

***LOCAL AGENCY FORMATION
COMMISSION***

JANUARY 26, 2005

AGENDA ITEM NO. 2

CONSENT CALENDAR

A. Adoption of Agenda

***B. Minutes of the Meeting of
December 2, 2004***

C. Approval of Claims

D. Approval of Claims (Additions)

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

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www.co.el-dorado.ca.us/lafco

AGENDA - January 26, 2005 - 5:30 P.M.

El Dorado County Hearing Rm. 2850 Fairlane Court, Bldg. C., Placerville, California

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 DECEMBER 2, 2004
- C. APPROVAL OF CLAIMS
- D. APPROVAL OF CLAIMS (ADDITIONS)

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. APPOINTMENT CHAIR/VICE CHAIR FOR 2005

5. REQUEST FOR OUT-OF-AGENCY CONTRACT AUTHORIZATION AND FEE WAIVER BY EL DORADO HILLS CSD FOR GREEN SPRINGS RANCH, LAFCO PROJECT NO. 05-01 (CEQA: Mitigated Negative Declaration approved by LAFCO on 9/22/04, SCH #2004082056)

Contract between El Dorado Hills CSD and Green Springs Ranch Landowners' Association for parks, recreation, waste management, and cable TV services to 113 parcels before final recording of the approved reorganization (LAFCO Project No. 98-12). Includes request for waiver of OOA fees.

6. REQUEST FOR OUT-OF-AGENCY CONTRACT AUTHORIZATION AND FEE WAIVER BY EL DORADO HILLS CSD FOR EUER RANCH, LAFCO PROJECT NO. 05-02 (CEQA: Carson Creek Specific Plan EIR approved by El Dorado County, SCH #94072021)

Contract between El Dorado Hills CSD and K. Hovnanian Forecast Homes, Inc. for parks, recreation, waste management, and cable TV services to 154 acres to be provided after LAFCO approval but before final recording of the proposed reorganization (LAFCO Project No. 03-02). Includes request for waiver of OOA fees.

COMMISSIONERS: GARY COSTAMAGNA, TED LONG, ROBERTA COLVIN, RUSTY DUPRAY, ALDON MANARD, CHARLIE PAINE, NANCY ALLEN
ALTERNATES: MARK ACUNA, 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

7. REPORT OF AD HOC BUDGET COMMITTEE INCLUDING:

- A. BUDGET CALENDAR**
- B. EXECUTIVE OFFICER COMPENSATION**
- C. FY 05-06 BUDGET PRIORITIES & GOALS**

8. MOU REGARDING EMPLOYER/EMPLOYEE RELATIONS BETWEEN THE COUNTY OF EL DORADO AND THE EL DORADO LAFCO

9. 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 - Grand Jury Letter of November 22, 2004**
 - 2. Miscellaneous Items - Report on Special District Election**
 - 3. FY2004-2005 Mid Year Budget Report**
 - 4. Report on Proposed Incorporation of the City of El Dorado Hills**

10. ADJOURNMENT

The next regularly scheduled LAFCO Commission meeting will be February 23, 2005

Respectfully submitted,
January 5, 2005


Rosanne 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 DECEMBER 2, 2004

1. CALL TO ORDER AND ROLL CALL

The meeting of the Local Agency Formation Commission held December 2, 2004, was called to order at 5:30 p.m. by Chair Davis in the BOS meeting room, Building A of the Government Center, 330 Fair Lane, Placerville, California.

COMMISSIONERS - PRESENT

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

COMMISSIONERS - ABSENT

ALTERNATE COMMISSIONERS - PRESENT

Francesca Loftis, Public

ALTERNATE COMMISSIONERS - ABSENT

George Wheeldon, District
Kathi Lishman, City
James R. Sweeney, County

COMMISSION STAFF - PRESENT

Roseanne Chamberlain, Executive Officer
Susan Stahmann, Clerk to the Commission
Corinne Fratini, LAFCO Policy Analyst
Scott Smith, LAFCO Counsel

COMMISSION STAFF - ABSENT

Thomas Gibson, LAFCO Counsel

ROLL CALL - VOTING MEMBERS: Davis, Paine, Dupray, Manard, Costamagna, Allen, Colvin

Chair Davis introduced Ms. Roberta Colvin as the new City Representative from the City of Placerville and announced that Ted Long a newly elected City Councilmember will be the new LAFCO Commissioner from the City of South Lake Tahoe. Mr. Mark Acuna, City of Placerville, will be the City Alternate.

2. CONSENT CALENDAR

A. ADOPTION OF AGENDA

B. DISPOSITION OF MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION MEETING OF OCTOBER 27, 2004

C. APPROVAL OF CLAIMS

D. APPROVAL OF CLAIMS (ADDITIONS)

E. RESOLUTIONS OF APPRECIATION - ALTERNATE LISHMAN AND CHAIR DAVIS - SPECIAL RECOGNITION COMMISSIONER SALAZAR

MOTION

Commissioner Costamagna moved to approve consent calendar items A, B, C & D, second by Commissioner Allen.

ACTION

Motion Carried:

AYES:

Davis, Paine, Dupray, Manard, Costamagna,
Allen, Colvin

NOES:

None

ABSENT:

None

ABSTAIN:

Colvin (Agenda Item No. 2B)

Ms. Chamberlain read Resolutions of Appreciation for Chair Davis & Alternate Lishman.

Chair Davis thanked the commission and staff stating it was an honor to serve this organization.

Ms. Chamberlain read a poem and Resolution of Appreciation in honor of Commissioner Salazar.

Chair Davis called for a moment of silence.

Chair Davis and Commissioner Manard spoke regarding what a wonderful person Bob was and how much he would be missed.

3. PUBLIC FORUM/PUBLIC COMMENT

Chair Davis opened the public forum. None given.

4. MEETING SCHEDULE FOR 2005

There was brief discussion regarding changing the meeting start time.

Commissioner Manard asked to make a motion to approve the Resolution of Appreciation on Agenda Item No. 2E.

MOTION

Commissioner Manard moved to adopt Resolution of Appreciation as presented, second by Commissioner Costamagna.

ACTION

The motion was supported unanimously.

MOTION

Commissioner Costamagna moved to approve Meeting Schedule for 2005, second by Commissioner Manard.

ACTION

The motion was supported unanimously.

5. SELECTION OF AD HOC COMMITTEE: BUDGET AND WORK PLAN FOR FY 2005-2006 AND DESIGNATION OF EMPLOYEE NEGOTIATOR

Ms. Chamberlain presented staff report. Commissioner's Costamagna, Manard & Colvin volunteered to serve on the Ad Hoc Committee.

MOTION

Commissioner Allen moved to accept the committee members, second by Commissioner Dupray.

ACTION

The motion was supported unanimously.

6. EXTENSIONS OF TIME FOR EL DORADO IRRIGATION DISTRICT ANNEXATIONS; LAFCO PROJECT NOS. 93-02, 00-05, 02-04 & 03-08

Ms. Fratini gave staff report and clarified that one project in EID's letter had already been completed and no longer needed an extension.

MOTION

Commissioner Dupray moved to approve staff recommendation, second by Commissioner Manard.

APPROVED**ACTION**

The motion was supported unanimously.

7. FIRST QUARTER FY 2004-2005 LAFCO BUDGET REPORT

Ms. Stahmann answered questions regarding the budget report.

MOTION

Commissioner Dupray moved to receive and file the FY2004-2005 LAFCO Budget Report, second by Commissioner Paine

ACTION

The motion was supported unanimously.

8. TRANSFER OF FUNDS APPROPRIATE FOR "PROFESSIONAL SERVICES - MUNICIPAL SERVICE REVIEWS" TO "EMPLOYEE EXPENSE," INCLUDING FUNDING FOR EXTRA HELP AND REGULAR EMPLOYEE WAGES, PAYROLL TAX AND BENEFITS

The Executive Officer reviewed the recommendations. In answer to questions she clarified that amounts calculated for temporary help include expenses incurred from late August and that the proposed increases would not be retroactive.

Commissioner Manard suggested policies for compensation and raises.

There was a discussion of year end carryover funds and one time expense.

The Executive Officer discussed results of the prior LAFCO and County salary reviews (2 ½ years ago) with a nine percent gap under the average compensation in the market area. She noted that the Budget for 2004 was crafted as tightly as possible by the budget committee to allow for the Service Review and administrative changes, with compensation increases deferred to allow for that priority work.

Chair Davis inquired about COLA's noted that no COLAs had been approved for several years which increases the gap.

Commissioner Paine noted that the County salary range is under market comparables. He stated that there is a need for salary to be linked to a performance standard and clarified that LAFCO could set the salary scales to fit the market, and provide increases if someone exceeds performance.

Commissioner Costamagna indicated support for recommendation 1,2 & 4, and suggested referring the Executive Officer's salary review to the Budget committee.

Commissioner Allen affirmed the need for a policy for salary reviews.

Chair Davis suggested granting the one-time increase, then coming back with a guideline for staff. There was agreement to refer the matter to the budget committee and support to make any increase retroactive based on what the committee comes up with.

MOTION

Commissioner Costamagna moved to approve staff recommendations 1, 2 & 4 and assign the budget ad hoc committee the job of dealing with the Executive Officer's salary, and report back in January to the commission, second by Commissioner Dupray.

Commissioner Costamagna affirmed that the ad hoc budget committee hears that the commission would like the committee to consider retroactive pay if the raise is approved for the Executive Officer.

ACTION

The motion was supported unanimously.

APPROVED

9. OTHER BUSINESS

A. LEGISLATION

Ms. Fratini reported the CALAFCO legislation committee position that no position would be taken on legislation to restore the VLF funding to new cities. She also reported that a legislative sub-committee for service reviews and spheres has been formed.

B. COMMISSIONER ANNOUNCEMENTS

No commissioner announcements

Commissioner Manard asked about the incorporation EIR and the General Plan EIR and how that would affect the incorporation effort. The Executive Officer explained that the incorporation EIR will be structured to allow LAFCO action if the referendum passes. He also asked about verification of water supply.

C. COUNSEL REPORT

Mr. Scott Smith, filling in for Tom Gibson, introduced himself.

D. EXECUTIVE OFFICER REPORT

10. ADJOURNMENT

Chair Davis adjourned the meeting at 6:30 p.m.
The next regularly scheduled LAFCO meeting will be January 26, 2005.

**APPROVED BY THE COMMISSION
AUTHENTICATED AND CERTIFIED**



Clerk to the Commission


Chairperson

LAFCO
APPROVAL OF CLAIMS
November 20, 2004 through January 13, 2005

APPROVED

Memo	Amount
Aldon Manard	
Stipend/Mileage 12/2/04 LAFCO...	-64.63
Best, Best & Krieger	
Legal Services thru 11/30/04	-168.45
Caltronics Business Systems-Philadelphia	
Copier Lease - December 2004	-102.87
Caltronics Business Systems-Sacramento	
Copier Usage 10/18 thru 11/18 ...	-51.22
Copies - December 2004	-65.88
Cingular Wireless	
Cell Phone Usage 10/18 - 11/17...	-23.23
Cell Phone Charges 11/18-12/1...	-23.01
City of Placerville	
Employee Parking Permits Jan...	-120.00
Corinne Fratini	
Personal Mileage Oct/Nov 2004	-25.43
CSDA	
VOID: 2005 Membership Dues	0.00
El Dorado County- County Counsel	
Services for FY03-04 Audit	-135.00
El Dorado County- General Services	
LAFCO Return Envelopes	-29.07
El Dorado County- Information Technologie	
Web Charges - November 2004	-90.00
El Dorado County - Payroll Services	
	-6,964.00
	-895.00
	-173.00
	-1,124.00
	-56.00
	-116.00
	-218.00
El Dorado County - Surveyor's Office	
Incorporation/Project Maps	-1,570.00
Elisa Carvalho	
Mileage 10 - 12/2004	-58.88
Francesca Loftis	
Stipend/Mileage 12/2/04 LAFCO...	-61.25
Gary Costamagna	
Stipend/Mileage 12/2/04 LAFCO...	-64.63
Nancy Allen	
Stipend/Mileage 12/2/04 LAFCO...	-66.88
Roberta Colvin	
Stipend 12/2/04 LAFCO Mtg.	-50.00
SBC	
DSL Line October 2004	-58.98
FAX Line October 2004	-16.03
Phone & Equipment Chgs Octob...	-155.11
Phone Equipment & Calls Dece...	-158.78
DSL Line December 2004	-58.98
FAX Line December 2004	-15.79
Susan Stahmann	
Dept. Mileage	-25.20
Susan Stahmann - Petty Cash	
Postage November 2004	-25.93
Tom Davis	
Stipend/Mileage 12/2/04 LAFCO...	-101.75
U. S. Postoffice	
Special District Election	-250.00
Postage January 2005	-87.80
Walker's Business Products	
Office Supplies	-69.50
Office Supplies December 2004	-7.90
Office Supplies - December 2004	-106.53
Western Sierra Bank	
Web Service	-39.90
Meetings & Office Supplies	-85.21
Web Hosting December 2004	-19.95


 Approved: *Colleen* Chair
 Date: 1-27-05

AGENDA ITEM NO. 4

***APPOINTMENT
CHAIR/VICE CHAIR
FOR 2005***

LOCAL AGENCY FORMATION COMMISSION
POLICIES, GUIDELINES AND PROCEDURES

1.6 OFFICERS

- 1.6.1 Elections: The Chair (§56334) and Vice Chair shall be elected by a majority vote of the Commission. Elections shall be held annually at the first regular Commission meeting of the calendar year.
- 1.6.2 Terms of Office: The offices of Chair and Vice Chair are one year terms. No Commission member shall serve more than two consecutive one year terms in the same office.
- 1.6.3 Duties of Chair: The Chair, when present, shall preside at all meetings of the Commission and shall conduct the business of the Commission in the manner prescribed by these rules. The Chair shall preserve order and decorum, set time limits for speakers, and shall decide all questions of order subject to the action of a majority of the Commission.
- The Chair may also, from time to time, appoint Commission members to subcommittees and may call special meetings as necessary and as provided by law (§54956). All documents involving official acts of the Commission shall be signed in accordance with appropriate statutes relating to such acts. In the absence of specific regulations, the signature of the presiding officer shall be deemed sufficient.
- 1.6.4 Duties of Vice-Chair: In the absence of the Chair or if for any reason the Chair is unable to act as Chair, the Vice Chair shall act as Chair and exercise all the powers and duties of the Chair.
- 1.6.5 Chair Pro Tem: In the absence of the Chair or Vice Chair or if the Chair or Vice Chair is unable to participate in the proceedings, the members of the Commission present shall, by an order entered in the minutes, select one of their members to act as Chair Pro Tem with all the powers and duties of the Chair (Robert's Rules of Order).
- 1.6.6 Spokesperson: The Commission may, from time to time, designate a spokesperson to represent the Commission for a particular matter.
- 1.6.7 Speaking in Public: All Commissioners, when speaking in public forums of any kind, must clearly state that they are expressing their own views, unless they have been designated to be the spokesperson on that matter and to represent the Commission.

AGENDA ITEM NO. 5

***REQUEST FOR OUT-OF-AGENCY
CONTRACT AUTHORIZATION
AND FEE WAIVER BY
EL DORADO HILLS CSD FOR
GREEN SPRINGS RANCH
LAFCO PROJECT NO. 05-01***

Local Agency Formation Commission

STAFF REPORT

Agenda of January 26, 2005

AGENDA ITEM 5: Out-of-Agency Contract Authorization and Fee Waiver for Green Springs Ranch; LAFCO Project 05-01

APPLICANT: El Dorado Hills Community Services District

DISCUSSION

The Commission approved the Green Springs Ranch Reorganization, LAFCO Project 98-12, on September 22, 2004. The reorganization included annexations to El Dorado Irrigation District and El Dorado Hills Community Services District. The boundary changes for both agencies cannot record until the conditions of approval are complete. These conditions include sign-off by the U.S. Bureau of Reclamation for EID's right of use of Folsom Lake water.

El Dorado Hills CSD has applied for out-of-agency contract service to Green Springs Ranch in the interim before the boundary changes are recorded. The CSD would provide parks, recreation, solid waste management, and cable TV services to the 113 residential parcels. The CSD Board approved the contract with the Green Springs Ranch Landowners' Association on January 13, 2005 (attached) and is now seeking authorization from LAFCO.

