

LOCAL AGENCY FORMATION COMMISSION

APRIL 18, 2005

AGENDA ITEM NO. 2

CONSENT CALENDAR

A. Adoption of Agenda

***B. Minutes of the meetings of
March 14 & March 23, 2005***

C. Approval of Claims

***D. Amendment to the LAFCO
Conflict of Interest Code***

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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SPECIAL MEETING

AGENDA - April 18, 2005 - 5:30 P.M.

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

Time limits are three minutes for speakers

Speakers are allowed to speak once on any agenda item

1. CALL TO ORDER AND ROLL CALL
2. CONSENT CALENDAR
 - A. ADOPTION OF AGENDA
 - B. MINUTES OF THE MEETING OF MARCH 14 & MARCH 23, 2005
 - C. APPROVAL OF CLAIMS
 - D. AMENDMENT TO THE LAFCO CONFLICT OF INTEREST CODE (Continued from March 23, 2005)


3. PUBLIC FORUM/PUBLIC COMMENT

Members of the public may address the Commission concerning matters within the jurisdiction of LAFCO which are not listed on the agenda. No action may be taken on these matters.

4. SALARY INCREASES COMMENSURATE WITH RECENT INCREASES APPROVED BY THE BOARD OF SUPERVISORS FOR COUNTY EMPLOYEES
5. PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS, LAFCO PROJECT NO. 03-10, INCLUDING STUDY SESSION AND POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED AND ALTERNATIVE BOUNDARIES
6. ADJOURNMENT

The next regularly scheduled LAFCO Commission meeting will be April 27, 2005

Respectfully submitted,
March 30, 2005


Roseanne Chamberlain
Executive Officer

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

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

APPROVED

STATE OF CALIFORNIA, COUNTY OF EL DORADO
LOCAL AGENCY FORMATION COMMISSION MINUTES OF MARCH 14, 2005

1. CALL TO ORDER AND ROLL CALL

The meeting of the Local Agency Formation Commission held March 14, 2005, was called to order at 5:38 p.m. by Chair Manard in the El Dorado County Government Center Board of Supervisors Chambers, 330 Fairlane, Placerville, California.

COMMISSIONERS - PRESENT
Ted Long, City
Rusty Dupray, County
Aldon Manard, Public
Gary Costamagna, District
Nancy Allen, District

COMMISSIONERS - ABSENT
Roberta Colvin, City
Richard C. Paine, County

ALTERNATE COMMISSIONERS - PRESENT
Carl Hagen, City
Francesca Loftis, Public

ALTERNATE COMMISSIONERS - ABSENT
George Wheeldon, District
James R. Sweeney, County

COMMISSION STAFF - PRESENT
Roseanne Chamberlain, Executive Officer
Susan Stahmann, Clerk to the Commission
Corinne Fratini, LAFCO Policy Analyst
Scott Browne, Special LAFCO Counsel

COMMISSION STAFF - ABSENT
Tom Gibson, LAFCO Counsel

ROLL CALL - VOTING MEMBERS: Long, Dupray, Manard, Costamagna, Allen, Hagen

2. PROPOSED INCORPORATION OF EL DORADO HILLS (LAFCO PROJECT NO. 03-10), INCLUDING A STUDY SESSION AND HEARING ON THE DRAFT COMPREHENSIVE FISCAL ANALYSIS PREPARED FOR THE PROJECT

Nat Taylor, Project Manager, gave a presentation on the timeline/schedule leading up to the final stage of this incorporation process. Various dates for special meetings were discussed. Mr. Taylor will coordinate e-mails to finalize dates.

Mr. Taylor introduced Walter Keiser, Jaime Gomes & Amy Lapin of EPS who gave a presentation with powerpoint on the Draft CFA

Commissioner Allen arrived at 6:37 p.m.

John Hidahl, Incorporation Committee, spoke regarding future growth of the city and boundaries.

Mike Hewitt, Incorporation Committee, spoke regarding the inclusion or exclusion of the Business Park and his belief that they would agree to be included.

Nat Taylor spoke regarding the proposed & alternative boundaries which will be discussed at a future meeting.

Art Marranacio resident, spoke regarding the exclusion of the Business Park asking that an alternative map be prepared showing exclusion, TDA Section 8 Trans. Development Act, Funding for RIF, VLF and the lack of a designation of land for affordable housing.

Norm Rowett, Incorporation Committee, spoke regarding removal of the Business Park. Stated that Affordable Housing is being worked on by the Incorporation Committee and that very little property is available for this use.

Chair Manard continued this item to the March 23, 2004 LAFCO meeting.

3. ADJOURNMENT

Chair Manard adjourned at 7:53 p.m.
The next regularly scheduled LAFCO meeting will be March 23, 2005.

**APPROVED BY THE COMMISSION
AUTHENTICATED AND CERTIFIED**

Clerk to the Commission


Chairperson

APPROVED

STATE OF CALIFORNIA, COUNTY OF EL DORADO

LOCAL AGENCY FORMATION COMMISSION MINUTES OF MARCH 23, 2005

1. CALL TO ORDER AND ROLL CALL

The meeting of the Local Agency Formation Commission held March 23, 2005 was called to order at 5:33 p.m. by Chair Manard in the meeting room, Building C of the Government Center, 2850 Fair Lane, Placerville, California.

COMMISSIONERS - PRESENT

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

COMMISSIONERS - ABSENT

ALTERNATE COMMISSIONERS - PRESENT

Francesca Loftis, Public
Carl Hagen, City

ALTERNATE COMMISSIONERS - ABSENT

George Wheeldon, District
James R. Sweeney, County

COMMISSION STAFF - PRESENT

Roseanne Chamberlain, Executive Officer
Corinne Fratini, LAFCO Policy Analyst
Thomas Gibson, LAFCO Counsel

COMMISSION STAFF - ABSENT

Susan Stahmann, Clerk to the Commission

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

Ms. Chamberlain asked for Agenda Item No. 2E to be continued to the April meeting and to add Agenda Item No. F to the consent calendar.

2. CONSENT CALENDAR

A. ADOPTION OF AGENDA

B. DISPOSITION OF MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION MEETING OF FEBRUARY 23, 2005

C. APPROVAL OF CLAIMS

D. APPROVAL OF CLAIMS (ADDITIONS)

E. REVISIONS TO CONFLICT OF INTEREST CODE(continued)

F. RESOLUTION APPROVING ADOPTION OF CALIFORNIA PUBLIC EMPLOYEES' DEFERRED COMPENSATION PLAN

MOTION

Commissioner Colvin moved to approve the consent calendar, second by Commissioner Costamagna.

ACTION

The motion was supported unanimously.

3. PUBLIC FORUM/PUBLIC COMMENT

Chair Manard opened the public forum. No one spoke.

Commissioner Allen arrived at 5:38 p.m.

4. FY 2005-2006 LAFCO BUDGET

Ms. Chamberlain gave staff report, recommending a \$13,000 increase due to the recent Cost of Living and Equity Adjustments approved by the County for county employees. There was discussion.

MOTION

Commissioner Colvin moved to approve staff recommendations, second by Commissioner Costamagna.

ACTION

The motion was supported unanimously.

5. SPRINGFIELD MEADOWS CSD SPHERE OF INFLUENCE

Ms. Chamberlain briefly explained the need for the correction to the prior sphere action.

MOTION

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

ACTION

The motion was supported unanimously.

6. PROPOSED INCORPORATION OF EL DORADO HILLS (LAFCO PROJECT NO. 03-10), PUBLIC HEARING OF THE DRAFT COMPREHENSIVE FISCAL ANALYSIS (Continued from March 14, 2005)

Chair Manard opened the public hearing.

Kirk Bone, Marble Valley LLC, requested clarification of the calculations for that area.

