services District and transfer of its income sources, assets and service responsibilities to the new city

c. Dissolution of the Marble Mountain Community Services District and transfer of its income sources, assets and service responsibilities to the new city

d. Detachment of the incorporation area from County Service Area No. 9 and transfer of a proportionate share of the assets, parcel charges and service responsibilities to the new city.

e. Transfer of all existing landscape and lighting districts and other assessment and improvement districts within the incorporation boundaries to the new city

f. Such other changes of organization related to the incorporation as determined by the Commission.

Any person may submit oral or written comments. Staff will distribute written comments to the Commission if submitted 24 hours before the meeting.

Submit written comments to:

Roseanne Chamberlain, Executive Officer, LAFCO,
550 Main Street Suite E, Placerville, CA 95667
lafco@co.el-dorado.ca.us

If you have any questions, you may contact the LAFCO office during normal business hours at (530) 295-2707.

EL DORADO LOCAL AGENCY FORMATION COMMISSION
ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER

MOUNTAIN DEMOCRAT

TO BE PUBLISHED ONE TIME ONLY: May 4, 2005