EDHCSD states that an out-of-agency service contract is needed immediately to ensure smooth transition of services to residents. The current solid waste service provider, El Dorado County, will be implementing a new program in the next 90 days and the CSD would like to begin providing services before that time in order to avoid multiple, confusing service changes for residents.

FEE WAIVER

LAFCO Policy 2.2.3 allows the Commission to "waive, defer, or reduce fees based on the determination that the payment of such fee will result in undue extra hardship to the applicant that is not caused by the applicant's own action, and where it can be demonstrated that the project is necessary for the public health, safety, and welfare."

EDHCSD is prevented from providing services to Green Springs Ranch because of conditions of approval related to the EID annexation. The CSD is requesting a waiver of the \$878 LAFCO fee because circumstances beyond the CSD's control make the contract service necessary. The fee is structured to pay for staff time and hearing time.

Staff spent approximately 2 hours assisting the CSD with its application, reviewing the project file, and preparing the staff report. The agenda item will likely require less than half an hour of hearing time. The Commission may wish to consider these costs when making a fee waiver decision.

STAFF RECOMMENDATIONS

1. Staff recommends that the Commission approve the contract for out-of-agency service to Green Springs Ranch based on the following determinations:
 - a. The approved Green Springs Ranch Reorganization cannot record until conditions of approval unrelated to EDHCSD are met.
 - b. Contract service by EDHCSD is needed immediately to ensure efficient service delivery to residents of Green Springs Ranch.
2. Staff recommends that the Commission consider the following options for the fee waiver:

Option 1. Approve the fee waiver based on the following determinations:

- a. Payment of the out-of-agency fee would pose an undue hardship on EDHCSD that would make contract service prohibitive.
- b. Parks, recreation, solid waste collection, and cable TV services are needed immediately for the welfare of Green Springs Ranch residents.

Option 2. Deny the fee waiver based on the following determinations:

- a. Payment of the out-of-agency fee is necessary to recover staff time and hearing time for the project.
- b. Payment of the out-of-agency fee would not pose an undue hardship on EDHCSD.



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

December 27, 2004

Ms. Corinne Fratini
El Dorado LAFCo
550 Main Street, Suite # E
Placerville, CA 95667

**RE: Green Springs Ranch Out-of-Agency Service Agreement and Fee Waiver
Green Springs Ranch Reorganization, LAFCo Project No. 98-12**

Dear Corinne:

The El Dorado Hills Community Services District ("CSD") is seeking approval for an Out-of-Agency Service Agreement for residents of the Green Springs Ranch subdivision, LAFCo Project No. 98-12. Additionally, the District would like to request a waiver of the \$878 application fee required for this request. LAFCo approved this project September 22, 2004 however, El Dorado Irrigation District ("EID") is pending Federal Bureau of Reclamation ("BOR") approval at this time. LAFCO is not able to "split" the recording of boundary map amendments, due to the nature of the initial reorganization application, and this inability to "split" the map recordings delays the District from providing the services that the residents themselves have requested.

The LAFCO application fee for Out-of-Agency application request is cost prohibitive to the District. The cost is not recoverable for the interim period that the District is waiting for other agencies to finish and in the meantime, the residents are not able to take full advantage of the services the District has to offer. Currently the County provides Waste Management services to the Green Springs residences. The County will be rolling out a new collection system in the next 90 days, which is different in structure and pricing from the waste collection and recycling program offered by the CSD. If this request for Out-of-Agency Service Agreement is not approved, the 113 homes in Green Springs will be made to change their Waste Management collection systems twice, resulting in inefficient and confusing delivery of services.

Ms. Corinne Fratini
Local Agency Formation Commission
Green Springs Ranch Reorganization No. 98-12
December 27, 2004
Page 2 of 2

A service agreement between the Green Springs Ranch Landowners Association ("Assoc") and the CSD is pending District Board approval on January 13, 2005. The agreement between the Assoc and CSD calls for the extension of solid waste collection, cable television, parks, and recreation services to Green Spring Ranch residents to commence prior to the boundary map amendments being recorded. Once approved, it will be forwarded to LAFCO staff.

In order for these services to be provided in a timely and efficient matter and in order to assure that all required development fees are collected for future park services, it is desirable to establish an Out-of-Agency Service Agreement as soon as possible. Failure to initiate services in a timely manner could result in a loss of fees for future services and an inefficient transition of services from the County to the CSD causing an undue hardship on the service providers and current landowners. Said services are vital to the health and safety of the residents.

Should you have questions or need additional information, please contact me directly at 916/614-3210.

Sincerely,



Dianna Hillyer
Director of Planning

Encl: Out-of-Agency Agreement Application
EDHCSD Boundary Map
Service Agreement with Green Springs Ranch
Landowner Association – to follow upon approval by CSD BOD

cc: Diane Barclay, Greensprings Ranch LOA

DRAFT

Recording Requested By:
El Dorado Hills Community Services District
When Recorded, return to:
Planning Department
El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

Space above line for Recorder's Office Use

**OUT-OF-AGENCY SERVICE AGREEMENT
BY AND BETWEEN THE
EL DORADO HILLS COMMUNITY SERVICES DISTRICT
AND
GREEN SPRINGS RANCH**

THIS AGREEMENT is entered into this ____ day of January, 2005, by and between the EL DORADO HILLS COMMUNITY SERVICES DISTRICT of El Dorado County (hereinafter "District") and _____ (hereinafter collectively referred to as "Property Owners"). **[INSERT A LIST OF ALL PROPERTY OWNERS AND APN NOS. TO FINALIZE THIS AGREEMENT]**

RECITALS

WHEREAS, the Property Owners of the subject parcels have made application to LAFCO for the annexation of the Green Springs Ranch development project, namely LAFCO Project Number 98-12 to be annexed to the El Dorado Irrigation District and as a result fall within the boundaries of the El Dorado Hills Community Services District; and

WHEREAS, the subject properties are pending Federal Bureau of Reclamation ("BOR") approval in order to finalize the annexation process, which is anticipated to occur no later than _____, 2005; and

WHEREAS, the District has concern that the Property Owners may experience a disruption in the collection of their waste management services and recycling program due to the fact that the

County will be implementing a new collection system in the next 90 days which is substantially different than that of the District and the fact that absent this agreement, Property Owners will have to change their waste management collection systems twice in a relative short period of time, resulting in potential disruptions to service, inefficient delivery of service and confusion to Property Owners; and

WHEREAS, the reason for the out-of-agency service agreement is that the District believes that it is in the interest of public health for the District to provide waste management and recycling service to the existing development on these properties; and

WHEREAS, the District has also determined that the need for an out-of-agency service agreement is that the District believes that it is in the best interest of the residents in the community and the Property Owners to provide for the park and recreation needs as well as other services provided by the District to its residents pending the BOR approval for the Greens Springs Ranch project to ensure no lapse in service to the Property Owners, which are vital to the health, safety and well-being of the Property Owners; and

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and Government Code Section 56133 allows LAFCO to approve an out-of-agency services agreement when LAFCO determines it is necessary or otherwise in the best interest of all parties.

NOW, THEREFORE, in consideration of the terms and conditions herein set forth, District and Property Owners agree as follows:

1. EDHCSD Responsibilities

Upon execution of this Agreement and approval by LAFCO of the District's Out-of-Agency Application for Contractual Agreement Application, District shall provide the following services to the subject properties/Property Owners:

- * Park and recreation facilities, including fields for games and practices of the El Dorado Hills Youth Soccer Club, whose boundaries include Green Springs Ranch;
- * Waste Management collection services;
- * Curbside recycling in compliance with State Law for diversion

Upon execution of this Agreement and approval by LAFCO of the District's Out-of-Agency Application for Contractual Agreement Application, District shall make available the following services to the subject properties/Property Owners, to be used at their election:

- * CC&R enforcement;
- * Cable television and broadband Internet service, which the parties understand are not currently available to Green Springs residents, but when available, shall be offered as set forth herein.

2. **Property Owners Responsibilities**

In consideration of the District's agreement to provide the services identified in Paragraph 1 above, Property Owners agree to adhere to all the rules, policies and regulations that govern the delivery of the services identified in Paragraph 1 above including, but not limited, to any financial obligations that are incurred for providing services to the subject Property Owners.

3. **Declaration of Need**

District and Property Owners agree that there is a need to approve an out-of-agency service agreement as contemplated herein and that it is in the interest of public health for the District to immediately provide waste management and recycling service to the existing development on these properties as well as the other services identified herein for the health, safety and well being of the residents of the community as well as the Property Owners.

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4. **Annexation to be Complete**

District and Property Owners understand that the Green Springs Ranch annexation application process, including the related BOR approval process, will be finalized no later than _____, 2005.

5. **Third Partied Beneficiaries**

District and Property Owners agree that this Agreement is by and between the parties named herein, and or their successors and assigns and no third party is intended, expressly or by implication, to be benefited by this Agreement.

6. **Complete Agreement**

This Agreement supersedes any and all agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that no representation by any party, which is not embodied herein, or any other agreement, statement or promise not contained in this Agreement shall be valid and binding.

7. **Binding Agreement**

Except as otherwise set forth herein, the terms and conditions of this Agreement are covenants running with the land and shall be binding upon the parties hereto and upon their successors and assigns, including all future owners or developers of the property, and shall inure to the benefit of said parties and their successors and assigns.

8. **Invalid Term**

If any provision of this Agreement is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts, terms and provisions shall not be affected thereby and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Agreement.

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9. Modification

This Agreement may not be altered, amended or modified or changed in any respect or particular whatsoever except by a writing duly executed by all parties hereto.

10. Representation of Comprehension of Document

Each party has reviewed and revised, or had the opportunity to review and revise this Agreement; accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment of it.

11. Authorization

Each person executing this Agreement represents that the party on whose behalf the person is executing the Agreement has duly authorized the execution of this Agreement and that such person is authorized to execute the Agreement on behalf of such party.

12. Execution of Agreement

This Agreement shall not be executed in counterparts and all signatures must be notarized to facilitate recording of this Agreement.

13. Governing Law

This Agreement is entered into in the State of California and shall be construed and interpreted according to the laws of that state.

14. Attorney Fees

In the event of any action or proceeding brought by any party against any other pursuant to this Agreement, the prevailing party shall be entitled to recover all costs and expenses, including the actual fees of its attorneys, including in-house counsel, incurred for prosecution, defense, consultation or advice in such action or proceeding, not limited to but including costs of

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expert witnesses, attorney preparation, court reporting fees, etc.

IN WITNESS WHEREOF, the District has caused this Agreement to be properly executed pursuant to Board of Director Action and Property Owners have caused this Agreement to be properly executed, as of the date herein above set forth.

DISTRICT: EL DORADO HILLS COMMUNITY SERVICES DISTRICT

By: _____
WAYNE LOWERY, General Manager

DATE: _____, 2005

State of California }
County of _____ }ss.

On this ____ day of _____, 2005, before me _____ the undersigned Notary Public, personally appeared WAYNE LOWERY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Signature

PROPERTY OWNER: _____

By: _____
Name: _____
APN: _____

DATE: _____, 2005

State of California }
County of _____ }ss.

On this ____ day of _____, 2005, before me _____ the undersigned Notary Public, personally _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within

instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

DRAFT

Notary Signature

PROPERTY OWNER: _____

By: _____
Name: _____
APN: _____

DATE: _____, 2005

State of California }
County of _____}ss.

On this _____ day of _____, 2005, before me _____ the undersigned Notary Public, personally _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Signature

PROPERTY OWNER: _____

By: _____
Name: _____
APN: _____

DATE: _____, 2005

State of California }
County of _____}ss.

DRAFT

On this _____ day of _____, 2005, before me _____
the undersigned Notary Public, personally _____ who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Signature