In answer to Kirk Bone, Marble Valley, LLC, Nat Taylor explained the Marble Valley Units used in the EIR map. Staff illustrated the difference between the proposal map and the alternative for the public.

Art Marranacio, Shingle Springs, submitted written comments which he read into record addressing the following: Affordable Housing, Growth, General Plan Conformity, Business Park & Alternatives.

John Hidahl, Incorporation Committee spoke regarding City's General Plan vs. Existing Entitlements, and explained his understanding of Affordable Housing/SACOG practice.

Chair Manard continued this item to the April 27, 2005 LAFCO meeting.

7. PROPOSED INCORPORATION OF EL DORADO HILLS (LAFCO PROJECT NO. 03-10), PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (Continued from February 23, 2005)

Chair Manard opened the public hearing.

Paul Raveling, El Dorado Hills, stated that the EIR is clear and reasonable, and noted his comments will be e-mailed per his discussion with staff.

Nat Taylor, again clarified the number of units in Marble Valley and the calculation of units between the proposal boundary and the "No Islands Alternative" boundary.

Chair Manard closed the public hearing on the Draft Environmental Impact Report, stating that written comments may continue to be submitted in writing to LAFCO until April 15, 2005.

APPROVED

8. OTHER BUSINESS

A. LEGISLATION

Ms. Fratini presented legislation overview for the new session.

B. COMMISSIONER ANNOUNCEMENTS

None

C. COUNSEL REPORT

None

D. EXECUTIVE OFFICER REPORT

Ms. Chamberlain discussed the following:

- 1. Noted the Quarterly Budget Report
- 2. Explained Ms. Stahmann's absence
- 3. Reported on Proposed Incorporation of the City of El Dorado Hills

Mr. Taylor asked the commission to review Matrix for possible additional meeting dates.

Mr. Norm Rowett, Incorporation Committee asked for the boundary hearing to be early in the process.

Staff clarified that the final hearing on the Final EIR is planned for May 25, 2005.

John Hidahl, Incorporation Committee, commented that the boundary issue affects the Revenue Neutrality process and would like it addressed early in the process.

9. ADJOURNMENT

Chair Manard adjourned the meeting at 6:25 p.m.

The next LAFCO meeting will be a Special Meeting on April 18, 2005 (location to be announced) and the next regular LAFCO meeting will be April 27, 2005 in Bldg. C.

**APPROVED BY THE COMMISSION
AUTHENTICATED AND CERTIFIED**


Clerk to the Commission


Chairperson

11:18 AM

04/04/05

LAFCO
APPROVAL OF CLAIMS
March 9 through April 1, 2005

APPROVED

Memo	Amount
Aldon Manard	
Stipend/Mileage 3/14/05	-64.63
CALAFCO	
Staff Workshop April 2005	-360.00
Caltronics Business Systems-Philadelphia	
Copier Lease March 2005	-102.87
Caltronics Business Systems-Sacramento	
Copier Maintenance 2005	-82.80
Carl Hagen	
Stipend 3/14/05	-50.00
Cingular Wireless	
Cell Phone Charges 2/18-3/17 2...	-33.46
CP&DR	
2005 CPDR Membership	-249.00
EI Dorado County- Information Technologie	
Web Support March 2005	-204.00
RAS Line Charges	-7.54
RAS Charges March 2004	-61.39
Long Distance Charges March 2...	-11.46
Francesca Loftis	
Stipend/Mileage 3/14/05	-61.25
Gary Costamagna	
Stipend/Mileage 3/14/05	-64.63
Mountain Democrat	
March 23, 2004 Legal Notice	-22.50
Nancy Allen	
Stipend/Mileage 3/14/05	-66.88
SBC	
Fax Machine March 2005	-15.42
State Board of Equalization	
VOID: LAFCO Project No. 00-05...	0.00
LAFCO Project No. 00-05 SBE	-500.00
SBE Fees LAFCO Project 98-04	-800.00
Susan Stahmann - Petty Cash	
Postage March 2005	-49.49
Ted Long	
Stipend/Mileage 3/14/05	-101.75
Western Sierra Bank	
Computer Purchase 3/2005	-1,796.24
Postage - March 2005	-192.13
Office Expense - March 2005	-82.21
Web Maint. March 2005	-19.95
William Roberts	
Computer Assistance 11/04 - 3/05	-200.00

Approved:

Aldon Manard
Chair

Date:

4-18-05

APPENDIX B
EL DORADO LOCAL AGENCY FORMATION COMMISSION
CONFLICT OF INTEREST POLICIES AND GUIDELINES
APPROVED 04-02-98 AMENDED 10-24-01

1. The Political Reform Act, Government Code Sections 81000 et seq. requires each state and local government agency to adopt and promulgate a Conflict of Interest Code. The Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations Section 18730, which contains the terms of a standard Conflict of Interest Code. This standard Code can be incorporated by reference and may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments in the Political Reform Act. Therefore, terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission, are incorporated by reference herein.
2. The following designated employees of the El Dorado Local Agency Formation Commission shall file Statements of Economic Interests as described in Attachment A: Executive Officer (Category 1) LAFCO Policy Analyst (Category 1) Clerk to the Commission/Office Manager (Category 2,3). Failure to comply with this Conflict of Interest Code is cause for disciplinary action.
3. The Executive Officer and members of the Local Agency Formation Commission shall file Statements of Economic Interests as required by Government Code Section 87200 and this Conflict of Interest Code.
4. Statements of Economic Interests shall provide disclosure in the categories described in Attachment A.
5. Individuals or firms contracting with the El Dorado Local Agency Formation Commission for the provision of goods and services are not required to file Statements of Economic Interests unless the Executive Officer of LAFCO determines in writing that the contractee has been hired to perform a range of duties that falls within the scope of 2 California Code of Regulations Section 18700 (c). Any such written determination shall include a description of the contractee's duties and, based upon that description, a statement of the extent of economic disclosure requirements. Such determination shall be a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.
6. Statements of Economic Interests shall be filed with the El Dorado Local Agency Formation Commission.

Conflict of Interest Code of the El Dorado LAFCO
Attachment A

Officials who Manage Public Investments

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

It has been determined that the positions listed below are officials who manage public investments.

Executive Officer
Members of the Commission
Financial Consultants

Disclosure Categories

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

Category 1: All investments and business positions in business entities, and sources of income that are located in, do business in or own real property within El Dorado County.

Category 2: All investments and business positions in, and sources of income from, business entities that are banking, savings and loan, or other financial institutions.

Category 3: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by LAFCO.

Designated Positions

Executive Officer, Disclosure Category 1
LAFCO Policy Analyst, Disclosure Category 1
Clerk to the Commission/Office Manager, Disclosure Category 2,3

AGENDA ITEM NO. 4

***SALARY INCREASES COMMENSURATE WITH
RECENT INCREASES APPROVED BY THE
BOARD OF SUPERVISORS FOR COUNTY
EMPLOYEES***

Local Agency Formation Commission

STAFF REPORT

Agenda of April 18, 2005

AGENDA ITEM 4: SALARY INCREASES COMMENSURATE WITH RECENT INCREASES APPROVED BY THE BOARD OF SUPERVISORS FOR COUNTY EMPLOYEES

BACKGROUND

The Board of Supervisors recently approved a phased series of across-the-board increases (COLAs) and equity adjustments for County employees. The Commission approved our 2005-06 budget with funding for equal increases for LAFCO staff.

The County increases include a 2.5% COLA on each of the following dates: March 5, 2005, January 7, 2006, and January 6, 2007. Phased equity adjustments occurring in July, 2005, July 2006, and July 2007 will provide for current wages to "catch up" to comparable positions elsewhere. Both types of increases have been approved for hourly positions and management/department head positions.