DRAFT

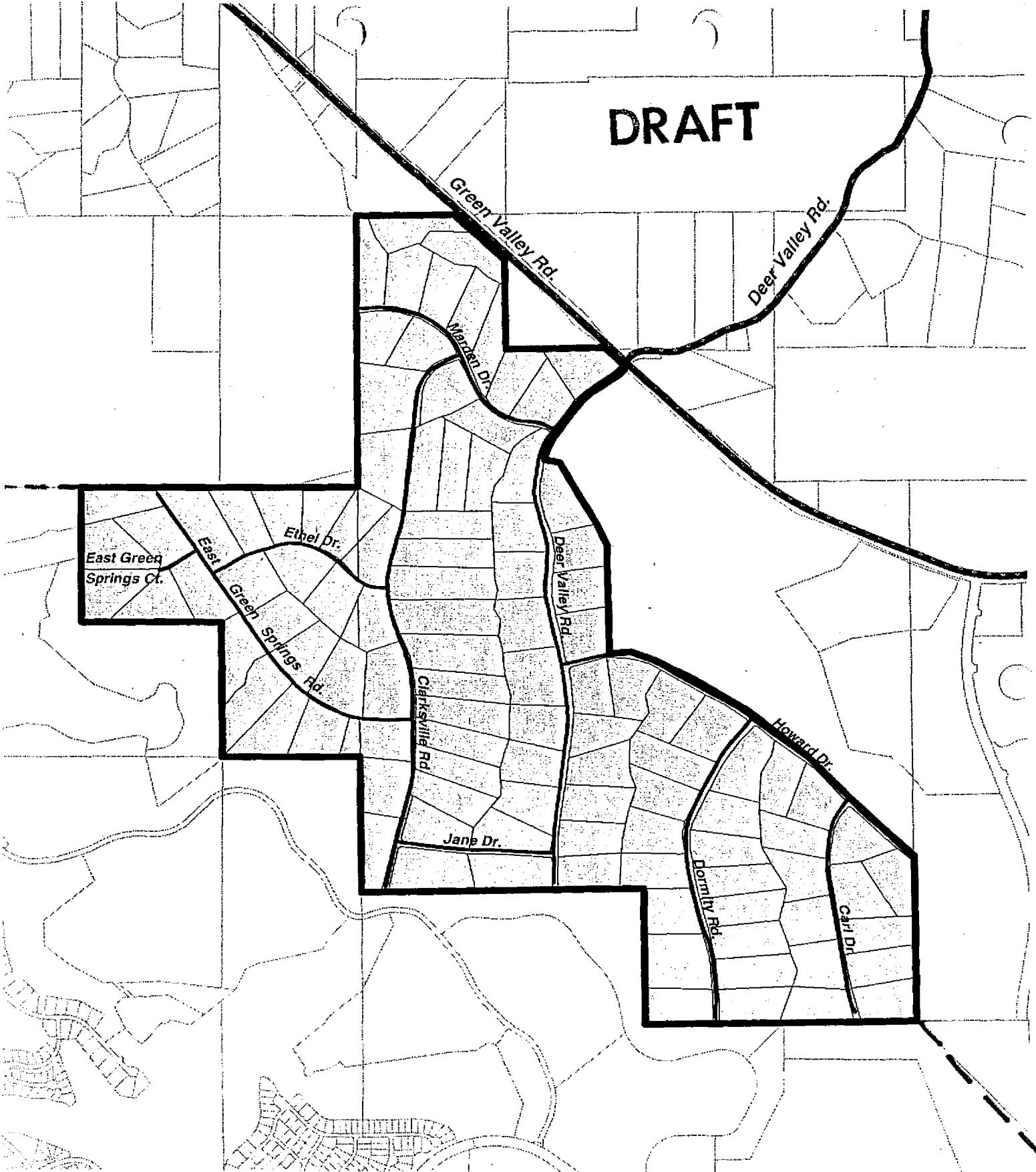


Exhibit 1a

GREEN SPRINGS RANCH PROJECT SITE



Not To Scale

DRAFT

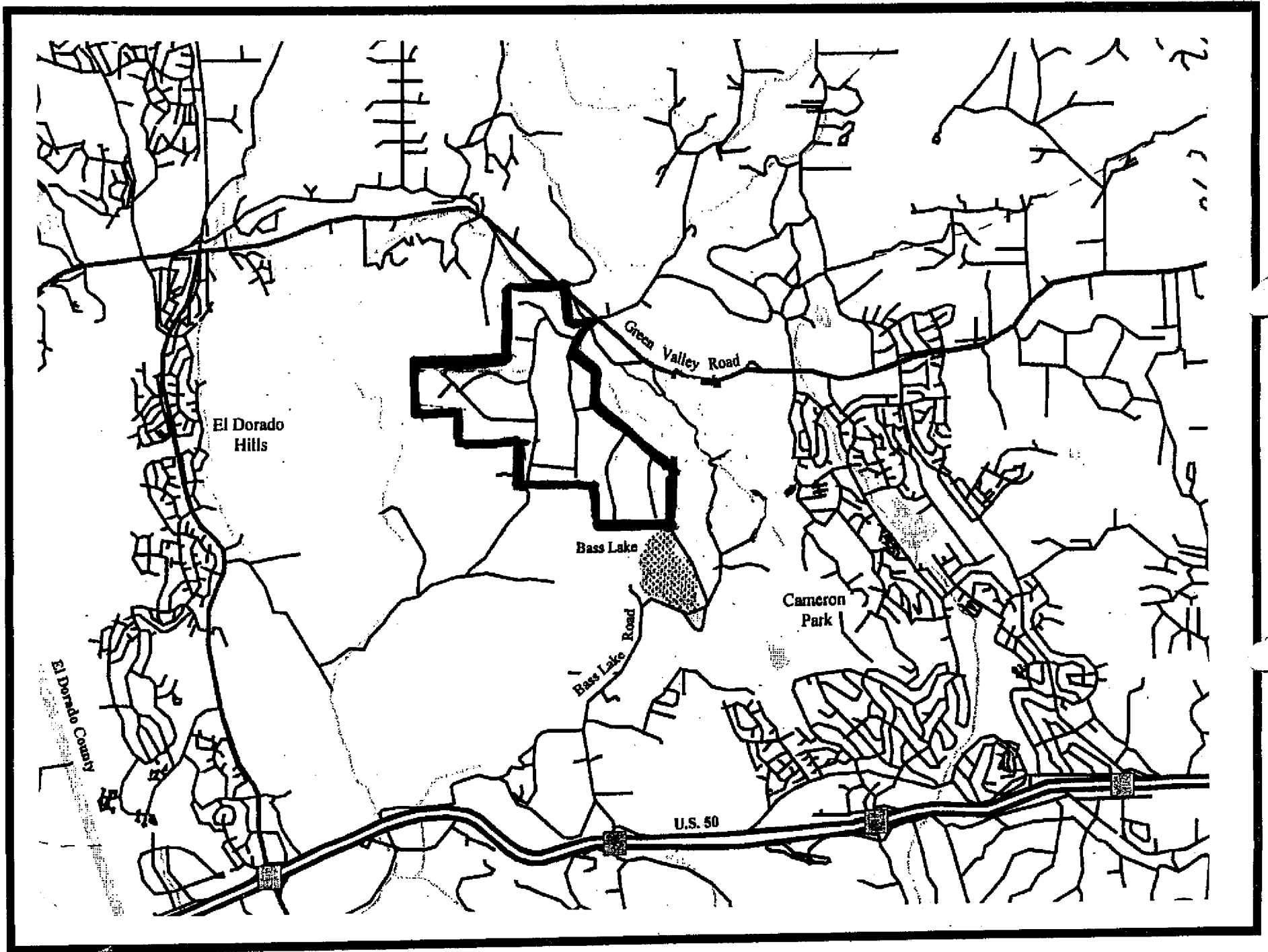


Exhibit 1 GREEN SPRINGS RANCH - PROJECT VICINITY

NOTICE OF DETERMINATION (LAFCO)

FILE NO.

TO: COUNTY CLERK
County of El Dorado
330 Fairlane
Placerville, CA 95667

FROM: EL DORADO LOCAL
AGENCY FORMATION COMMISSION
550 Main Street Suite E
Placerville, CA 95667

STATE OFFICE OF PLANNING AND RESEARCH

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code

NAME OF APPLICANT: El Dorado Hills Community Services District

ASSESSOR'S PARCEL NO. 113 parcels
AREA PLAN: _____ **SECTION:** _____ **TOWNSHIP:** _____ **RANGE:** _____

NEAREST ROAD INTERSECTION: Green Valley Road and Deer Valley Road

___ **ANNEXATION TO** ___ **DETACHMENT FROM** ___ **FORMATION OF**
NAME OF DISTRICT: _____

X **OTHER:** Out-of-agency service by El Dorado Hills CSD for parks, recreation, solid waste management, and cable TV services to Green Springs Ranch

The **EL DORADO LOCAL AGENCY FORMATION COMMISSION (LAFCO)** has X approved ___ disapproved this project on January 26, 2005 and made the following determinations:

- 1) Project ___ will X will not, have a significant effect on the environment.
- 2) ___ Environmental Impact Report was prepared pursuant to provisions of CEQA.
X Negative Declaration was prepared pursuant to provisions of CEQA.
- 3) Mitigation Measures X were ___ were not, adopted for this project.
- 4) A Statement of Overriding Considerations ___ was X was not, adopted.

LAFCO is filing this Notice of Determination acting as lead agency.

*The Mitigated Negative Declaration and Record of Project Approval (El Dorado LAFCO, September 22, 2004) may be obtained at the **EL DORADO LOCAL AGENCY FORMATION COMMISSION** office.

Prepared By

Date

FOR USE BY COUNTY CLERK

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

DRAFT

FISH AND GAME AB3158 FEES/RECORDING FEES

___ Project is de minimis in effect; \$35 Recorder's fee required.

___ Negative Declaration prepared; \$1,285 fee required.

___ EIR filed; \$885 fee required

AGENDA ITEM NO. 6

***REQUEST FOR OUT-OF-AGENCY
CONTRACT AUTHORIZATION
AND FEE WAIVER BY
EL DORADO HILLS CSD FOR
EUER RANCH
LAFCO PROJECT NO. 05-02***

Local Agency Formation Commission

STAFF REPORT

Agenda of January 26, 2005

AGENDA ITEM 6: Out-of-Agency Contract Authorization and Fee Waiver for Euer Ranch; LAFCO Project 05-02

APPLICANT: El Dorado Hills Community Services District

DISCUSSION

Landowners petitioned LAFCO for annexation of Euer Ranch to El Dorado Hills Community Services District, El Dorado Hills County Water District, and El Dorado Irrigation District in April 2003 (Euer Ranch Reorganization, LAFCO Project 03-02). The reorganization will annex APNs 108-040-05, -28, and -34, consisting of 152.7 acres, to El Dorado Hills CSD for parks, recreation, solid waste management, and cable TV services. The proposal will be heard at the February 23, 2005 LAFCO meeting.

If LAFCO approves the reorganization, recordation will be conditioned on U.S. Bureau of Reclamation sign-off for EID's right of use of Folsom Lake water. El Dorado Hills CSD has applied for out-of-agency service in anticipation of approval of the reorganization. Out-of-agency service would be provided immediately and would continue until the conditions of approval are met and the boundary changes are recorded.

El Dorado Hills CSD signed a pre-annexation agreement with the landowner on June 11, 2003 for provision of services to a planned senior community of 460 high density single family homes, a private community center, a local commercial center, landscaped trails, and open space. The first phases of the subdivision are currently under construction and the district would like to begin providing services immediately to prevent gaps or changes in service for new residents.

FEE WAIVER

LAFCO Policy 2.2.3 allows the Commission to "waive, defer, or reduce fees based on the determination that the payment of such fee will result in undue extra hardship to the applicant that is not caused by the applicant's own action, and where it can be demonstrated that the project is necessary for the public health, safety, and welfare."

After LAFCO approval of the reorganization, EDHCSD will be unable to provide services to Euer Ranch because of conditions of approval related to the EID annexation. The CSD is requesting a waiver of the \$878 LAFCO fee because circumstances beyond the CSD's control make the contract service necessary. The fee is structured to pay for staff time and hearing time.

Staff spent approximately 2 hours assisting the CSD with its application, reviewing the project file, and preparing the staff report. The agenda item will likely require less than half an hour of hearing time. The Commission may wish to consider these costs when making a fee waiver decision.

STAFF RECOMMENDATIONS

1. Staff recommends that the Commission approve the contract for out-of-agency service to Euer Ranch based on the following determinations:
 - a. If approved by LAFCO, the Euer Ranch Reorganization cannot record until conditions of approval unrelated to EDHCSD are met.
 - b. Contract service by EDHCSD is needed immediately to ensure efficient service delivery to future residents of Euer Ranch.

Staff recommends adding the following condition:

Out-of-agency service to Euer Ranch by El Dorado Hills CSD will terminate if the Euer Ranch Reorganization is disapproved by LAFCO.

2. Staff recommends that the Commission consider the following options for the fee waiver:

Option 1. Approve the fee waiver based on the following determinations:

- a. Payment of the out-of-agency fee would pose an undue hardship on EDHCSD that would make contract service prohibitive.
- b. Parks, recreation, solid waste collection, and cable TV services are needed immediately for the welfare of Euer Ranch residents.

Option 2. Deny the fee waiver based on the following determinations:

- a. Payment of the out-of-agency fee is necessary to recover staff time and hearing time for the project.
- b. Payment of the out-of-agency fee would not pose an undue hardship on EDHCSD.



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

December 27, 2004

Ms. Corinne Fratini
El Dorado LAFCo
550 Main Street, Suite #
Placerville, CA 95667

**RE: Euer Ranch Out-of-Agency Service Agreement and Fee Waiver
Euer Ranch Reorganization, LAFCo Project No. 03-02**

Dear Corinne:

The El Dorado Hills Community Services District ("CSD") is seeking approval of an application for Out-of-Agency Service Agreement for residents of the Euer Ranch subdivision, LAFCo Project No. 03-02 and also requests a fee waiver for this application. The Euer Ranch Reorganization project is pending approval for annexation by LAFCo on January 26, 2005.

Even though LAFCO may adopt the resolution at the next meeting, the boundary maps won't be changed until other affected agencies have obtained their other necessary and subsequent approvals from different agencies. This inability to "split the boundary map amendment" will delay the District from providing Waste Management, Cable television and parks and recreation services to the Euer Ranch Four Seasons area. The \$878 application fee for Out-of-Agency application request is cost prohibitive to the District. The cost is not recoverable for the interim period that the District is waiting for other agencies to finish and in the meantime, the residents are not able to take full advantage of the services the District has to offer.

Euer Ranch has already commenced the construction of homes and the Landowners, Forecast Homes-K.Hovnanian, have approved a pre-annexation agreement with the CSD to extend services for solid waste collection, cable television, parks and recreation services. Providing these services through a local governmental agency is a condition on the tentative map imposed by the County of El Dorado. In order for these services to be in place prior to occupation of residential lots and to assure that all required development

Ms. Corinne Fratini
Local Agency Formation Commission
Euer Ranch Reorganization No. 03-02
December 27, 2004
Page 2 of 2

fees are properly collected for future park services, it is desirable to establish an Out-of-Agency Service Agreement as soon as possible. Failure to initiate services in a timely manner could result in a loss of fees for future services and an inefficient transition of services from the County to the CSD causing an undue hardship on the service providers, future residents and current landowner. Said services are vital to the health and safety of the pending residents.

County authorization to allow the landowner to proceed with the construction and sale of homes in Euer Ranch prior to the LAFCo annexation was beyond the control of the CSD. However, the District is fully prepared to deliver services outlined in the Plan of Service immediately.

Should you have questions or need additional information, please contact me directly at 916/614-3210.

Sincerely,



Dianna Hillyer
Director of Planning

Encl: Out-of-Agency Agreement Application
EDHCSD Boundary Map
Service Agreement with Forecast Homes

cc: Ms. Helen Baumann, El Dorado County Supervisor District II
Mr. Scott Montgomery, K. Hovnanian/Forecast Homes

RECORDING REQUESTED BY:

El Dorado Hills Community
Services District
1021 Harvard Way
El Dorado Hills, CA 95762

MAIL RECORDED COPY TO:

El Dorado Hills Community
Services District
1021 Harvard Way
El Dorado Hills, CA 95762
Attn: Dianna Hillyer

Space above line for recorder's use

ASSESSOR PARCEL NUMBER(S): APN:108-04-28 & 34 (Euer Ranch LLC) and 10/-04-05 (AKT Mosher Properties)

**PRE-ANNEXATION AGREEMENT
CARSON CREEK SPECIFIC PLAN**

This Pre-Annexation Agreement, dated this 11th day of JUNE 2003 is by and between the El Dorado Hills Community Services District (the "District") and AKT Development Corporation ("Landowner").

RECITALS

A. Landowner is the owner of that certain real property in the County of El Dorado described in Exhibit "A", attached hereto, which consists of that area commonly known as the Carson Creek Specific Plan (the "Property");

B. District is a Community Services District formed pursuant to California Government Code Sections 61000 et seq., and is empowered to provide and maintain recreational and park facilities within its boundaries;

C. The Property is not currently within the boundaries of the District and District desires to annex the Property;

D. It is the intent of Landowner to develop the Property as an age-restricted community in accordance with conditions imposed as part of the entitlements granted for the Property by the County of El Dorado (the "County"). Although at the time of this Agreement six (6) acres of the Specific Plan as described in Exhibit "B", attached hereto, are not currently owned by Landowner and are not impacted by the age restricted conditions, Landowner is in the process of acquiring such land and the age restriction will apply upon such acquisition. In that event, the terms of this Agreement shall also apply to the 6 acres when acquired by Landowner;

E. The District imposes certain fees and places certain restrictions or conditions on residential property development within its boundaries. However, the parties agree that this age-

restricted community does not have the same impacts on service levels or facilities of the District as residential development without an age restriction, due to its provision of recreational amenities within the project and the age restriction for residing within the project;

F. This Agreement is intended to memorialize the terms and conditions upon which the Property may be annexed into the District without protest from Landowner.

A G R E E M E N T

1. Age-Restricted Community: In accordance with the conditions of approval imposed on the Property by the County, Landowners, or its successors in interest, shall develop the Property as an age-restricted community in compliance with California Civil Code Section 51.3 (the "Project"). The parks, community center and recreational facilities within the Project shall be operated and maintained by a homeowners association with the authority to assess the residents of the Project for such costs.

2. Payment of Age Restricted Park Development Fee: The District collects a park development fee at the time of building permit issuance for the purpose of financing the construction and maintenance of park and recreational facilities within the District. The parties agree that a reduction in Park Impact Fees to an age-restricted fee is appropriate, subject to the provisions of paragraph 3 below. The age restricted development fee calculates a percentage of the regular fee, based on smaller household size and is currently 55.65% of the full amount, or \$2,459 per unit.

3. Change in Use: Should the age-restricted nature of the Project be changed in the future, allowing for the construction of standard residential housing, Landowner, and/or its successor in interest, shall be liable to the District for payment of the difference between the age restricted park impact fee assessed at time of pulling the building permit and the current park impact fee in effect at the time the Project is modified or at any time there is a modification to any deed restriction or covenants, conditions or restrictions to permit one or more units to be sold, leased, rented or occupied by person(s) less than 55 years of age.

4. Specific Plan Map Conditions: At the time of the original approval of the Carson Creek Specific Plan and the tentative map for Euer Ranch, located within the Specific Plan, the Project had not been imposed with the restriction limiting it to age-restricted development. As a result, the District requested from the County certain conditions relating to the development of the Property. These conditions provide for the District approval of certain studies, plans, facilities, covenants, conditions and restrictions and architectural review standards to be prepared as part of the development of the Property. In light of the change in use of the Property and the planned establishment of a homeowner's association, the District hereby agrees that such conditions are waived by the District.

5. Timing of Annexation: The parties agree to cooperate in the processing of the annexation application as expeditiously as possible. In the event all or a portion of the Property is conveyed prior to the annexation of the Property, Landowner shall provide notice of this Agreement and obtain from any such buyer or assignee a waiver of objection to the annexation to ensure its completion.

6. Tax Sharing Agreement: As part of the annexation process, the District will engage in negotiations for a percentage of the property tax revenues flowing from the Property. However, pursuant to District Policy No. 1110.20, the District will negotiate for the highest tax revenue possible, but in no event will the District accept less than 10% of the tax revenue generated within the Project.

7. No Protest by Landowner: In consideration for District's commitments herein, Landowner shall cooperate with District in the annexation of the Property, and shall not protest or otherwise oppose such annexation before the El Dorado Local Agency Formation Commission.

8. Notices: Any notices relating to this Agreement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally or by generally recognized overnight courier services, or five (5) days after deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid, addressed as follows:

District: El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

Developer: AKT Development Corporation
c/o MJM Properties, LLC
989 Governors Drive, Suite 101
El Dorado Hills, CA 95762

Either party may change its address by written notice to the other given in the manner set forth above.