All LAFCO positions are linked to county classifications (Policy 2.3.2). Corinne Fratini's position is equal to the Senior Planner classification. Susan Stahmann's position is equal to the Department Analyst classification. The Executive Officer position is equal to the county department head classification. The Executive Officer contract of employment provides that cost of living adjustments approved by the Board of Supervisors for County Unrepresented Director (UD) positions shall also be approved by LAFCO for the Executive Officer. Policy 2.3.3 provides that all changes approved by the Board of Supervisors for county employees in comparable positions will be reviewed and considered by LAFCO for its employees.

Both COLA and equity adjustments are applicable to Susan and Corinne's positions. Since an equity adjustment for the Executive Officer was approved last December, only the COLA applies to that position.

DISCUSSION

LAFCO salary increases for the first COLA (3/5/05-6/30/05) total \$1,795 in the current fiscal year and are detailed on the attached table. Operating contingencies are sufficient to cover this amount. Calculation of fiscal year 2005-06 salaries and benefits costs with the recommended increases are also attached. Maintaining parity with El Dorado County classifications is consistent with adopted policies, current employment contracts, and past practice. Most importantly it is needed to allow LAFCO to retain current employees and recruit competitively.

A table showing the recommended changes to the salary scale is attached.

RECOMMENDATION

1. Approve the attached new base salary scale for LAFCO positions with increases equal to County increases.
2. Authorize payment of the first Cost of living increase retroactive to March 5, 2005, equal to County changes.

c:\shared\susan\budget\05ColaSR

Online Viewing

Hard copy of any attachments available upon request

CURRENT FISCAL YEAR 2004-2005

	STEP 3 3/5/05 -6/30/05 W/O 2.5% COLA (680 HOURS)	STEP 3 3/5/05 -6/30/05 WITH 2.5% COLA (680 HOURS)
Corinne	\$24.19	\$24.79
Regular Pay	\$16,449.20	\$16,857.20
Retirement (20.42%)	\$3,358.93	\$3,442.24
Medi Care (1.45%)	\$238.51	\$244.43
Long Term Disability (.53%)	\$133.34	\$141.08
Sub Totals	\$20,179.98	\$20,684.95

	STEP 3 3/5/05 -6/30/05 W/O 2.5% COLA (680 HOURS)	STEP 3 3/5/05 -6/30/05 WITH 2.5% COLA (680 HOURS)
SUSAN	\$22.44	\$23.00
Regular Pay	\$15,259.20	\$15,640.00
Retirement (20.42%)	\$3,115.92	\$3,193.69
Medi Care (1.45%)	\$221.26	\$226.78
Long Term Disability (.53%)	\$80.87	\$82.89
Sub Totals	\$18,677.25	\$19,143.36

	STEP 4 3/5/05 -6/30/05 W/O 2.5% COLA (680 HOURS)	STEP 4 3/5/05 -6/30/05 WITH 2.5% COLA (680 HOURS)
ROSEANNE	\$39.53	\$40.52
Regular Pay	\$26,880.40	\$27,553.60
Retirement (20.42%)	\$5,488.98	\$5,626.45
Medi Care (1.45%)	\$389.77	\$399.53
Long Term Disability (.53%)	\$142.47	\$146.03
Sub Totals	\$32,901.62	\$33,725.61

Increase for 03/05/05 - 06/30/05	
Corinne	\$504.97
Susan	\$466.11
Roseanne	\$823.99
Total Increase	\$1,795.07

LAFCO SALARY SCALE

Dept. Analyst II/ Commission Clerk	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Current Salary Scale	\$20.35	\$21.37	\$22.44	\$23.56	\$24.74
2.5% Cola 3/5/05	\$20.86	\$21.90	\$23.00	\$24.15	\$25.36
Equity Increase 7/9/05	\$22.03	\$23.13	\$24.29	\$25.50	\$26.78
2.5% Cola 1/7/06	\$22.58	\$23.71	\$24.90	\$26.15	\$27.45
Sr. Planner/LAFCO Policy Analyst	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Current Salary Scale	\$21.94	\$23.04	\$24.19	\$25.40	\$26.67
2.5% Cola 3/5/05	\$22.49	\$23.62	\$24.79	\$26.06	\$27.34
Equity Increase 7/9/05	\$26.74	\$28.08	\$29.48	\$30.95	\$32.50
2.5% Cola 1/7/06	\$27.41	\$28.78	\$30.22	\$31.72	\$33.31
Executive Officer	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Current Salary Scale	\$35.86	\$37.65	\$39.53	\$41.51	\$43.59
2.5% Cola 3/5/05	\$36.76	\$38.59	\$40.52	\$42.55	\$44.68
2.5% Cola 1/7/06	\$37.68	\$39.55	\$41.53	\$43.61	\$45.80

1.05 x Pay Rate = Next Step Pay

Approved: _____

DRAFT

	STEP 3 7/1/05-12/24/05 WITH 2.5% COLA & EQUITY (1,040 Hours)	STEP 4 12/25/05-01/06/06 WITH 2.5% COLA & EQUITY (80 Hours)	STEP 4 01/07/06-06/30/06 WITH 2.5% COLA (968 Hours)	TOTALS WITH INCREASES
Corinne	\$29.48	\$30.95	\$31.72	
Regular Pay	\$30,659.20	\$2,476.00	\$30,704.96	
Retirement (20.42%)	\$6,260.61	\$505.60	\$6,269.95	
Medi Care (1.45%)	\$444.56	\$35.90	\$445.22	
Long Term Disability (.53%)	\$162.49	\$13.12	\$162.74	
Sub Totals	\$37,526.86	\$3,061.57	\$37,582.87	\$78,171.30
	STEP 3 7/1/05-11/18/05 WITH 2.5% COLA (808 Hours)	STEP 4 11/19/05-01/06/06 WITH 2.5% COLA & EQUITY (280 Hours)	STEP 4 01/07/06-06/30/06 WITH 2.5% COLA (1,000 Hours)	TOTALS WITH INCREASES
SUSAN	\$24.29	\$25.50	\$26.15	
Regular Pay	\$19,626.32	\$7,140.00	\$26,150.00	
Retirement (20.42%)	\$4,007.69	\$1,457.99	\$5,339.83	
Medi Care (1.45%)	\$284.58	\$103.53	\$379.18	
Long Term Disability (.53%)	\$104.02	\$37.84	\$138.60	
Sub Totals	\$24,022.61	\$8,739.36	\$32,007.61	\$64,769.58
	STEP 4 7/1/05-12/02/05 WITH 2.5% COLA (880 Hours)	STEP 5 12/03/05-01/06/06 WITH 2.5% COLA (200 Hours)	STEP 5 01/07/06-06/30/06 WITH 2.5% COLA (1,008 Hours)	TOTALS WITH INCREASES
ROSEANNE	\$42.55	\$44.68	\$45.80	
Regular Pay	\$37,444.00	\$8,936.00	\$46,166.40	
Retirement (20.42%)	\$7,646.06	\$1,824.73	\$9,427.18	
Medi Care (1.45%)	\$542.94	\$129.57	\$669.41	
Long Term Disability (.53%)	\$198.45	\$47.36	\$244.68	
Sub Totals	\$45,831.45	\$10,937.66	\$56,507.67	\$113,276.78

AGENDA ITEM NO. 5

***PROPOSED INCORPORATION OF THE CITY OF
EL DORADO HILLS, LAFCO PROJECT NO. 03-10,
INCLUDING STUDY SESSION AND POSSIBLE
DIRECTION TO STAFF REGARDING PROPOSED
AND ALTERNATIVE BOUNDARIES***

Local Agency Formation Commission

STAFF REPORT

Agenda of April 18, 2005

AGENDA ITEM 5: BACKGROUND INFORMATION RELATED TO THE CONSIDERATION OF BOUNDARY ALTERNATIVES FOR THE PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS, LAFCO PROJECT 03-10

This hearing is intended to solicit public input on the boundary for the proposed City of El Dorado Hills. This summary provides background information regarding boundary alternatives known to staff. Pertinent policies and relevant provisions of Cortese-Knox-Hertzberg are included below.

STAFF RECOMMENDATIONS

1. Open the public hearing to receive public comment on the Proposed Incorporation of the City of El Dorado Hills, with an emphasis on boundaries and boundary alternatives.
2. Provide general direction to staff on boundary matters for which there is commission consensus.
3. Continue the hearing on the proposal to April 27, 2005.

A. Base Boundary

1. Background and History

The "Proposal Boundary" (as referred to in the Draft EIR), or the "Base Boundary" (as referred to in the CFA), is the historical boundary that was originally proposed by the incorporation proponents in 1998. It is the boundary of the El Dorado Hills County Water District (Fire District) as it existed on July 1, 1997. This boundary was on the petition circulated by the incorporation proponents in 1998 to the registered voters in El Dorado Hills.

The Board of Supervisors initiated the incorporation process and elected to not make any changes to the original incorporation boundary. Hence, the EDHCWD boundary is the proposal boundary, as attached to the Board Resolution 322-2003 (November 2003), and it is the basis for the current incorporation proposal.

As the new incorporation effort was getting underway, (i.e., the Project Manager had been hired, a Budget, Task List and Schedule had been prepared and approved, and the Incorporation Committee (formerly, the incorporation proponents) had fully funded the

Budget, the Project Manager arranged a meeting to discuss and seek agreement among interested parties on a boundary update that might be a more appropriate base boundary than the boundary of the El Dorado Hills County Water District (Fire District) as it existed on July 1, 1997. That meeting included a range of participants, LAFCO staff and Project Manger, a member of the Board of Supervisors (Dupray), members of the EDH CSD staff and board (Lowery, Witt), and the Incorporation Committee (Hidahl, Rowett). The result of the discussion at the meeting was the boundary now known as the “No Islands Boundary” (as referenced in the Draft EIR), or the “Alternative Boundary” as referenced in the CFA.

In an attempt to simplify the process, Supervisor Dupray arranged for the Alternative Boundary to be considered by the Board of Supervisors as a revision to their resolution of application in July 2004. Interested parties desired the amendment to the Board’s November 2003 Resolution in order to allow analysis in the EIR and in the CFA to focus on one boundary alternative that would more closely conform to LAFCO boundary policies and State law. The substitution of this boundary was seen as saving time and money, and making the process more focused.

The Board of Supervisors elected not to adopt the new boundary, and took no action on the proposed revision. Consequently, staff has prepared a full analysis of the proposal boundary and other boundary alternatives, as required by state law. The Commission will determine the final boundary of the proposed city.

2. Boundary Issues

As stated in the Draft EIR, inconsistency with policies and state law raise a number of issues for the Base Boundary that make it almost impossible to approve as a final incorporation boundary. These issues are:

- Islands of unincorporated territory (the former Williamson Act parcels)
- Excludes approved and adjacent master planned communities (Carson Creek, Promontory)
- Splits property holdings (Marble Valley)
- Encroaches into rural areas (north of Green Valley Road)
- Partially dissolves Hickok Road CSD

B. No Islands Boundary.

As noted above, this boundary is the result of the meeting in June 2004. It is analyzed in the DEIR as the environmentally superior alternative and it is a preferable boundary for several reasons:

- Eliminates the former Williamson Act properties that appear as “islands” in the Base Boundary;
- Eliminates rural areas to the northeast that would be incompatible with the new City
- Avoids having to dissolve Arroyo Vista CSD or partially dissolve the Hickok Road CSD
- Avoids agricultural lands to the south
- Includes the major development projects of The Promontory, Carson Creek, and all of Marble Valley

C. Comparison of Base Boundary and Alternative Boundary

1. Size, Future Growth and Population.

The discussion of the No Islands Boundary alternative in the Draft EIR contains a table (Table 4-2) that compares salient factors of these two primary boundary alternatives. The table shows that while there are differences, the differences are not significant. Table 4-2 is reproduced here:

**TABLE 4-2
COMPARISON OF
ORIGINAL PROPOSAL AND
NO UNINCORPORATED ISLANDS ALTERNATIVE**

Factor	Original Proposal	No Islands Alternative
Total Size of Incorporation Area (acres)	20,023	21,304
Population (Dec. 2003)	28,329	28,169
Dwelling Units (Dec. 2003)	9,713	9,652
Dwelling Units – Approved, not built	6,243	8,761
Estimated Potential D.U. on Vacant Parcels	<u>2,351</u>	<u>2,204</u>
Buildout – Dwelling Units	18,307	20,617
Buildout – Population	53,456	60,201
Buildout – Commercial, Industrial, R&D Sq. Ft.	16.8 MSF	16.8 MSF

Source: El Dorado County Planning Department; EPS; Lamphier-Gregory

2. Fiscal Analysis

The Public Review Draft CFA included a complete fiscal assessment of feasibility for both the “Base Boundary” and the “Alternative Boundary.” Duplicate tables for each boundary alternative are provided in the Appendix of the CFA document. Comparing the same tables for the two boundary alternatives demonstrates that there are differences, but

not significant differences, between the two. For example, compare the top few lines of both versions of Table A-1:

Summary of Fiscal Revenues and Expenses (2004\$)

	2007 Base Boundary	2007 Alternative Boundary
General Fund		
Total General Fund Revenues	\$11,135,862	\$11,738,711
Total General Fund Expenditures	6,591,209	6,707,076
General Fund Operating Surplus	4,544,653	5,031,635
Before Mitigation Payments		
Less Mitigation Payment to County	(264,045)	(285,635)
Less Mitigation Payment to Fire Districts	(244,660)	(261,365)
Subtotal Mitigation Payments	(508,705)	(547,000)
General Fund Operating Surplus/(Deficit)		
After Mitigation Payments	\$ 4,035,947	\$ 4,484,636
General Fund Balance	\$ 5,283,053	\$ 5,731,742

Similar comparisons could be made in all other tables included in the CFA.

E. Other Boundary Suggestions.

1. No Business Park Alternative

The Draft EIR evaluates an alternative in which the El Dorado Hills Business Park is excluded from the incorporation area. A map depicting the resulting boundary configuration was included in the Draft EIR (Figure 4-4).

The Draft EIR pointed out that removing the Business Park from the incorporation area would be in direct conflict with Cortese-Knox-Hertzberg (§56744) because it would result in a significant island of unincorporated territory. Removal of some additional territory to the south and west of the Business Park (e.g., the Carson Creek project, the Mehrten Parcel, the Wetsel-Oviatt and El Dorado Union High School District property) would be necessary to ensure that exclusion of the Business Park would not violate State law. A logical new City boundary might exclude some or all of the land west of Latrobe Road and south of White Rock Road.

The CFA also evaluated the detailed fiscal effects of excluding the Business Park. The results of this analysis are provided in the CFA Appendix E, Sensitivity Analyses, at Tables E-4 and E-5. Additional summary comparisons are shown in Table E-6, where the No Business Park Alternative is compared against the results for the Alternative Boundary using Base Growth Rates, Reduced Growth Rates and for both Current VLF Methodology and Historical VLF Methodology.