9. Entire Agreement: The terms of this Agreement, together with the exhibits to it, are intended by the parties as a final expression of their agreement with respect to such terms and exhibit as are included in this Agreement and may not be contradicted by evidence of any prior or contemporaneous agreement. This Agreement specifically supersedes any prior written or oral agreements between the parties. The language in all parts of this Agreement shall be construed as a whole in accordance with its fair meaning.

10. Amendments and Waivers: No addition to or modification of this Agreement shall be effective unless set forth in writing and signed by the party against whom the addition or modification is ought to be enforced. The party benefited by any condition or obligation may waive the same, but such waiver shall not be enforceable by another party unless made in writing and signed by the waiving party.

11. Attorney Fees: If any legal or equitable proceedings are brought to enforce any of the terms of conditions of this Agreement, or in connection with any alleged disputes, breaches, defaults, or misrepresentations relating to any provision of this Agreement, the prevailing party in such action,

or the non-dismissing party where dismissal occurs other than by reason of settlement, shall be entitled to recover its reasonable costs and expenses, including, without limitation, reasonable attorneys' fees and costs of defense or prosecution paid or incurred in good faith. The "prevailing party" for purposes of this Agreement, shall be deemed to be that party who obtains substantially the result sought, whether by settlement, dismissal or judgment.

12. Assignment: This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

13. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

DISTRICT: EL DORADO HILLS CSD

By Wayne Lowery
WAYNE LOWERY
General Manager

Date: June 11, 2003

State of California }
County of El Dorado }ss.

On this _____ day of _____ 2003, before me _____ the undersigned Notary Public, personally appeared WAYNE LOWERY who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Notary Signature

DEVELOPER/LANDOWNER:
AKT MOSHER PARTNERS, a
California limited partnership

By: Angelo K. Tsakopoulos
ANGELO K. TSAKOPOULOS
General Partner

Date: 1/22/03

By: AKT DEVELOPMENT CORPORATION,
a California corporation
Its Managing Member

By: Angelo K. Tsakopoulos
ANGELO K. TSAKOPOULOS
Chairman

Date: 1/22/03

By: MEISS ROAD 33.33% PARTNERS,
a California limited partnership

By: Angelo K. Tsakopoulos
ANGELO K. TSAKOPOULOS

Date: 1/22/03

EUER RANCH LLC,
a California limited liability company

By: Angelo K. Tsakopoulos
ANGELO K. TSAKOPOULOS
Managing Member

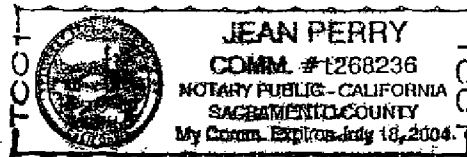
Date: 1/22/03

State of CALIFORNIA }
County of SACRAMENTO } ss.

On this 22 day of JAN, 2003, before me JEAN PERRY
the undersigned Notary Public, personally appeared ANGELO K.
TSAKOPOULOS who proved to me on the basis of satisfactory evidence to be the person whose
name is subscribed to the within instrument and acknowledged to me that he executed the same in
his authorized capacities, and that by his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Jean Perry
Notary Signature



By: John W Euer
JOHN W. EUER

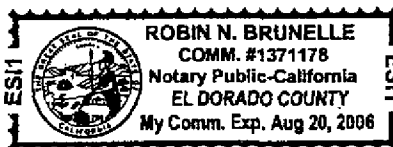
Date: 1/23/03

State of California }
County of El Dorado }ss.

On this 23 day of January, 2003, before me
Robin N. Brunelle the undersigned Notary Public, personally appeared JOHN W. EUER who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that he executed the same in his authorized
capacities, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

Witness my hand and official seal.

Robin N Brunelle
Notary Signature



By: Robert B. Euer by
ROBERT B. EUER John W Euer POA

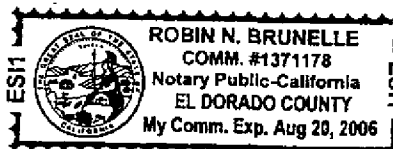
Date: 1/23/03

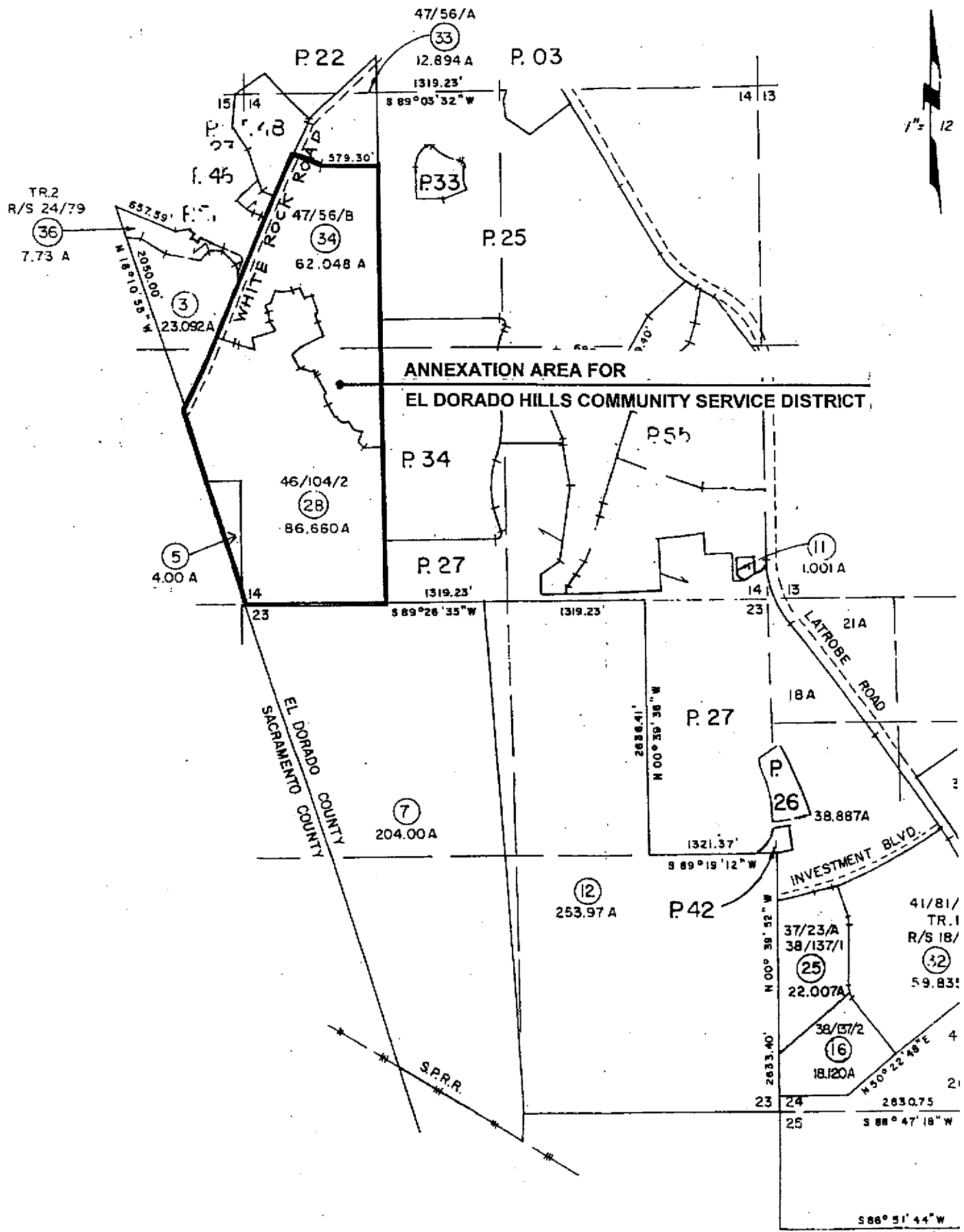
State of California }
County of El Dorado }ss.

On this 23 day of January, 2003, before me
Robin N Brunelle the undersigned Notary Public, personally appeared ROBERT B. EUER who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that he executed the same in his authorized
capacities, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

Witness my hand and official seal.

Robin N Brunelle
Notary Signature

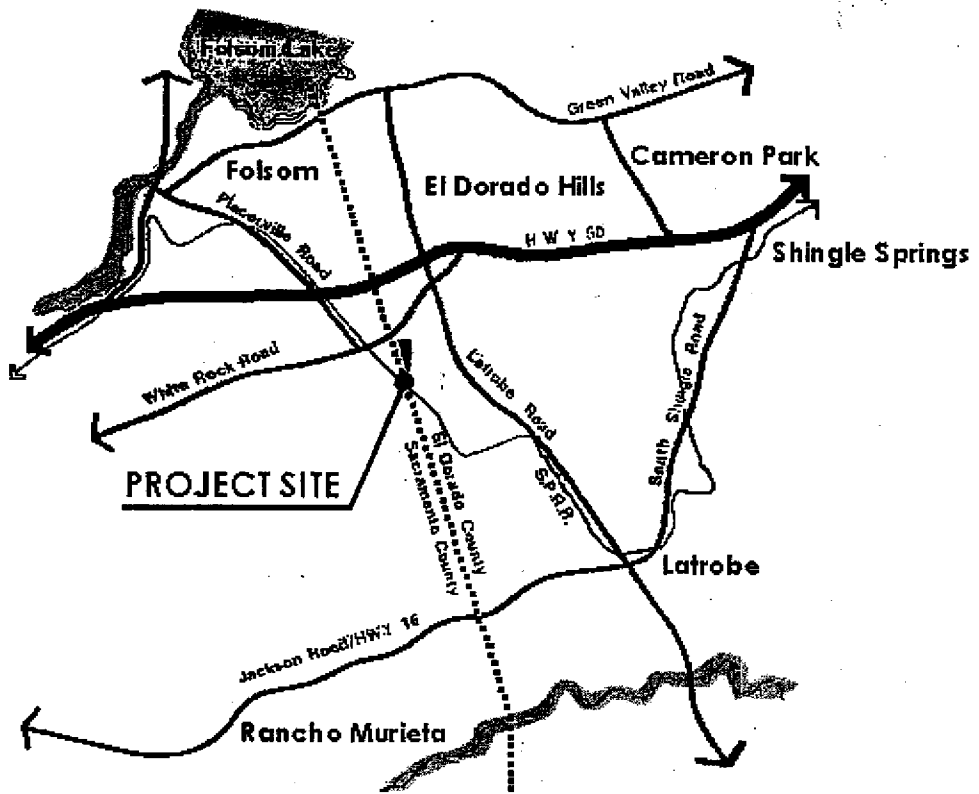




THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Ca. Assessor's office for assessment purposes only.

P.C.5





REGIONAL LOCATION MAP

NOTICE OF DETERMINATION (LAFCO)

FILE NO.

TO: COUNTY CLERK
County of El Dorado
330 Fairlane
Placerville, CA 95667

DRAFT

FROM: EL DORADO LOCAL
AGENCY FORMATION COMMISSION
550 Main Street Suite E
Placerville, CA 95667

STATE OFFICE OF PLANNING AND RESEARCH

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code

NAME OF APPLICANT: El Dorado Hills Community Services District

ASSESSOR'S PARCEL NO. 108-040-05, 108-040-28, 108-040-34

AREA PLAN: _____ SECTION: _____ TOWNSHIP: _____ RANGE: _____

NEAREST ROAD INTERSECTION: Latrobe Road and White Rock Road

ANNEXATION TO _____ DETACHMENT FROM _____ FORMATION OF _____

NAME OF DISTRICT: _____

X OTHER: Out-of-agency service by El Dorado Hills CSD for parks, recreation, solid waste management, and cable TV services to Euer Ranch

The EL DORADO LOCAL AGENCY FORMATION COMMISSION (LAFCO) has X approved _____ disapproved this project on January 26, 2005 and made the following determinations:

- 1) Project _____ will X will not, have a significant effect on the environment.
- 2) X Environmental Impact Report was prepared pursuant to provisions of CEQA. _____ Negative Declaration was prepared pursuant to provisions of CEQA.
- 3) Mitigation Measures X were _____ were not, adopted for this project.
- 4) A Statement of Overriding Considerations X was _____ was not, adopted.

LAFCO is filing this Notice of Determination acting as responsible agency.

*The Environmental Impact Report and Record of Project Approval (El Dorado County, March 4, 1997) may be obtained at the EL DORADO LOCAL AGENCY FORMATION COMMISSION office.

Prepared By _____

Date _____

FOR USE BY COUNTY CLERK

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

FISH AND GAME AB3158 FEES/RECORDING FEES

_____ Project is de minimis in effect; \$35 Recorder's fee required.

_____ Negative Declaration prepared; \$1,285 fee required.

_____ EIR filed; \$885 fee required

AGENDA ITEM NO. 7

***REPORT OF AD HOC BUDGET
COMMITTEE INCLUDING:***

A. Budget Calendar

B. Executive Officer Compensation

C. FY 05-06 Budget Priorities & Goals

MEMO

Date: January 5, 2005
To: Commissioners and Alternates
From: Ad Hoc Budget Committee
(Commissioners Robby Colvin, Gary Costamagna, Al Manard)
Subject: January 26, 2004 Agenda Item 7
Report and Recommendations of the Ad Hoc Budget Committee

Item 7-A: Budget Calendar

The Budget Committee recommends adoption of the budget calendar (attached) as drafted by staff. The Calendar and early LAFCO action will provide sufficient time for agencies to prepare their own budgets.

Recommendation: Adopt the budget calendar as prepared and attached.

Item 7-B: Executive Officer Compensation

The Ad Hoc Budget Committee reviewed salary comparisons prepared by El Dorado County in April 2003, and updated figures recently compiled from other LAFCOs (attached below). The committee found the El Dorado LAFCO salary scale to be 9.3% below average and recommends two changes to reduce the discrepancy.

Recommendation:

1. Approve a 5% equity adjustment to reduce the 9.3% salary gap
2. Add another step to the salary scale, and place the Executive Officer at Step 4 on the scale.
3. Make the increase retroactive to December 2, 2004

Recommended new salary scale:

Position	Step 1	Step 2	Step 3	Step 4	Step 5
Executive Officer	\$35.86	\$37.65	\$39.54	\$41.51	\$43.59

The committee found that sufficient funding is available in the existing budget to fund the recommendations. They noted that the recommendations will partially decrease the disparity between El Dorado's compensation and that paid by other LAFCOs. At a minimum, the committee suggests that any alternative considered during Commission deliberations include a 5% equity adjustment for the existing salary scale.

Option 2 (Not Recommended):

1. 5% equity adjustment only for the existing salary scale.

Base salary scale with 5% equity adjustment only:

Position	Step 1	Step 2	Step 3	Step 4	Step 5
Executive Officer	\$34.52	\$35.86	\$37.65	\$39.54	\$41.51

Committee members affirmed the Commission's intent that changes be retroactive to December 2, 2004.

Existing Policies, Etc., Related to Salary

The committee discussed last year's decision to defer salary considerations until mid-year when costs and revenues were known. As directed by the Commission, the committee also reviewed existing personnel policies and the Executive Officer's contract of employment. The committee recommends no change to existing policies, including the following:

Policy 2.3.1: LAFCO shall specify the number and classification of all positions. A salary scale and position description specifying duties and responsibilities for each position will be approved by LAFCO; each position will be linked by the Commission to a comparable or similar classification within the El Dorado classification plan.

Policy 2.3.3: All Changes approved by the Board of Supervisors for county employees in comparable positions will be reviewed and considered by LAFCO for its employees.

Executive Officer Contract: "Salary will be reviewed by LAFCO no less frequently than annually, in conjunction with the performance evaluation".

Item 7-C Budget Priorities

The Committee recognizes that costs, especially for insurance, retirement and health care expense will be increasing. The reserves used in the past 3 years to reduce agencies' cost are nearly exhausted. Revenues will be increasing significantly, but agencies fund the majority of the budget and their cost may have to increase this year. LAFCO work to comply with state laws for sphere and service reviews should continue as the highest priority to legally support Commission approval of annexations, in addition to providing other general benefits (see Grand Jury letter of 11/22/04 contained elsewhere in this packet).