The effect of excluding the Business Park from the boundary does not appear to be significant and would not alter the conclusions in the fiscal analysis. The financial effects of excluding the Business Park along with additional parcels to the south and west, consistent with policy and statute, have not been detailed in the study. Such effects

would vary with the amount of land excluded and its current and proposed uses. For example, a boundary without the Business Park that still included the Carson Creek Specific Plan area would have less financial consequences for future city revenues than a boundary that excluded all of the land west of Latrobe Road and south of White Rock Road. Such alternatives have not been assessed by EPS.

2. Bass Lake Adjustments

At the first hearing on the Draft EIR on February 23, 2005, a member of the public, Kevin Stankiewicz, made a suggestion involving a variation on the No Islands/Alternative Boundary and submitted a written letter. A formal response will be included in the Comments and Responses section of the Final EIR.

Mr. Stankiewicz's suggestion is focused on the boundary just north of Bass Lake, adding lands to the city on the both sides of the new Bass Lake Road alignment in two variations. Drawings that depict these two suggestions are attached. Staff notes that the suggestion splits the planned Silver Springs development, which is proposed to annex into the Cameron Park CSD.

3. Other Boundary Changes

Several other members of the public have submitted comments requesting exclusion from city boundaries, including Jay and Linda Dennis and Jim and Linda Green residing in Equestrian Village east of Lakehills Blvd and northwest of Salmon Falls Rd. (figure attached).

Additional suggestions and requests are expected and will be provided and/or discussed during the hearing process.

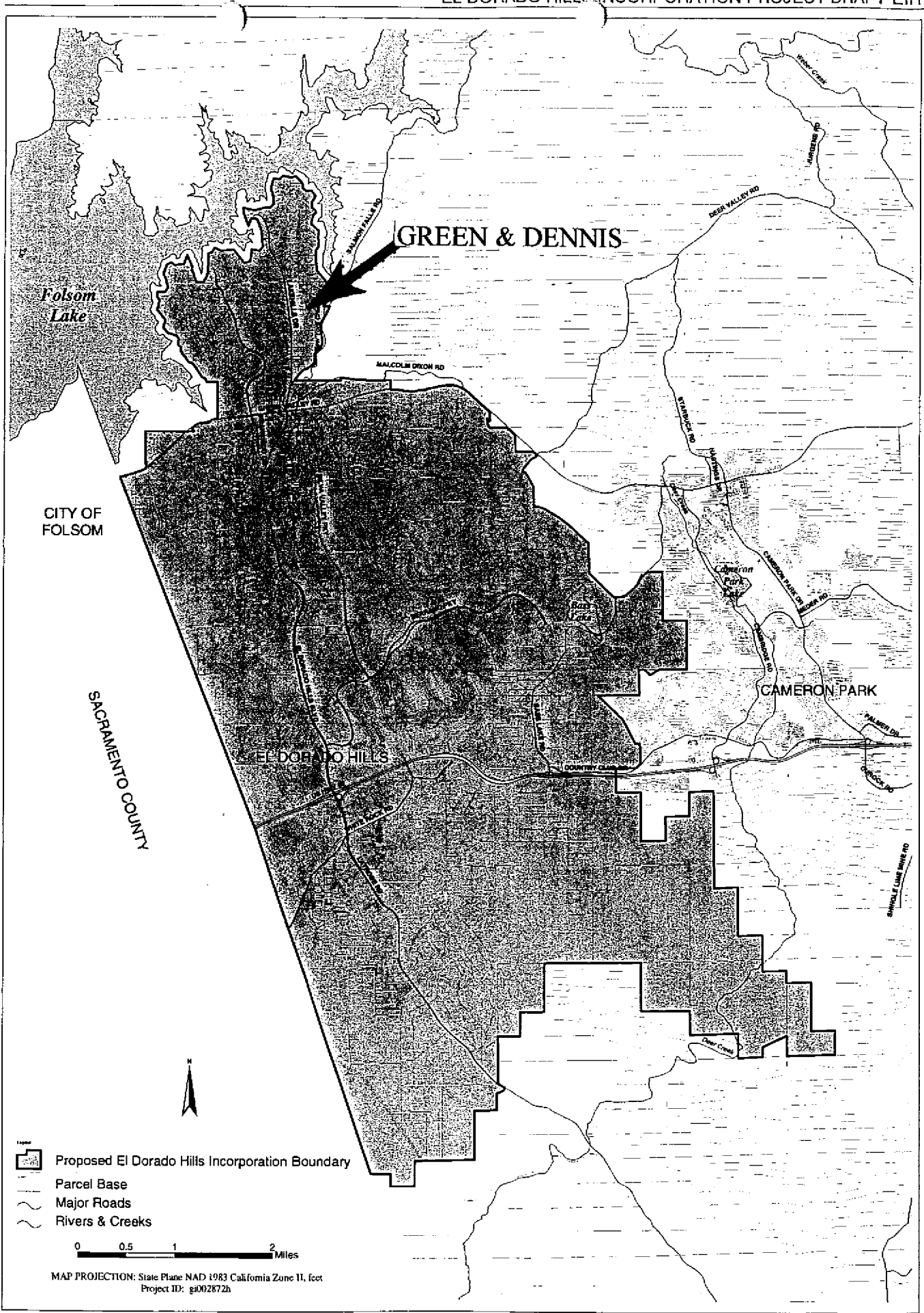
F. Boundary Policies

Section 3.9 of the Policies and Guidelines is attached. Other policies are applicable to incorporation and will be discussed further in the Executive Officer's report and recommendation for the Commission's later actions.

LOCAL AGENCY FORMATION COMMISSION
POLICIES, GUIDELINES AND PROCEDURES

3.9 BOUNDARY LINES

- 3.9.1 Every determination made by the Commission shall be consistent with the Spheres of Influence of the local agencies affected by that determination (§56375.5).
- 3.9.2 LAFCO shall modify, condition or disapprove proposals creating boundaries that are not definite and certain or do not conform to lines of assessment or ownership (§56668).
- 3.9.3 Lands to be annexed which are within an adopted Sphere of Influence shall be physically contiguous to the boundaries of the annexing agency except under one of the following circumstances (§56119):
- (a) Existing developed areas where LAFCO determines that interests of public health, safety, and welfare would best be served by the extension of the service, or which represent clear or present health or safety hazards that could be mitigated by the proposal and city or district facilities are present and sufficient for service.
 - (b) Existing developed areas where city or district facilities are present and sufficient for service, and where the Commission determines that the annexation will not induce growth.
- 3.9.4 Islands, peninsulas, flags, "pin point contiguity," "cherry stems," and other irregular boundary lines are inconsistent with the formation of orderly and logical boundaries and may be amended, modified or disapproved by LAFCO. (§56744, §56741, §56742).
- 3.9.5 Natural boundary lines, which may be irregular, may be appropriate boundaries for LAFCO action and will not be discouraged.
- 3.9.6 Proposals that create irregular boundaries may be approved when LAFCO determines that the boundary is appropriate due to topography, is in the interest of public health, safety and welfare or is in the best interest of the total organization of government services in the area and needed city or district facilities are present and sufficient for service.
- 3.9.7 The resulting boundary configuration shall not produce areas that are difficult to serve (§56668, §56001).
- 3.9.8 The Commission may order the inclusion of additional territory to any proposal to amend an otherwise unacceptable boundary and to accomplish its goal of creating orderly boundaries (§56668, §56001).



Source: El Dorado County, see references.