Recommendations:

1. Approve priorities for 2005-06 as listed below
2. Direct staff to prepare the 05-06 budget within these parameters.

Committee Priorities for Fiscal Year 2005-06:

- Final completion work for the incorporation (protest hearings, election, recording, filings, state submittals, etc.)
- Adopt spheres of influence for each fire agency following the service review, including analysis, agency outreach, public workshops, etc.
- Prepare another service review with a major scope (such as water-wastewater services)
- Process annexations within policy and legal time limits. A large number of proposals are expected with the final resolution of the County General Plan problems.
- Continue staff training whenever low-cost courses are available

The committee also recommends these additional program items as possible:

- Co-sponsor with the Grand Jury one or more workshops for special districts as time allows
- Coordinate a local LAFCO training session to be held in Sacramento for new commissioners as time allows
- Adopt/amend/update spheres of influence for each agency studied in the service review
- Continue to purge and organize records, maps and archive materials to speed research, and to prepare for eventual digitization
- Schedule a commission workshop or one-day retreat to establish a consensus based mission statement, an agency vision and/or long range plans (3-5 years)

The Budget Committee also identified goals and priorities for the remainder of the current fiscal year (2004-05):

- Complete and publish the Fire and Emergency Services Service Review
- Complete incorporation fiscal, revenue neutrality and environmental work
- Update the application fees for Commission hearing
- Complete another service review with a defined scope (such as cemetery services) subject to the availability of the research intern
- Purchase replacements for two 4year old computers

Salary Comparison

The table below shows the final corrections and updates for compensation comparisons. Comparison LAFCOs are those used by El Dorado County, have a similar annual budget, and/or draw employees from the same geographic area. The amounts reflect compensation rates effective 1/05, with 2003 data for Yolo due to their holiday office closure. The El Dorado base hourly rate is 9.3% lower than the average.

LAFCO	Hourly Base	PERS/Retirement	Other Benefits/Notes
Butte LAFCO	\$42.13	2%@55	County Mgt. Package \$580Car&CellAllowance
Napa LAFCO	\$45.03	2.5% @ 55 Employee pays 1/3	\$1,000 Def Comp \$770/mo allowances \$500 bonus
Nevada LAFCO	\$38.50 (with merit raise)	2%@55	5% merit increase pending perf eval
Placer LAFCO	\$44.70	2%@55	Pending Recruitment \$550/mo allowance
Sacramento	\$46.22 (with eq. adj.)	County Retirement	11.78% Equity Adjustmt phased in over two years
Solano LAFCO	\$41.82	2.7% @55	Bonus 2.5% to 15% \$4,300/yr allowance \$6,000 flex benefits
Stanislaus LAFCO	\$44.74	2.5 %@55 1% pd by employee	\$258/mo allowance 1.5% Deferred Comp
Yolo LAFCO	\$38.21		Holiday Closure
Combined Sum	\$341.35		
Average Base Pay	\$42.66		
El Dorado	\$39.54	2%@55	\$800 Def Comp Match \$4,500 Flex Benefits Pd.
PercentageDifference	9.3%		

Sources include LAFCO email responses, prior CALAFCO surveys, County HR survey.

LAFCO BUDGET CALENDAR
FY 05-06

APPROVED

<i>DATES</i>		<i>STAFF ACTIVITY</i>	<i>DONE</i>
December	21	Ad Hoc Committee Meeting	
January	5	Ad Hoc Committee Meeting	
	13	Prepare Packet for February Meeting (Budget Calendar), Report of AdHoc Committee & Mid Year 04-05 Budget Report	
		Create Spreadsheet & Detail Page with cost estimates	
		Input Cost Projections, Detail Page for Expenses as needed	
	26	LAFCO Meeting - Adopt Budget Calendar. Commission to discuss Budget Committee Recommendations. Mid Year Budget 04-05 Report & Projections to Commission	
		Ad Hoc Committee Meeting	
	28	Put Proposed Budget on February agenda and prepare for packet. (21 days notice)	
February	2	Transfer Cost Projections from Detail Page to Spreadsheet	
	4	Calculate Costs for Employee Expenses (Salaries & Benefits)	
		Prepare Fund Balance Estimate	
		Prepare Apportionment Worksheet Draft for Districts & Cities	
		Review budget numbers	
	23	LAFCO Meeting: Commission receives proposed budget. (Public Hearing) Directs any changes or adjustments, and adopts Preliminary Budget	
	24	Make any adjustments per Commission, Recalculate	
	25	Recheck changes with Executive Officer	
	25	Schedule Agency/Public Study Session, Proposed Budget and Possible Adoption of Final Budget on March Agenda	
	25	Send Adopted Proposed Budget (w/o district split) to all Cities & Special Districts, Board of Supervisors, Clerk/Chair of the City Selection Committee	

LAFCO BUDGET CALENDAR
FY 05-06

APPROVED

<i>DATES</i>		<i>STAFF ACTIVITY</i>	<i>DONE</i>
<i>March</i>	<i>1</i>	Prepare Final Budget Spreadsheet and Detail Page	
	<i>23</i>	LAFCO Meeting - Agency/Public Study Session on Proposed Budget and Possible Adoption of Final Budget	
<i>April</i>	<i>1</i>	Schedule Final Budget Adoption on April agenda (notice 21 days), if needed	
	<i>11</i>	Prepare Staff Report for packet/Final changes to Proposed Budget, if needed	
	<i>27</i>	Adoption of Final Budget (Public Hearing by June 15), if needed	
	<i>28</i>	Send copy of Approved Final Budget to Auditor, BOS, Cities & Districts	
	<i>29</i>	Enter Final Approved Budget into Quick Books	
<i>May</i>	<i>2</i>	Get copy of apportionment from Auditor	
<i>June</i>		Schedule Year End Budget Report for August agenda (prior year)	
		Reconcile Trust Accounts	
		Reconcile Year End (prior year) budget	
		Prepare Year End (prior year) budget report	
		LAFCO Meeting: Presentation of Year End Budget Report	

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AGENDA ITEM NO. 8

***MOU REGARDING
EMPLOYER/EMPLOYEE RELATIONS
BETWEEN THE
COUNTY OF EL DORADO
AND THE EL DORADO LAFCO***

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MEMORANDUM OF UNDERSTANDING REGARDING EMPLOYER/EMPLOYEE RELATIONS BETWEEN THE COUNTY OF EL DORADO AND THE EL DORADO COUNTY LOCAL AGENCY FORMATION COMMISSION

WHEREAS, the County of El Dorado (hereinafter "County") and the El Dorado County Local Agency Formation Commission (hereinafter "Commission") desire to memorialize in writing the administrative relationship between themselves regarding employee related procedures and responsibilities; and,

WHEREAS, the Commission adopted a set of employee policies on June 1, 2000, to be applied to its employees in cooperation with the elements of the County's personnel system; and,

WHEREAS, it is the mutual desire of the parties to maintain a cooperative relationship in the implementation and administration of these employees policies; and,

WHEREAS, the Commission has the necessary statutory and/or general power and authority to enter into this Memorandum of Understanding (hereinafter "MOU") and to implement the provisions set forth below pursuant to Government Code sections 56380, 56384 and 56385; and

WHEREAS, the County has the necessary statutory and/or general police power and authority to enter into this MOU as well as to implement the provisions set forth below to the extent allowed by the contract terms that govern the County programs.

THEREFORE, the County and Commission hereby agree to the following MOU terms and conditions set forth below, this MOU taking effect upon the date that both entities have signed this agreement.

A. GENERAL INTENT OF COMMISSION PERSONNEL POLICIES

It is the intent of the Commission and the County that the Commission participate in those County programs and services that are of benefit to both parties. Access to County services will be provided to the Commission in the same manner as provided to County departments. The Commission intends to use the services available to County departments insofar as such services support the goals and mission of the Commission. This shall not be construed to restrict or limit in any way the statutory authority of the Commission as an independent local agency. The Commission will comply with all applicable laws related to its operations and administration; the provisions of these policies are not intended to preempt state or federal laws.

All employees serve at the pleasure of the Commission. The Executive Officer of the Commission is lawfully delegated by the Commission to be responsible for the day-to-day business of the Commission and its staff. (Government Code section 56384).

The Commission shall bear responsibility for all LAFCO employment decisions. The Executive Officer of LAFCO is designated as the Equal Employment Opportunity (EEO) Officer for LAFCO, responsible for conducting appropriate investigations including those rising from DFEH, EEOC or other employment related complaints.

Complaints which can not be resolved by the Executive Officer or which involve the Executive Officer will be referred to the LAFCO Commission for appropriate investigation and resolution. Personnel matters shall be heard by the Commission pursuant to the Brown Act and any other applicable state laws.

B. PERSONNEL CLASSIFICATION AND POSITIONS

The Commission shall specify the number and classification of all positions. A salary scale and position description specifying duties and responsibilities for each classification/position will be approved by the Commission. Each Commission position will be linked by the Commission to a comparable or similar classification within the County classification plan for the convenience of both the Commission and the County in the administration of County programs and benefits, in which the Commission participates.

It is agreed that the solicitation, selection, supervision and any other employment related matters of the Commission shall be the sole responsibility of the Commission, following such *rules, agreements and policies established by the Commission*. The Commission shall specify matters regarding hiring, terms of employment, discharge, and all other personnel matters. Employees shall serve at the pleasure of the Commission.

Such employees of the Commission shall not be members of the classified service of the County and shall not be listed in the County Authorized Personnel Allocation Resolution.

C. SALARY AND BENEFITS

All changes to salaries and benefits approved by the County for county employees in comparable positions will be reviewed and considered by the Commission for its employees. Remuneration for employees shall be set by the Commission.

Unless otherwise specified by Commission policy, employees of the Commission shall receive benefits available to employees of the County in comparable classifications, including participation in the County's deferred compensation and retiree health plans as allowed by law and as allowed by the contract terms that govern County programs. The County agrees to make available the following benefits. The Commission agrees to pay the full cost of all county employee benefit programs selected for Commission staff. In the event this Memorandum of Understanding is terminated, County does not guarantee any subsequent availability of any of the employee benefit programs previously selected for Commission employees or retirees through the Memorandum of Understanding.

1. The same health and Optional benefit programs as provided to County employees and retirees, through the County's program, pursuant to the Salary and Benefits Resolution currently in force for Unrepresented Management and Confidential employees, subject to the following terms and conditions as respects health benefits:

a. Plan Document. The document entitled, "EL DORADO EMPLOYER HEALTH CARE PLAN, Amended and Restated Effective July 1, 2001," together with all subsequent amendments thereto, are incorporated in their entirety into this MOU by reference, and are referred to hereinafter as the "Plan Document."

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b. Status of Affiliated Employer. The Plan Document shall define and govern the terms and conditions under which health benefits are provided under this MOU, except as otherwise provided herein. During the term of this MOU, and by virtue of its approval by the El Dorado County Board of Supervisors and LAFCO, LAFCO shall be an "Affiliated Employer" as defined in the Plan Document. It is the intent of the parties that this MOU shall replace all prior agreements, whether verbal or written, regarding employer/employee relations.

c. Amendment of Plan Document. The Plan Document may be amended from time to time at the sole option of the El Dorado County Board of Supervisors. County will endeavor to keep LAFCO informed regarding any such amendments and other related changes affecting Health Benefits, including changes, additions, or deletions to Alternate County-Sponsored Plans. However, it is understood that these Health Plans are primarily designed and maintained to meet the needs of El Dorado County, as identified by the County, and as negotiated by the County through meeting and conferring with the County's recognized employee organizations, subject to internal recommendations to the County Board of Supervisors through the County's Health Plan Advisory Committee.

d. Termination of this MOU. In the event this MOU is terminated County does not guarantee any subsequent availability of any Health Benefits for LAFCO or its employees or retirees.

e. LAFCO Retirees. In the event that LAFCO participates in the P.E.R.S. retirement system, then a "LAFCO Retiree" is any former employee of LAFCO who meets the definition of "Retiree" set forth in the Plan Document, i.e. a former Employee of LAFCO who is no longer Actively at Work and who has reached his or her Retirement Date, which is defined as the date for which pension benefits are first received under P.E.R.S. In the event that LAFCO does not participate in the P.E.R.S. retirement system, then a "LAFCO Retiree" shall be defined as a former employee of LAFCO, who is no longer Actively at Work, and who would have reached his or her Retirement Date if LAFCO did participate in the P.E.R.S. retirement system.

f. Eligibility. LAFCO may adopt rules which are the same as, or more restrictive than, the County's rules governing eligibility for enrollment in County-Sponsored-Health Benefits. It is understood to be the sole responsibility of LAFCO, and entirely within the authority of LAFCO, to adopt rules, regulations, and procedures sufficient to define who is eligible to enroll in these benefits, and to assure compliance with all Federal and State laws and regulations which relate to, or confer rights upon, employees, retirees, and dependents regarding their eligibility for, or eligibility to have payments made on their behalf for, group health benefits or health insurance. Such laws include, but are not limited to, the California Family Rights Act of 1991, the Americans with Disabilities Act (42 USC 12101 et seq.), COBRA (Public Law 99-272. title X, sec 10002; 100 Stat 227; 29 USC 1161-1168), the Family & Medical Leave Act of 1993 (Public Law 103-3 (2/5/93), 107 Stat.6 (29 USC 2601 et seq.). The County will endeavor to

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adopt Plan Document provisions applicable to its own employees and retirees, and their dependents, which the County believes to be consistent with such regulations and laws as they relate to the County's own employees and retirees.

g. Payments by LAFCO. LAFCO agrees to pay El Dorado County at regular intervals no less frequently than monthly the entire cost of all coverage extended to LAFCO's employees, retirees, and dependents, at monthly rates established by the County Board of Supervisors, except that County agrees to collect all contributions required from LAFCO's qualified beneficiaries under COBRA directly from such Qualified Beneficiaries. LAFCO contributions rates shall equal those rates established by the Board which County Departments and Participants themselves pay into the County's Risk Management Fund, plus a two percent (2%) administration fee. LAFCO hereby authorizes County to collect such payments, to the extent possible through automated payroll processing, or by Journal Entry. LAFCO agrees to collect and recover on its own any employee or retiree contributions as may be required by LAFCO.

h. Employee and Retiree Contribution Rates. It is understood to be LAFCO's sole authority to negotiate and establish required contribution rates for LAFCO's employees. However, LAFCO agrees to charge LAFCO Retirees the same contribution rates applicable for County-Sponsored Plans as are established by the County for its own Retirees. LAFCO may, however, subject to advance written approval by the county Risk Program Manager, adopt rules which provide for partial contributions by LAFCO toward the cost of LAFCO Retiree continuation coverage, without the need to amend this MOU.

i. Eligibility Reporting. County will provide to LAFCO appropriate forms to allow for enrollment applications and changes including terminations of coverage. County agrees to provide supporting materials, including new employee orientations, new employee enrollment information, and periodic Open Enrollment communication materials to support employee coverage elections as allowed under the Plan Document. LAFCO agrees to timely report all changes in employment and other events which become known to LAFCO which may affect eligibility of LAFCO's employees, retirees, and dependents. In the event of a termination of employment, death of an employee, or other event known to LAFCO, but not timely reported to the County, and which constitutes a qualifying event under COBRA, LAFCO shall be responsible for the full cost of any additional continuation coverage which may be required to be extended as a result of late notice being provided to a beneficiary otherwise qualified under COBRA.

j. COBRA. County agrees to provide and administer COBRA continuation coverage for LAFCO's employees, retirees, and their dependents who may become Qualified Beneficiaries as defined in the Plan Document, including mailing and filing of required notices, billing, collection, and notifications to health insurance companies and claims administrators.

k. Eligibility in the Event of LAFCO Termination. Termination of this MOU shall constitute termination of coverage for the entire LAFCO group. Effective the date of termination of this MOU, El Dorado County shall have no

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obligation to continue to provide coverage or benefits to any of LAFCO's employees, retirees, or their dependents, except as provided for by COBRA.

1. Ineligibility of Commissioners. It is agreed by the parties that current and former members of the Commission itself shall not be eligible to enroll in County-Sponsored Health Benefits solely by virtue of being or having been a member of the Commission.
3. Payment of payroll taxes due for participation in the Medicare portion of Social Security as required by federal law.
4. Long Term and Temporary Disability, Life Insurance and Supplemental Life Insurance, as provided to County employees pursuant to the Salary and Benefits Resolution for Unrepresented Management and Confidential employees currently in force.
5. County's Employee Assistance Program as provided to County employees pursuant to the Salary and Benefits Resolution for Unrepresented Management and Confidential employees currently in force.
6. Public Employees Retirement System (CALPERS) programs and benefits as provided to County employees; LAFCO employees shall be treated as County employees for the purpose of membership in CALPERS retirement programs as allowed by law.

In the form and manner provided for determining costs to County departments for the programs and benefits named above, the Board of Supervisors shall determine the direct service charges to LAFCO and notify the Commission of these amounts for the following fiscal year on or before May 1. The Commission agrees to pay the County for employee programs and benefits at amounts and methodologies calculated on the same basis as a County department.

D. APPLICABILITY OF POLICIES AND REGULATIONS OF EL DORADO COUNTY

Changes in salary and benefits approved by the County for its employees in comparable positions will be reviewed and considered by the Commission for its employees. Unless otherwise specified by the Commission, provisions stated in the County's currently in force Compensation Administration Resolution and Salary and Benefits Resolution will apply to Commission employees, including:

1. Hours of work, overtime, compensatory time off, accumulation and use, rest periods and meals periods.
2. Vacation accruals, use scheduling, and donations.
3. Holidays scheduled and observed, and compensation.
4. Sick leave accruals, use, eligibility, integration with other benefits, payment for unused sick leave, administration of sick leave and medical leaves of absence.

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5. Payroll, pay periods and pay days.
6. Pay upon promotion, reclassification, demotion, restoration/revision of anniversary date, re-employment.
7. Supervisory and management leave accruals and payment for unused leave.
8. Leave of absence, military leave, jury duty and court appearances.
9. Acting pay, PERS contributions.
10. Use of facilities, county building closures, parking and smoking restrictions.
11. Tuition reimbursement and employer-related training.
12. Travel and expense reimbursement, vehicle use and mileage reimbursement.
13. *Equal Employment Opportunity plans as applicable.*
14. Injury and illness prevention, safety expectations, substance abuse and work place violence prevention as applicable.

E. DISCRIMINATION AND HARASSMENT

The Commission adopts the attached County Discrimination and Harassment Policy, as currently set forth and as may be amended from time to time by the County. The Executive Officer of LAFCO is designated as the Equal Employment Opportunity (EEO) Officer for LAFCO, responsible for conducting appropriate investigations including those arising from DFEH, EEOC or other employment related complaint. Complaints which can not be resolved by the Executive Officer or which involve the Executive Officer will be referred to the LAFCO Commission for appropriate investigation and resolution. Personnel matters shall be heard by the Commission pursuant to the Brown Act and any other applicable state laws.

F. GRIEVANCE PROCEDURE

All grievances, excluding discrimination and harassment allegations, shall be brought to the attention of the Executive Officer within five (5) working days of the incident or occurrence giving rise to the complaint. The Executive Officer will review and/or investigate the complaint and provide an answer in writing within thirty (30) days of the referral of the grievance to him or her, or as promptly as possible if a written answer cannot be provided within that thirty (30) day period. *Grievances which cannot be resolved by the Executive Officer will be referred to the Commission at the next regularly scheduled Commission meeting for which notice can be given.* Personnel matters shall be heard by the Commission pursuant to the Brown Act and any other applicable state laws and the Commission decision shall be final and binding on all parties.

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G. TERMINATION PROVISION

This agreement shall continue in effect until terminated. Either party to this MOU may terminate this agreement for any reason provided that the terminating party provides written notice to the other party as set forth below.

Written notice of termination of this MOU shall be provided to the officials designated no later than March 1 prior to the commencement of the next succeeding fiscal year (July 1). If timely written notice of termination is given, this MOU shall terminate effective Midnight on June 30 of the fiscal year in which the notice was given.

Notice shall be given to the following officials of either party:

El Dorado LAFCO Executive Officer
550 Main Street, Suite E
Placerville, CA 95667

El Dorado County Risk Program
Manager
330 Fair Lane
Placerville, CA 95667

El Dorado County Human Resources
Director
330 Fair Lane
Placerville, CA 95667

H. AGREEMENT MODIFICATION/AMENDMENTS

This agreement may be modified in whole or in part through written modifications/amendments approved by the governing bodies of both entities and executed by the designated representatives of both entities.

I. RISK MANAGEMENT PROCEDURES

The parties agree and acknowledge, with regard to claims and/or litigation, that the Commission shall be fully covered as a fully paying participant in the Risk Management Pool. The parties agree to utilize the current, and as may be amended in the future, County Risk Management Pool procedures, formulas and protocols ("procedures"). The Commission reserves its right to choose its own counsel where appropriate under the circumstances and agrees to consult with the County when considering engaging special counsel for claims and/or litigation that is covered under the Risk Management Pool program. Where the County Counsel's office is willing and able to adequately represent the Commission, but the Commission of and by its own choice declines such representation by County Counsel, the parties understand and agree that the Commission, not the Risk Management Pool, will pay for costs incurred for such special counsel. If the Commission selects its own counsel and declines outside counsel provided and offered by the County as a part of the Risk Management Pool, any funding for the cost of such outside counsel shall not exceed the hourly rate of the outside attorneys' proposed by the County absent a showing that the counsel proposed by the County is not appropriate for the job.

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This provision shall automatically terminate if the Commission acquires its own independent insurance program.

This termination provision does not prevent the Commission from reapplying for inclusion in the County's Risk Management Pool at a future date with the understanding that the County is not obligated to accept the Commission as a fully paying participant in the Risk Management Pool at that time.

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IN WITNESS WHEREOF, the County has, by order of the Board of Supervisors, caused these presents to be subscribed by the Chair of the Board and to be attested by the Clerk of the Board, and the Commission has duly caused these presents to be subscribed by its duly authorized officers who have signed this Memorandum of Understanding on the day, month and year written below.

COUNTY OF EL DORADO

Date: _____

By: _____

Chair
Board of Supervisors

ATTEST:
CINDY KECK
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Date: _____

LOCAL AGENCY FORMATION COMMISSION

Date: _____

By: _____

Chair,
Local Agency Formation Commission

AGENDA ITEM NO. 9

OTHER BUSINESS

STATE OF CALIFORNIA
EL DORADO COUNTY
POST OFFICE BOX 472
PLACERVILLE, CA 95667



AGENDA ITEM NO. DI

GRAND JURY

Telephone (530) 621-7477

November 22, 2004

Roseanne Chamberlain
Executive Director, LAFCO
2850 Fairlane Court
Placerville, CA 95667

Director Chamberlain,

The 2004-2005 El Dorado County Grand Jury recently received a copy of LAFCO's first Municipal Service Review dealing with park and recreation services. The report's background information and analysis is extremely helpful to the public and Grand Jury. The study assists the Grand jury to better understand each agency and to more effectively review the concerns and complaints filed each year.

We understand the Government Code, Section 56430 requires LAFCO to conduct similar multi-agency reviews of services for all categories of services over the next two years. The Grand Jury encourages LAFCO to comply with these provisions and make the service review studies available to the public as soon as possible. We urge LAFCO to ensure adequate funding to complete this work as promptly as possible. LAFCO's responsibilities for the organization of government services are important and can help to streamline local government administration and improve services.

The Grand Jury also desires to provide support to special districts through training ad workshops. To this end, we would like to co-sponsor some of the educational sessions with LAFCO and invite special district board members to attend. We make this offer to ensure each special district is aware and meets the many governmental requirements and the general public and county is not put in any financial predicament.

Thank you for your time and we look forward to working with you and your staff to improve El Dorado County.

Sincerely,

A handwritten signature in black ink, appearing to read "David Davinroy", followed by a horizontal line.

David Davinroy, Foreman
El Dorado County Grand Jury



EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

PHONE: (530) 295-2707


FAX: (530) 295-1208

lafco@co.el-dorado.ca.us
www.co.el-dorado.ca.us/lafco

MEMO

DATE: January 11, 2005

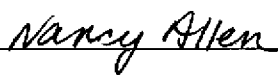
TO: Commissioners/Alternates
Special Districts

FROM: Roseanne Chamberlain 

SUBJECT: Special District Election Results

Pursuant to the provisions of Government Code 56332(d), the Executive Officer has determined the results of the Special District Representative Election. A total of 31 ballots were received and verified as valid. A total of 25 ballots are required for a quorum. The candidate elected to the four year term commencing January 2005 is:

Special District Representation - District Seat #1



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LAFCO

Profit & Loss Budget vs. Actual

MID YEAR BUDGET REPORT

01/14/05

July 1, 2004 through January 1, 2005

FY 2004-2005

Accrual Basis

	Jul 1, '04 - Jan 1, 05	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Fees	-9,290.31	25,000.00	-34,290.31	-37.2%
Fund Balance from 03-04	164,337.03	164,337.03	0.00	100.0%
Revenue - Agency Payments	291,022.00	291,022.00	0.00	100.0%
Revenue - Misc.	0.00	150.00	-150.00	0.0%
Revenue Interest	1,368.78	2,000.00	-631.22	68.4%
Total Income	447,437.50	482,509.03	-35,071.53	92.7%
Expense				
00 - Deferred Comp Match	0.00	800.00	-800.00	0.0%
00 - Employees Regular	72,529.00	179,936.28	-107,407.28	40.3%
00 - Employees Temporary	7,253.00	12,700.00	-5,447.00	57.1%
00 - Flex Benefits	0.00	4,500.00	-4,500.00	0.0%
00 - Health Insurance	2,322.00	29,720.00	-27,398.00	7.8%
00 - In-Lieu Health Insurance	0.00	4,500.00	-4,500.00	0.0%
00 - Medicare	1,176.00	2,609.06	-1,433.06	45.1%
00 - O.A.S.D.I.	450.00			
00 - Overtime	1,842.00	1,000.00	842.00	184.2%
00 - Retirement	11,723.00	29,625.27	-17,902.27	39.6%
00 - Unemployment Insurance	0.00	1,079.60	-1,079.60	0.0%
02 - Disability Insurance	0.00	899.66	-899.66	0.0%
02 - Gen. Liability Insurance	0.00	4,200.00	-4,200.00	0.0%
02 - Workers Comp Insurance	2,226.00	2,470.00	-244.00	90.1%
03- Information Services	551.71	6,000.00	-5,448.29	9.2%
03 - Accounting Services	378.54	4,500.00	-4,121.46	8.4%
03 - Annual Audit	0.00	4,500.00	-4,500.00	0.0%
03 - Cell & Telephone Services	1,360.19	3,568.28	-2,208.09	38.1%
03 - Copies	548.02	400.00	148.02	137.0%
03 - GIS Maps	2,376.00	2,000.00	376.00	118.8%
03 - Lease Payment - Building	14,651.96	14,868.00	-216.04	98.5%
03 - Legal Notices	141.75	300.00	-158.25	47.3%
03 - Legal Services	4,374.61	24,000.00	-19,625.39	18.2%
03 - Memberships	358.00	550.00	-192.00	65.1%
03 - Memberships - CALAFCO	0.00	2,070.00	-2,070.00	0.0%
03 - Office Equipment	0.00	500.00	-500.00	0.0%
03 - Office Expense	1,341.37	1,500.00	-158.63	89.4%
03 - Operating Contingency	0.00	17,508.63	-17,508.63	0.0%
03 - Payroll Service	0.00	1,039.00	-1,039.00	0.0%
03 - Postage	684.57	720.00	-35.43	95.1%
03 - Private Auto Mileage	786.75	2,420.00	-1,633.25	32.5%
03 - Professional Services	19,934.76	71,825.00	-51,890.24	27.8%
03 - Publications	123.49	674.00	-550.51	18.3%
03 - Records Storage	0.00	761.00	-761.00	0.0%
03 - Rental Vehicles	0.00	500.00	-500.00	0.0%
03 - Rents/Leases-Equipment	632.45	1,867.00	-1,234.55	33.9%
03 - Staff Development	3,971.25	5,029.00	-1,057.75	79.0%
03 - Stipends	1,200.00	4,800.00	-3,600.00	25.0%
03 - Transportation	300.00	750.00	-450.00	40.0%
Accrued Leave	0.00	30,248.93	-30,248.93	0.0%
Future Retirement	0.00	3,996.00	-3,996.00	0.0%
Refunds	0.00			
Retirement Accruals	7,521.00			
Vacation/Sick Leave	30,248.93			
Total Expense	191,006.35	480,934.71	-289,928.36	39.7%
Net Ordinary Income	256,431.15	1,574.32	254,856.83	16,288.4%
Other Income/Expense				
Other Income				
Incorporation Fees	301,925.58			
Total Other Income	301,925.58			
Other Expense				
Bank Charges Incorp	11.15			
Professional Services	40,485.05			
Total Other Expense	40,496.20			
Net Other Income	261,429.38			
Net Income	517,860.53	1,574.32	516,286.21	32,894.2%

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

PHONE: (530) 295-2707

FAX: (530) 295-1208

lafco@co.el-dorado.ca.us
www.co.el-dorado.ca.us/lafco

INVOICE AND ACCOUNTING OF DISBURSEMENTS

LAFCO Project No. 03-10 **The Proposed Incorporation of the City of El Dorado Hills**

The amounts listed have been charged to the project account for LAFCO Project #03-10, for the period ending November 30, 2004. Billing detail is attached.

Executive Officer (RC) 12.5 Hours	\$135.00/Hour	Sub Total:	\$ 1,687.50
Staff (SS) 2.5 Hours	\$67.50/Hour	Sub Total:	\$ 168.75
Lamphier Gregory - Project Manager		Sub Total:	\$ 4,729.30
Lamphier Gregory - CEQA		Sub Total:	\$ 11,122.30
Scott Browne - Legal Counsel		Sub Total:	\$ 307.50
Economic & Planning Systems - CFA		Sub Total:	\$ 11,638.75
Western Sierra Bank - Check Charge		Sub Total:	\$ 11.15
		Total:	\$ 29,665.25

Project related work to provide assistance and information to the public or interested agencies is not included as a project cost.

c:\shared\susan\projects\310invoice

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 PARKER-LAFCO COUNSEL

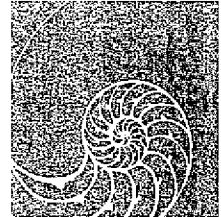
LAFCO PROJECT NO. 03-10 HOURS 11/01/04 THRU 11/30/04

11/1/2004	LP	PL COMMENT q, EMAIL	03-10	0.75	RC
11/15/2004	LP	FIND/ REV cc&r MEMO, REV RN AGENDA	03-10	0.5	RC
11/17/2004	LP	RN MEETING, NAT	03-10	2.5	RC
11/18/2004	LP	PC NAT, AUDITR q'S	03-10	0.5	RC
11/23/2004	LP	PC Taylor, CEQA	03-10	0.25	RC
11/30/2004	LP	EDITS/ EIR	03-10	8	RC
				12.5	
11/8/2004	LP	OCTOBER BILLING	03-10	1.5	SS
12/1/2004	LP	AUDIT TRUST ACCT.	03-10	1	SS
				2.5	

PLANNING
COMMISSION
OFFICE

Local Agency Formation Commission
550 Main Street, Suite E
Placerville, CA 95667

December 2, 2004
Invoice No: 2031
Project No: 2404



Attn: Roseanne Chamberlain

Re: El Dorado - LAFCO

For professional services rendered for the period October 23, 2004 to November 19, 2004

Fee Charges

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Nathaniel Taylor	Planner	105.00	45.00	\$4,725.00
Total Fee Charges				\$4,725.00

Reimbursable Expenses

Printing & Production	4.30
Total Reimbursable Expenses	\$4.30

Total Current Billing \$4,729.30





Lamphier-Gregory

Memo

TO: Roseanne Chamberlain, Executive Officer – El Dorado LAFCO

FROM: Nat Taylor *NAT*

SUBJECT: **Progress Report No. 5**
El Dorado Hills Incorporation Project – Phase II
Project Management Services

DATE: December 2, 2004

The following report provides a description of work performed by Lamphier – Gregory for the El Dorado Hills Incorporation Project during November 2004. This Progress Report is intended to support the information set forth in the attached **Invoice #2031** from Lamphier - Gregory. The tasks referenced below are those identified in the Project Manager Scope of Work attached as Exhibit A to the Agreement for Services # 443-S0411, Amendment I.

Task II C – CFA

Time spent during November included the following:

- efforts to obtain CFA responses from the County Chief Administrator's Office
- efforts to obtain CFA response from the County Auditor/Controller
- Setting up, preparing for, and attending first Revenue Neutrality meeting on November 17 involving LAFCO staff, the Incorporation Committee, the Chief Administrative Officer and her staff and consultants

Total time related to Task II (C): 35 hours / \$3,675.00.

Charges also include direct expenses of \$4.30 for copies.