FIGURE 4-1
NO UNINCORPORATED ISLANDS BOUNDARY ALTERNATIVE

Figure 1 - Proposed El Dorado Hills City Limit

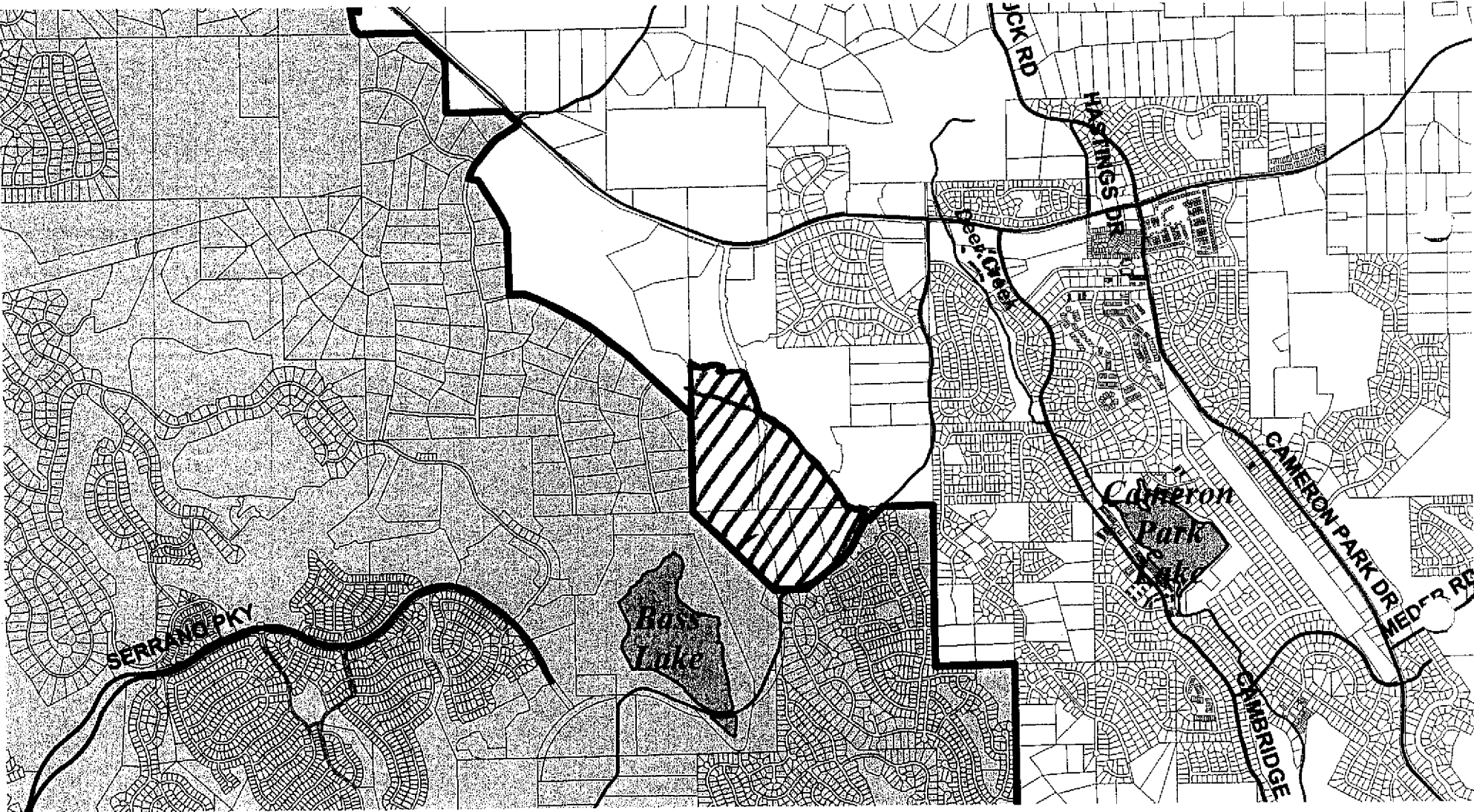
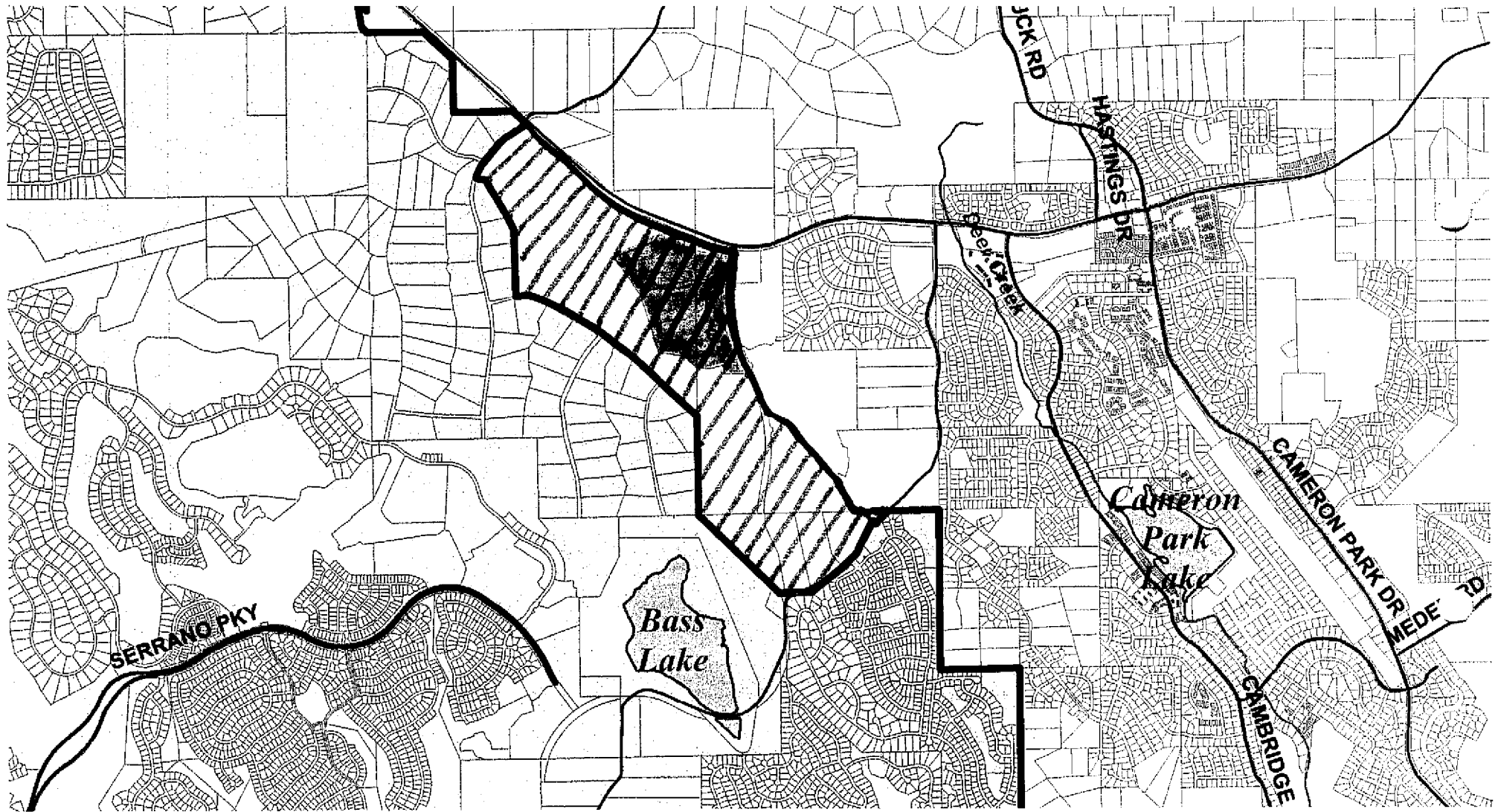


Figure 2 - EL Dorado Hills City Limit with High School



EL DORADO HILLS BUSINESS PARK OWNERS ASSOCIATION

April 15, 2005

Dear Local Agency Formation Commission:

On behalf of the Board members of the El Dorado Hills Business Park Owners Association I am writing to propose alternatives for the proposed city of El Dorado Hills which will not including the Business Park within the proposed city. We suggest two alternatives. One, let the southern boundary be Latrobe Road and White Rock Road. Two, not include the Business Park and all the land south of the Business Park. Please note that the land south of the Business Park is planned for industrial use.