Task II D – CEQA

Activities during this billing cycle included:

- Discussions with (and a specific visit with) EDHCSD re: reassignment of duties related to review and enforcement of CC&Rs following the effective date of incorporation;
- Updating the project schedule;
- Coordination of the draft EIR between Lamphier-Gregory and LAFCO.

Total time charges related to Task II (D) 10 hours / \$1050.00.

Task II E – Other LAFCO Tasks

No activities during this time period.

Budget Update

The spreadsheet below relates the current invoice to the Contract Amount to indicate the Remaining Budget authorization for the balance of the Scope of Work. This invoice reflects that the project is approximately 45% complete, with \$30,586.82 remaining in the \$55,335 budget authorization.

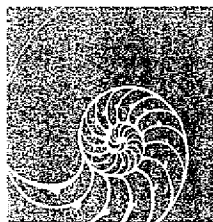
Lamphier - Gregory Project No. : 2404
 Project Status Report as of: 30-Nov-04

	Task	Contract Amount	Hours This Period	Invoice Amount			Total Costs to Date	Remaining Budget	% Compl.
				Prof. Fees	Direct Expenses	Total Invoice			
A	Boundaries	\$ 3,780		\$ -		\$ -	\$ 3,780.00	\$ -	100%
B	Legal Opinions	\$ 1,575		\$ -		\$ -	\$ 1,575.00	\$ -	100%
C	CFA	\$ 19,950	35	\$ 3,675.00	\$ 4.30	\$ 3,679.30	\$ 8,821.25	\$ 11,128.75	44%
D	CEQA	\$ 15,960	10	\$ 1,050.00		\$ 1,050.00	\$ 10,572.57	\$ 5,387.43	66%
E	Other LAFCO	\$ 14,070		\$ -		\$ -	\$ -	\$ 14,070.00	0%
Total		\$ 55,335	45	\$ 4,725.00	\$ 4.30	\$ 4,729.30	\$ 24,748.82	\$ 30,586.18	45%

EL DORADO
ENVIRONMENTAL
AGENCY

Local Agency Formation Commission
550 Main Street, Suite E
Placerville, CA 95667

December 2, 2004
Invoice No: 2034
Project No: 2415



Attn: Roseanne Chamberlain

Re: El Dorado - LAFCO CEQA

For professional services rendered for the period October 23, 2004 to November 19, 2004

Fee Charges

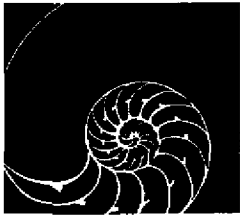
<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Courtney, John	Senior Planner	115.00	11.50	\$1,322.50
Nathaniel Taylor	Planner	105.00	93.00	\$9,765.00
Total Fee Charges				\$11,087.50

Reimbursable Expenses

Printing & Production	34.80
Total Reimbursable Expenses	\$34.80

Total Current Billing \$11,122.30





Lamphier-Gregory

Memo

TO: Roseanne Chamberlain, Executive Officer – El Dorado LAFCO
FROM: Nat Taylor *(Signature)*
SUBJECT: **Progress Report No. 5**

El Dorado Hills Incorporation Project – Preparation of CEQA Document, Contract No. 045S 0511.

DATE: December 2, 2004

The following report provides a description of work performed by Lamphier – Gregory under its Contract with El Dorado LAFCO for the preparation of CEQA documents required for the El Dorado Hills Incorporation Project. The time period covered by this Invoice is 10/23/04 through 11/19/04.

This Progress Report provides information in support of the attached **Invoice #2034** from Lamphier - Gregory. The tasks referenced below are those identified in Exhibit A, Scope of Work, Budget and Project Schedule For CEQA Compliance, El Dorado Hill Incorporation Project, Contract No. 045S 0511.

Task 5.3 Prepare Administrative Draft EIR

The time and expenses incurred during this time period were entirely spent on further progress by Nathaniel Taylor and John Courtney in preparing the Administrative Draft EIR. An administrative Draft EIR was submitted to LAFCO staff and the Incorporation Committee on November 17.

Budget Update

The enclosed spreadsheet reflects the current charges against the contract budget allocation. For the current billing period, we have incurred a total of 104.5 hours of our time, reflecting total fees of \$11,087.50. The Invoice also reflects direct charges of \$34.80. At this point, we have spent approximately 63 percent of the budget and the project is approximately 63 percent complete.

Project Status Report as of: 11/30/2004

Phase	Task	Contract Amount	Hrs. this period	Invoice Amount		Total Invoice	Total Costs to Date	Remaining Budget	% Compl.
				Prof. Fees	Dir. Exp.				
I	Initial Study	\$ 27,000	0				\$ 26,574.58	\$ 425.42	98%
III	Focused EIR	\$ 63,000	104.5	\$ 11,087.50	\$ 34.80	\$ 11,122.30	\$ 30,417.62	\$ 32,582.38	48%
	Subtotal	\$ 90,000	104.5	\$ 11,087.50	\$ 34.80	\$ 11,122.30	\$ 56,992.20	\$ 33,007.80	63%

Possible Additional Scope and Budget, subject to approved by LAFCO:

IV	Ind. EIR	\$ 50,000		\$ -		\$ -	\$ -	\$ 50,000.00	0%
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Economic &
Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

Invoice

EPS Employer ID: 94-3056856

Invoice Number: 14472.4

November 30, 2004

To: El Dorado Local Agency Formation Com.
550 Main Street, Suite E
Placerville, CA 95667
Attention: Roseanne Chamberlain, Executive Officer

Project: El Dorado Hills Incorporation CFA

EPS # 14472

Project Manager: James Gomes PIC: Kieser

Professional Services for the Period: 10/30/04 to 11/26/04

Task 1 Prepare Draft Comprehensive Fiscal Analysis

<u>Professional Services</u>		<u>Hours</u>	<u>Rate</u>	<u>Charge</u>
James Gomes	Senior Vice President	7.50	\$175.00	1,312.50
David L. Sanders	Vice President	4.25	\$155.00	658.75
Amy Lapin	Associate	47.75	\$100.00	4,775.00
Lucas Perretti	Research Analyst	8.25	\$80.00	660.00
<i>Professional Services Total:</i>		67.75		\$7,406.25
Total Task 1				\$7,406.25

*** Total Project Invoice Amount: **\$7,406.25**

<u>Aged Receivables:</u>					
<u>Current</u>	<u>1 Month</u>	<u>2 Months</u>	<u>3 Months</u>	<u>>3 Months</u>	
\$7,406.25	\$0.00	\$0.00	\$0.00	\$0.00	

OK to pay 12/13/04

SACRAMENTO

1750 Creekside Oaks Drive, Suite 290
Sacramento, CA 95833-3647
www.epsys.com

phone: 916-649-8010
fax: 916-649-2070

BERKELEY

phone: 510-841-9190
fax: 510-841-9208

DENVER

phone: 303-623-3557
fax: 303-623-9049



Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

Invoice

EPS Employer ID: 94-3056856

Invoice Number: 14472.3

October 31, 2004

To: El Dorado Local Agency Formation Com.
550 Main Street, Suite E
Placerville, CA 95667
Attention: Roseanne Chamberlain, Executive Officer

Project: El Dorado Hills Incorporation CFA

EPS # 14472

Project Manager: James Gomes PIC: Kieser

Professional Services for the Period: 10/2/2004 to 10/29/2004

Task 1 Prepare Draft Comprehensive Fiscal Analysis

<u>Professional Services</u>		<u>Hours</u>	<u>Rate</u>	<u>Charge</u>
James Gomes	Senior Vice President	1.50	\$175.00	262.50
Amy Lapin	Associate	27.00	\$100.00	2,700.00
Lucas Perretti	Research Analyst	14.00	\$80.00	1,120.00
<i>Professional Services Total:</i>		42.50		\$4,082.50

<u>Reimbursables</u>	<u>Charge</u>
Internet Research	\$150.00
<i>Reimbursables Total:</i>	\$150.00

Total Task 1 \$4,232.50

*** Total Project Invoice Amount: \$4,232.50

OK to pay 11/19/04

<u>Aged Receivables:</u>					
<u>Current</u>	<u>1 Month</u>	<u>2 Months</u>	<u>3 Months</u>	<u>>3 Months</u>	
\$4,232.50	\$0.00	\$0.00	\$0.00	\$0.00	

*PAID
Check NO 1005*



SACRAMENTO

1750 Creekside Oaks Drive, Suite 290
Sacramento, CA 95833-3647
www.epsys.com

phone: 916-649-8010
fax: 916-649-2070

BERKELEY

phone: 510-841-9190
fax: 510-841-9208

DENVER

phone: 303-623-3557
fax: 303-623-9049

P. SCOTT BROWNE

Attorney at Law
131 South Auburn Street
Grass Valley, CA 95945
(530) 272-4250
(530) 272-1684 Fax
Tax ID# 68-0348904

Roseanne Chamberlain
El Dorado LAFCo
550 Main Street, Suite E
Placerville CA 95667

*OK to Pay
12/7/04
Incorporation
PSC*

Period Ending:
November 15, 2004

In Reference To: CLIENT CODE: ELDORO-01, Miscellaneous Special Counsel

Professional Services

	<u>Hours</u>	<u>Amount</u>
<u>New 2003 Incorporation effort</u>		
10/26/2004 PSB Review and Respond to email from Nat Taylor re enforcement of CC&R's	0.85	
10/27/2004 PSB Telephone Call from Nat Taylor	0.35	
11/9/2004 PSB Extended Telephone Call from Nat Taylor	0.85	
SUBTOTAL:	[2.05	307.50]
Total Professional Hours	2.05	\$307.50
Interest on overdue balance		\$15.62
Total billing this month		\$323.12
Previous balance		\$1,165.31
TOTAL BALANCE NOW DUE		<u><u>\$1,488.43</u></u>



Please make your check for this bill payable to P. SCOTT BROWNE, ATTORNEY. Please write the CLIENT CODE shown on this statement on your check to insure proper credit. Thank you!

Editorial

LAFCO shenanigans

The El Dorado County Local Agency Formation Commission has operated in its own wonderland world ever since it was removed from the management purview of the county planning director. The independent agency has been led by a board of directors that seemed to be a lap dog for the executive director and lacked any sense of normal internal controls and government accounting standards. The result has been questionable expenses, questionable charges to applicants, and unstated office hours for the executive director.

The latest hinky maneuver at LAFCO was an attempt by the executive director to convert a budget expense savings into a 5 percent raise to the executive director's \$82,000 annual salary. This time the LAFCO board seems to have a more astute board member. LAFCO Commissioner Rusty Dupray, also a member of the county Board of Supervisors, questioned the efficacy of granting a raise ad hoc without any performance review and in the middle of the fiscal year. Dupray noted what is a perennial problem with LAFCO: It doesn't have a policy for basic routine procedures like when and how to grant raises. That is one of many areas where LAFCO is lacking in policies. Dupray prompted the LAFCO board to form a committee to study the salary issue. The lack of established policy has resulted in this sub rosa attempt at a raise and it has resulted in the LAFCO staff going two years without a cost of living increase.

The LAFCO board should just adopt all El Dorado County government policies as its own and then start adjusting those as needed. This would eliminate a lot of the freeform frontier-style administrative management.

My turn/Tom Davis

Editorial got it wrong

Once again, by telling only half of the story, the Mountain Democrat has unfairly attacked the El Dorado LAFCO and its staff on the editorial page Dec. 9. The attack begins with undocumented charges of "questionable" expenses and charges to applicants, insults the LAFCO board by suggesting they simply rubber-stamp whatever their executive officer wants, and then moves on to decry the executive officer's request for a 5 percent raise — her first increase in two and a half years. Anyone who attends a LAFCO meeting can see that the commission does not "rubber-stamp" the executive officer's recommendations, but instead subjects her analysis to intensive scrutiny and discussion.



In the private sector, when an employee

One might reasonably quarrel with this conclusion if the result was an executive officer salary that is far higher than the salaries paid to comparable employees.

thinks they deserve a raise, they are expected to show their employer that they have added value to the organization by adding revenues or reducing costs. The Democrat apparently views a public servant's effort to show her worth by pointing out how she and her staff have reduced costs through their own extraordinary effort as a "hinky maneuver (attempting) to convert a budget expense savings into a 5 percent raise" for the executive director.

The problem, according to the editorial, is that LAFCO does not have policies for when raises should occur. The editorial argues this is why the LAFCO staff has gone for two years without a cost of living

increase. In fact, the reason LAFCO staff has gone without even a cost of living increase is because the executive officer has regularly put the ability of the agency to work within its publicly approved budget ahead of the personal interest of herself and that of her staff. The Democrat does not report that she has regularly received outstanding performance reviews nor that after the last one, in the summer of 2004 when she could have asked for a raise, she told the board that she would come back to ask for raises mid-year, but only if the staff could produce savings that allowed the raises to fit within the budget. Most people believe in pay for performance. Having produced the savings by undertaking work that would otherwise have gone to high priced contractors, denial of a modest share of the savings produced is not good management and would not encourage extraordinary effort by staff in the future.

One might reasonably quarrel with this conclusion if the result was an executive officer salary that is far higher than the salaries paid to comparable employees. But in fact, every salary study the county itself has done in the past has shown that the El Dorado LAFCO executive officer is paid well below the average salary paid by other comparably sized LAFCOs. The last such study, prepared two and half years ago, showed that even with a raise approved at that time, the executive officer's compensation was 9 percent lower than her peers'. Since peer salaries have no doubt increased since that study was done, the 5 percent raise requested here does not even achieve parity, and there is no basis for the suggestion by the Democrat that it is

Page
1 of 2

out of line.

The Democrat plainly does not like the independence of the LAFCO. There is no question that the agency is independent of the county; indeed, its independence from the county is necessary because the function of the agency is to referee boundary issues that have important fiscal implications for the county, for cities, and for special districts. Just as the NBA would not and should not allow the Lakers to hire and set the salaries of referees in their games with the Kings, the county should not control the personnel decisions of the LAFCO. County control of LAFCO staff could produce unfair results to cities and special districts if staff believed their raises depended on county approval of their recommenda-

tions. That's why the Legislature requires LAFCOs statewide to be separate from counties. As intended by state law, a well-functioning LAFCO can mean the difference between efficient provision of government services and the chaos that can occur from lack of attention to the details of who pays for what services.

The Democrat suggests that the public would be well-served if the El Dorado LAFCO simply adopted personnel and management policies used by the county. After reading the recent grand jury report, I am not sure we would want to follow county

personnel and management policies. Their report states "The grand jury's findings are that our county's government is dysfunctional in many areas, specifically in the areas of communications, personnel rela-

tions, operational efficiencies, and long range planning." By contrast, the El Dorado LAFCO tries to operate as a business would, holding costs down and granting raises only when justified by performance. In the interest of getting the whole story to the public, perhaps the Democrat's editorial board should regularly meet with the

LAFCO executive officer.

As the outgoing chairman of the LAFCO, I for one, hope that the LAFCO continues to set an example of outstanding public service through excellent management rather than conforming to standard government practice as the Democrat advocates.

It has been a pleasure working

with LAFCO staff and the other commissioners. I am proud of the fact that LAFCO has become more efficient at holding down costs since separating from the county bureaucracy.

Tom Davis is mayor of the city of South Lake Tahoe and was LAFCO chairman for 2003 and 2004.

PAGE
2 of 2

Just as the NBA would not and should not allow the Lakers to hire and set the salaries of referees in their games with the Kings, the county should not control the personnel decisions of the LAFCO.

EDH cityhood faces state fiscal freeze

By NOEL STACK
Staff writer

El Dorado Hills may become a city in 2005 but a recently released legislative counsel analysis states it may not get some funding afforded to other cities already in existence.

If El Dorado Hills incorporates, it will get less money from the state because

the new law in California's Revenue and Taxation code that compensates cities and counties for the loss of vehicle license revenue by giving them property tax backfill revenues "does not expressly allocate any property tax backfill revenues to cities that may be incorporated in the future," according to counsel's

analysis.

"The new law actually makes it impossible for new cities to incorporate in California," said Norm Rowett, vice chairman of the El Dorado Hills Incorporation Committee.

Under the old law, Rowett said, El Dorado Hills would have received about \$1.95 million annually from the tax backfill revenues, but under the new law it would only receive about \$200,000. The catch is that because future cities did not participate in giving funds to the state, he explained, they would not receive the funds the state is giving back.

To change the law, the incorporation committee is in the process of hiring a lobbyist that will advocate for an amendment to the law which will allow newly incorporated cities to receive all the funding other cities receive. A similar clause was included in the old law.