Sincerely,

Robert E. Dorr



Chairman

Board Of Directors



Marble Mountain CSD
Bert H. Mutz, President
4840 Screech Owl Creek Rd
El Dorado Hills, Ca 95762

April 10, 2005

El Dorado Local Agency Formation Commission
Att: Roseanne Chamberlain
550 Main Street, Suite E
Placerville, Ca. 95667

Dear Roseanne Chamberlain

As stated in my letter to you dated February 22, 2001, the position of the Marble Mountain CSD was to be excluded from within the boundaries of the proposed incorporation of El Dorado Hills. To this end our position *remains the same.*

However, as noted in the Environment Impact Report for the EDH Incorporation Project, Board Resolution 322-2003 calls for the reorganization of various agencies and hence the dissolution of Marble Mountain CSD. Also under the "No Unincorporated Islands" alternative LAFCO would modify the boundary as specified in the original proposal. The boundary changes would eliminate all of the "islands" and thus place Marble Mountain CSD and Marble Valley development within the incorporation boundary.

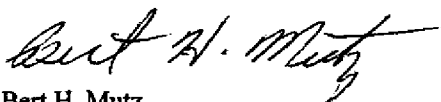
Should it occur that Marble Valley is with drawn from inclusion into the incorporation boundary this would geographically place Marble Mountain CSD on the edge of the boundary and the CSD would no longer be considered an island.

Marble Mountain CSD is a rural area of approximately 840 acres serving 57 households. It is our desire that we maintain the rural setting that we enjoy today.

Therefore, we request that LAFCO remove Marble Mountain CSD from inclusion into the proposed Incorporation.

Thank you for your consideration.

Sincerely,



Bert H. Mutz,
MMCS D President



2076 Summer Drive
El Dorado Hills, CA 95762
530-676-5608

April 12, 2005

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

RE: Proposed Incorporation of the City of El Dorado Hills-Project No. 03-10

Dear Ms. Chamberlain:

I have attended several meetings with respect to the proposal of Incorporation for El Dorado Hills, California. I would like to take this opportunity to specifically acknowledge my desire to have said proposal for Incorporation made available to the voters of El Dorado County on the November ballot. I also encourage that an option be made available to the voters for the inclusion or exclusion of the El Dorado Hills Business Park Areas.

Thank you for your consideration of this request.

Sincerely,



Tasha Boutselis
Woodridge Homeowner



O

Editorial

Business park belongs in new city

The fiscal analysis for the proposed city of El Dorado Hills shows a new city is financially viable with or without the El Dorado Hills Business Park. While excluding the business park from the new city boundaries may only cost the proposed city \$50,000-\$200,000 in revenue, there is a more indefinable cost to its exclusion. A city of El Dorado Hills would be a hollow entity without an industrial and business base. It needs the well rounded base of retail businesses and basic service and manufacturing businesses to give its political structure a dynamic mix and to assure its future.

The business park will be better served by a small and responsive organization that city government will be. The proposed city can use that extra property tax revenue to set up a new business development and recruitment office and a housing affordability office to ensure that more employees can live locally rather than clogging Highway 50.

We see no valid reason for excluding the business park from the new city and every reason to make it a part of the new vision for El Dorado Hills. Keep the business park in the proposed boundaries. Resist selfishness. Encourage participation in civic life.



How Can I Help?

Attend the LAFCO Incorporation meetings and let them know you would like the opportunity to vote on incorporation for El Dorado Hills. LAFCO has scheduled incorporation meetings for the following dates: April 18 and 27, May 11, 18, and 25, and June 1 and 8. Most LAFCO meetings are held at 2850 Fairlane Court, Bldg. C. Placerville, California.



**The City of
El Dorado Hills**

**Effective
Government
Close to Home**

For more information, please contact
El Dorado Hills Incorporation
Committee at:

622 Torero Way
El Dorado Hills, CA 95762
(916) 802-5503

WWW.EDHCity.Org

**TO OUR FRIENDS
AND NEIGHBORS**

**El Dorado Hills Incorporation
Committee**

622 Torero Way
El Dorado Hills, CA 95762
(916) 802-5503
WWW.EDHCity.Org

**Is It Time
To Be
A City?**



**Information
About
El Dorado Hills
Incorporation**

WWW.EDHCity.Org

RESOLUTION NO. 2005-10

**OF THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT
SUPPORTING THE NO ISLAND ALTERNATIVE BOUNDARY MAP FOR
INCORPORATING EL DORADO HILLS**

WHEREAS, the El Dorado County Board of Supervisors has formally submitted an application to the Local Agency Formation Commission ("LAFCo") in consideration of incorporating the El Dorado Hills community; and

WHEREAS, said application proposes to absorb the El Dorado Hills Community Services District and its services into the general services of the new city thereby having a direct and significant impact on the community; and

WHEREAS, the Base Boundary Map as proposed with the application is recognized as out of date and inadequate considering the growth and changes to the El Dorado Hills community since its original proposal which led to preparation of a second boundary map that better recognizes the current needs and issues of the community; and

WHEREAS, it is in the best interest of the entire area both generally and economically for the community to remain whole and not subdivided nor fractionalized into segments; and

WHEREAS, the No Island Alternative Boundary Map provides an integrated and balanced community which recognizes the value of residential, commercial retail, and job opportunities through local businesses; and

WHEREAS, the El Dorado Hills Business Park appears on the No Islands Alternative Boundary Map and has appeared on all previously proposed incorporation boundary maps for El Dorado Hills; and

WHEREAS, the El Dorado Hills Business Park has always been considered an integral part of the overall El Dorado Hills Community by its residents, the local chamber of commerce, local governments and non profit organizations all of which consider the Business Park to be part of the basic community fabric; and

WHEREAS, exclusion of the business park from the boundaries of a city precludes the services inherent from the proximity of El Dorado Hills and provides for duplication of those services between the county and city; and

WHEREAS, many future city services can be more effectively and efficiently provided to the El Dorado Hills Business Park due to the closer proximity of immediately available services such as police protection. Further, the planning, development and maintenance of infrastructure of vital interest to the business and residential community can be more efficiently integrated under the jurisdiction of a single, local entity; and



April 14, 2005

WHEREAS, virtually all traffic accessing the Business Park will have a direct and significant impact on local surface streets up to and including U.S. Highway 50 resulting in the need for the Business Park owners and tenants to influence and participate in the planning and maintenance of these streets; and

WHEREAS, for the past twenty or more years the El Dorado Hills Community Services District has not benefited from the property tax revenues produced by trade and commerce that exists in the El Dorado Hills Business Park despite its proximity and adjacency to our community; and

WHEREAS, the Cortese-Knox Act §56001 "recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development;" and

WHEREAS, the Cortese-Knox Act §56841(f) requires consideration of "the definiteness and certainty of the boundaries of the territory, the non-conformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries."

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT, endorses the No Island Alternative Boundary Map which includes the El Dorado Hills Business Park within the proposed city limits for incorporating the community of El Dorado Hills because it is in the best interests of the community as a whole to be considered and is within the required California statutory framework of no islands or peninsulas.

PASSED AND ADOPTED this 14th day of April 2005 by the following vote:

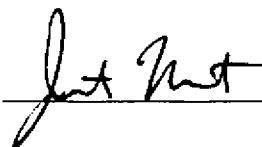
AYES: Four (Directors Brilliant, Chinn, Masters & Trapani)

NOES: None.