"We're pretty confident that we're going in the right direction," Rowett said. "We don't feel the governor or Legislature

"We don't feel the governor or Legislature intended to ever drop this clause. It just fell through the cracks."

- Norm Rowett, vice-chair of the El Dorado Hills Incorporation Committee

intended to ever drop this clause. It just fell through the cracks."

The communities of Carmel Valley, San Martin, Wildomar and Meneffe Valley, are also in the same situation, Rowett added, and will aid in getting an amendment passed.

The Legislature reconvenes in January and Rowett said the legislation will be sent through on an urgency basis, meaning it needs a two-thirds majority to pass it. The committee is hoping the amended law will be in effect by May 2005, in time for hearings on the incorporation.

This latest snag should not delay the vote on incorporation, set for November 2005, according to Rowett. Wildomar and

Meneffe Valley also have elections set for that time.

The next steps toward El Dorado Hills incorporation are moving forward, he added. The comprehensive fiscal analysis, which will include both scenarios of getting all or a portion of the tax money, and draft environmental impact report are due out in January, according to Rowett.

This is the second attempt at incorporating El Dorado Hills. The first attempt ended in 2001 with a bitter exchange between the incorporation committee and the El Dorado County Local Agency Formation Commission. The differences were settled in late 2003 with a settlement agreement outlining the plans for a new incorporation effort.

The El Dorado County Board of Supervisors kick-started the second attempt but has remained neutral on the incorporation itself.

E-mail Noel Stack at nstack@mtdemocrat.net or call 344-5063.



The Online Division of The Sacramento Bee

This story is taken from [El Dorado](#) at [sacbee.com](#).

New law may slam door on cityhood

License-fee income cut stuns El Dorado Hills and Arden Arcade organizers.

By Cameron Jahn -- Bee Staff Writer

Published 2:15 am PST Wednesday, December 22, 2004

A little-noticed change in state law threatens activists' plans to create two new cities in the region - El Dorado Hills and Arden Arcade - and could snuff out four other incorporation drives statewide.

The change will take away a dowry of sorts that the state has used to cushion a new city's entry into California.

For the first seven years of cityhood, new cities have received a larger share of the state vehicle license fee - an important piece of city budgets - but that practice ended in a flurry of last-minute state budget negotiations.

Now, incorporation leaders in El Dorado Hills and Arden Arcade worry that their plans will come up short, and experts in city finance say the new law is likely to take cityhood off the table for communities seeking to improve their lot by incorporating.

"We're not going to see any new cities until this is changed," said Michael Coleman, a consultant who works for the California League of Cities and runs the site www.californiacityfinance.com. "This really makes any new city unfeasible."

Activists in El Dorado Hills and Arden Arcade are waiting for separate consultants' reports on whether they would be self-sufficient as cities, but already the effects of the new law are becoming apparent to John Hidahl, head of the El Dorado Hills incorporation drive.

A 2001 study estimated the new city of El Dorado Hills would receive \$2 million a year from state vehicle license fees. Under the new law, the

community of 34,000 residents would receive \$200,000 a year. Overall, that would be a 20 percent hit to its projected \$9 million annual budget.

"Unfortunately, this has made some major setbacks and hardships for communities wanting to incorporate," Hidahl said.

The change came about during intense budget negotiations between Gov. Arnold Schwarzenegger's administration and the Legislature last summer. The governor agreed to reduce the so-called "car tax" by two-thirds, winning praise from many state residents, but that decision left cities, counties and special districts with gaps in their own annual spending plans.

Legislators compromised to give local governments more property tax revenue, but unformed cities were left out of the deal.

"It's a current problem for us," said Allen Green, co-chair of the Arden Arcade Cityhood Study Team, a group that wants to form a new city of 86,000 between the American River, the city of Sacramento, the Capital City Freeway and Mission Avenue.

Sacramento County officials said the law could cost Arden Arcade a chance at cityhood.

"This will mean the (potential) city will lose \$4 (million) to \$5 million that otherwise would have made them a viable city," County's chief financial officer.

While Arden Arcade activists hope to put the cityhood question before voters in two years, El Dorado Hills plans to seek voter approval to form a new city in November 2005. That leaves a small window to attempt to change state law on behalf of the handful of communities trying to incorporate statewide, said Norm Rowett, vice chairman of the El Dorado Hills campaign.

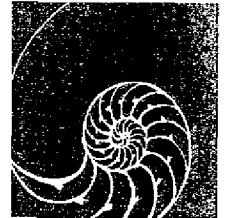
Cityhood movements are under way in the Riverside County communities of Menafee Valley and Wildomar, as well as Carmel Valley in Monterey County and San Martin in Santa Clara County. Activists from all six cityhood drives have banded together for their collective futures. They plan to hire a lobbyist and work with state legislators to change the law so that unincorporated communities are not locked out of the cityhood game.

Persuading counties to give up some of their revenue to new cities could be a tough sell around the Capitol, which leaves existing cities the likely target for an adjustment in the law, officials said.

January 11, 2005

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

URBAN PLANNING
ENVIRONMENTAL
ANALYSIS



Re: Budget Adjustment, CFA for El Dorado Hills Incorporation

Dear Roseanne:

The enclosed letter from Tim Youmans, Managing Principal at EPS, requests an increase in fee for completing Task 1 of the Scope of Work on the EPS contract for preparation of the Comprehensive Fiscal Analysis (CFA) for the El Dorado Hills Incorporation project. The letter cites various reasons and factors that have caused the need for the fee increase, principally the fact that EPS has had to generate two alternative fiscal evaluations based on the two boundary alternatives for incorporation. At the time their contract was written, we all assumed that the Board of Supervisors would have settled on the "preferred" boundary alternative and therefore the CFA would only have needed to evaluate fiscal feasibility under one set of assumptions. Regrettably, the Board elected not to do this and consequently, the Scope of Work for the CFA is ending up with more work than originally assumed.

On this basis, I am sympathetic to the request because of dual boundary issue and because of the additional tasks that were not included within the initial Scope of Work for EPS. It is curious that the delay experienced in obtaining important responses to the data requests from the County Auditor - Controller was not referenced in their letter, as I suspect that this factor has also contributed to increased costs for EPS. In any event, I want to convey my recommendation in favor of approving the requested increase of \$7,500 for the Task 1 component of their work, as indicated in the EPS letter.

If this request meets with your approval, please print the attached draft letter onto your LAFCO stationery, sign where indicated, and send back to EPS.

Very truly yours,

Nathaniel H. Taylor
Project Manager -
El Dorado Hills Incorporation Project

Enclosures

cc: Incorporation Committee (w/ Enclosures)





**Economic &
Planning Systems**

*Public Finance
Real Estate Economics
Regional Economics
Land Use Policy*

January 12, 2005

Nat Taylor
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

Subject: Status of El Dorado Hills Comprehensive Fiscal Analysis and Request for Task 1 Budget Extension; EPS #14472

Dear Nat:

Economic & Planning Systems, Inc., (EPS) appreciates the opportunity to continue working on the El Dorado Hills Comprehensive Fiscal Analysis (CFA). EPS looks forward to working with Lamphier-Gregory and the El Dorado Local Agency Formation Commission (LAFCO) to complete the CFA and enter into the public hearing process. The purpose of this letter is to update you on the status of the CFA and to request additional budget authorization to complete this work.

As you are aware, EPS is in receipt of the information necessary to produce an Administrative Draft, and following receipt of comments on that draft, a Public Review Draft CFA. EPS anticipates delivering the Administrative Draft CFA to Lamphier-Gregory and LAFCO in early January 2005. Following review and comment on the Administrative Review Draft CFA, EPS will produce the Public Review Draft CFA.

In the proposal to perform the CFA work, EPS estimated the \$50,000 Task 1 budget would be adequate to prepare the Administrative Draft CFA, to prepare the Public Review Draft CFA, and to present the findings of the Public Review Draft CFA. However, when the Administrative Draft CFA is completed, EPS will have accrued expenses for the entire \$50,000 Task 1 budget.

The primary reason that EPS has expended the Task 1 budget is that the original budget did not anticipate the need to analyze multiple incorporation boundary alternatives. Analyzing multiple boundary alternatives required the following additional efforts:



SACRAMENTO

1750 Creekside Oaks Drive, Suite 290
Sacramento, CA 95833-3647
www.epsys.com

phone: 916-649-8010
fax: 916-649-2070



BERKELEY

phone: 510-841-9190
fax: 510-841-9208

DENVER

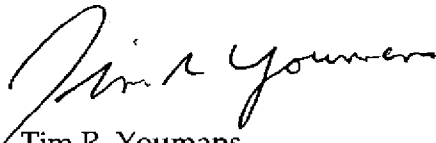
phone: 303-623-3557
fax: 303-623-9049

EPS appreciates your consideration of this budget request to complete the Public Review Draft CFA. EPS charges on a direct cost (hourly rates and direct expenses) not-to-exceed basis; therefore, you will be billed only for the work actually completed up to the specific authorized budget amount.

EPS has enjoyed the collaborative effort while working on this incorporation proposal and looks forward to continuing this work. Please contact EPS if you have questions regarding the CFA and this budget request.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC.



Tim R. Youmans
Managing Principal

va

cc: Roseanne Chamberlain, *El Dorado LAFCO*



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- **Duties & Procedures – New FPPC Guidelines**
- **How to Review a Statement – Facial vs. Full Review**

LOCATIONS & DATES:

RIVERSIDE

January 27, 2005
Riverside Marriott
3400 Market Street
Riverside, CA

CENTRAL COAST

February 3, 2005
Lucia Mar USD
602 Orchard Avenue
Arroyo Grande, CA

NORTH SAN DIEGO

February 10, 2005
Vista Irrigation District
1391 Engineer Street
Vista, CA

SACRAMENTO

February 24, 2005
Sterling Hotel
1300 H Street
Sacramento, CA

(All Workshops are on Thursdays from 11:30 a.m. - 3:30 p.m. Lunch will be provided.)

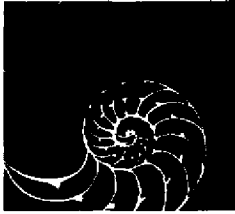
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Lamphier-Gregory

Memo

TO: El Dorado LAFCO Commissioners
CC: Roseanne Chamberlain, Executive Officer
FROM: Nat Taylor, Project Manager, LAFCO Project 03-10
SUBJECT: Status Report
DATE: January 26, 2005

Purpose

The purpose of this Memo is to provide the Commission with a brief overview of the incorporation process and to update you on where things stand relative to the El Dorado Hills Incorporation Project. This will also alert you to the significant steps and tasks that will be coming your way over the next several months. I had intended to be with you at your hearing tonight, to meet the new LAFCO Commissioners and to answer questions. In the interest of time and money, I hope this written Status Report will suffice. I expect to be seeing a fair amount of in the coming months.

Background

For those of you not familiar with this matter, the El Dorado Hills Incorporation Project (03-10) began last June with the approval the Project Task List and the funding of the Project Budget by the Incorporation Committee. With the funding in place, LAFCO executed consultant contracts for the services of the Project Manager, for the preparation of the EIR, and for the preparation of the Comprehensive Fiscal Analysis (CFA). Work began in mid-June.

Environmental Review Process

LAFCO published an Initial Study in August 2004. The comment period ended in September. On the basis of the Initial Study, LAFCO determined that a full project-level EIR would be required for compliance with CEQA. In late November, an initial Administrative Draft EIR was submitted to LAFCO. Revisions to that initial draft have been on-going since that time with extensive work by your Executive Officer, me, and your legal counsel.

I would expect to publish the Draft EIR for public review by the first week in February (say, 2/7). This will begin a 45-day review period. We will schedule a public hearing before your Commission during this time – either at your regular February meeting (2/23) or possibly at a Special Meeting in early-mid March.

Following the close of the public review period (assume 3/26), we will analyze responses received during the public comment period and prepare responses, and incorporate this additional information as the Final EIR. The Final EIR is expected to be complete and ready for LAFCO action by mid – late April, depending on the extent and complexity of public comments.

While the forgoing schedule is approximately 4 – 6 weeks behind schedule, it is within a timeframe that will permit timely completion of the overall Project.

Comprehensive Fiscal Analysis (CFA)

The CFA is being prepared by Economic and Planning Systems (EPS). EPS submitted a preliminary draft CFA last week and we are working with EPS on some minor revisions prior to releasing the document for public review. I anticipate the CFA will be released during the first week in February (assume 2/4).

The CFA is also 4-6 weeks behind our initial project schedule. This delay is the more critical item, but if we move forward efficiently from here out, there is sufficient time to permit timely completion of the overall Project.

Release of the CFA will begin the Revenue Neutrality negotiations between your staff (and legal council), the Incorporation Committee, and the County. Because of unique circumstances in this case, additional discussions will be necessary with other affected public agencies, including the El Dorado Hills County Water District (Fire Department). This process could extend for up to 90-days. The end product will be a Revenue Neutrality Agreement setting forth the business terms between the County and the new City for the sharing of governmental responsibilities and the sharing of property tax, sales tax, and other revenues.

The RN discussions are expected to last for up to 90 days. I assume we will get to an agreement by the first week in May and then it must be approved by the Board of Supervisors. I assume this can be accomplished by late May or early June.

The terms of the Agreement form the basis of the Final CFA. This, along with a staff report and proposed final Terms and Conditions, will be submitted to you for your review and approval at a public hearing. This hearing would need to occur in late June or early July, and a Special Meeting of LAFCO may be necessary. At that hearing, and before taking final action on the CFA and the Terms and Conditions, you will also be asked to certify the Final EIR.

There is much more detail in this process than I have described here. Roseanne and I will be preparing additional and more detailed information and a more precise schedule, for you over the next few months. As you can see, the months of May through July will be intense.

Budget

The Incorporation Committee has fully funded the Budget, which you have approved, and we are continuing to operate within Budget limits. There have been adjustments to the cost of the EIR and the CFA, but these increases were anticipated in the contingency that is part of the approved budget.

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 1/7/04

Roseanne Chamberlain
Roseanne Chamberlain for
 Susan Stahmann, Clerk to LAFCO

	AGENDA - (Double Sided - 7)	Meeting Date: 1/26/05	Mailed: 1/6/05	
✓	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) 1/6/05			
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	Brillisour, Jo Ann	El Dorado County - Planning	jbrillisour@co.el-dorado.ca.us	
e-m	Browne, Scott	Attorney At Law	scottbrowne@ips.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	Costamagna, Gary	LAFCO Commission	pnjcosta@ips.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	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	nmatomas@aol.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	
	AGENDA (Single-Sided) 1/6/05			
√	Post- B, C & LAFCO (3)			
√	Agenda Item File	Districts for Budget		
√	Agenda Item Person			
	PACKET (20) - Mailed 1-17-05	<i>Mindy JACKSON - TRANSIT</i>		
✓	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
✓	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 -			

	Conference Table (2 copies)			2737 Carnelian Cir. EDH
	Project Files	All EID- Linda MacDonald-EID	Bell Ranch-Ken Wilkinson	P. O. Box 1983 Pcvl 95667
	Misc. Topics to People	All Smith Flat-Jenna Lollis	2903 Jacquier Road	Placerville, CA 95667

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 January 26, 2005 in the Meeting Room in Building C, El Dorado County Government Center, located at 2850 Fairlane Court, Placerville, CA 95667, to consider the following items:

Appointment Chair/Vice Chair for 2005; MOU regarding Employer/Employee Relations between the County of El Dorado and the El Dorado LAFCO; Report of Ad Hoc Budget Committee including, Budget Calendar, Executive Officer Compensation and FY 05-06 Budget Priorities & Goals; Request for Out-Of-Agency Contract authorization and fee waiver by El Dorado Hills CSD for Green Springs Ranch, LAFCO Project No. 05-01 (CEQA: Mitigated Negative Declaration approved by LAFCO on 9/22/04, SCH #2004082056); Request for Out-Of-Agency Contract authorization and fee waiver by El Dorado Hills CSD for Euer Ranch, LAFCO Project No. 05-02 (CEQA: Carson Creek Specific Plan EIR approved by El Dorado County, SCH #94072021)

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 COUNTY LOCAL AGENCY FORMATION COMMISSION

ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER

MOUNTAIN DEMOCRAT

TO BE PUBLISHED ONE TIME ONLY: January 6, 2005

c:\shared\susan\metings\05JanLegal

*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*