ABSENT: One (Director Wyatt)

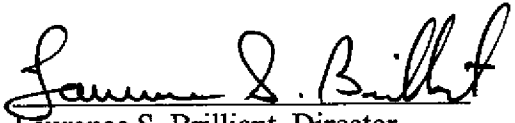


Joseph Chinn, President
Board of Directors

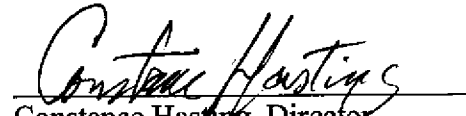


April 14, 2005

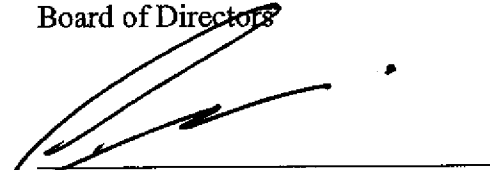
Justin Masters, Vice President
Board of Directors



Laurence S. Brilliant, Director
Board of Directors

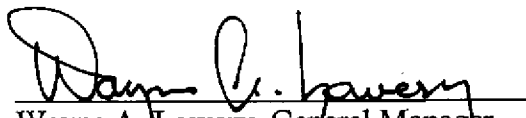


Constance Hastings, Director
Board of Directors



David Trapani, Director
Board of Directors

ATTEST:



Wayne A. Lowery, General Manager
Secretary to the Board of Directors

Business Park Petition Supporters

El Dorado Hills Law Group
AMZ
Frontier Dental Labs
El Dorado Hills Smile Designs
Black, Choi, & Romo LLP
Romo and Associates
Foothill Physical Therapy
Stoker Financial Services
Foothill Partners
Dovar Construction
CVV Accelerators
Versatouch
Any Comm Corporation
Capital Valley Ventures
Technology Funding Inc
The PSC Group
The Mansour Company
Heartline
Gold Key Storage
The Design Group

20
+ 18

38
TOTAL
BUSINESSES



Prepared for the LAFCO Boundary Hearing
4/18/2005

OUR VISION - OUR PLEDGE - OUR CITY



Don't Create An Island Fix the Boundaries Now

As property owners and/or employers in the El Dorado Hills Business Park, we do hereby submit our signatures as a formal request to LAFCO for the Business Park to remain within the boundaries of the City of El Dorado Hills. We believe that inclusion within the City will result in significant advantages for the Business Park's tenants and property owners, including opportunities to:

- Join with the City in creating an economic development plan that focuses on marketing El Dorado Hills and the Business Park to prospective employers regionally, statewide, and nationally.
- Significantly improve circulation in and around the Business Park, through the expedited completion of local road improvements and maintenance projects.
- Promote the expansion of regional transit, and implement mass transit alternatives to the Business Park.
- Dedicate additional recreational and exercise facilities within the Business Park to meet the needs of an active and growing workforce.
- Negotiate with SMUD for annexation and resultant lower cost electrical power to serve the Business Park and community.
- Restructure or remove current restrictions on certain Business Park operations that were imposed by the 2004 El Dorado County General Plan.

Company	Address	Phone	Owner	Signature	Resident
Muhler Advisory	4948 Windplay Dr #350	916-941-1131	Jeff Mawreen		X
Squacky Clean	4057 ROBERT J. MATHEWS PKWY	916-621-0622	MANAGER		
CROCKER SECURITIES	1107 INVESTING ST SUITE 115	916-941-8916	KENNETH MARTIN		X
LSK LABEL	4995 HILLSDALE	933-4545	JOHN GRIGSBY		X
Liberty Funding	4949 WINDPLAY DR	939-2227	SCOTT REES		X

Signature Gatherer

Doug His

Date 4/18/05

OUR VISION – OUR PLEDGE – OUR CITY



Don't Create An Island Fix the Boundaries Now

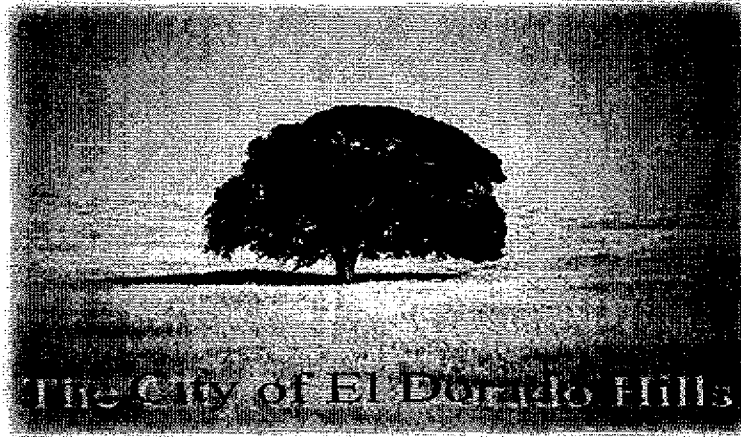
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Company	Address	Phone	Owner	Signature	Resident
SACRAMENTO FOR EBAA	5072 HILLSDALE CIR. ²⁰⁰	(916) 447-9200		<i>[Signature]</i>	
RHODES Comm.	"	(530) 674-7200		<i>[Signature]</i>	
SCM Inc.	" #120	916 533-2112		<i>[Signature]</i>	
EVANS MEDICAL INC	5005 WINDPLAY DR	(916) 939-2457	Paul Lambert	<i>[Signature]</i>	X

Signature Gatherer Doug Hus Doug Hus Date 4/15/05

OUR VISION – OUR PLEDGE – OUR CITY



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Company	Address	Phone	Owner	Signature	Resident
SUNLAST INC. CA	1020 SUNLAST	937.5353	DOUG HUS	<i>Doug Hus</i>	✓
Reference Service PWS	5000 Windplay #493962	933-9962	GAIL STRACHAN	<i>Gail Strachan</i>	✓ former
KXZ LLC	5000 WINDPLAY	933-0117	KEVIN BELL	<i>Kevin Bell</i>	✓
SOFTWARE COMPANIES	"	933-3434	KEVIN BELL	<i>Kevin Bell</i>	✓
EL Dorado Hills LAW GROUP	4944 Windplay #114	941-6513	DONALD SMITH	<i>Donald Smith</i>	✓
AMEZ	4944 Windplay #115	933-3765	JOE ZUCCHETTO	<i>Joe Zucchetto</i>	✓
Torrey Development P. LLC	4944 Windplay #30	933-2005	M. Endo/K. Hedley	<i>Mike Endo</i>	✓
TELEVISION REAL ESTATE	4944 WINDPLAY CA 30	920-599-4060	ROSEMARY/MIC	<i>Rosemary/Mike</i>	✓

Signature Gatherer

DOUG HUS *Doug Hus*

Date 4/14/05

The Business Park Belongs in the City of El Dorado Hills!



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Name	Signature	Company Name	Phone	EDH Resident?
Kristin Gieswill	<i>[Signature]</i>	Foothill Physical Therapy	934-0914	Yes
David Gieswill	<i>[Signature]</i>	Foothill Physical Therapy	934-0914	Yes

941-8440 David Timmy



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Name	Signature	Company Name	Phone	EDH Resident?
Craig Stokes		Stoker Insurance	916-933-3921	YES
Don Price		EDALOW Group	916-944-6713	NO
Kathryn Dunn		AMZ	916-939-5765	Yes
KENT HALLMEYER		FRONTIER DENTAL LAB	916-933-3300	Yes
David Lopes dos		El Dorado Hills Smile Designs	916-933-9980	Y

Hewitt, Mike

From: Jeff Haberman [jeff.h@ix.netcom.com]

Sent: Thursday, April 14, 2005 2:47 PM

To: Hewitt, Mike

Subject: Re: Incorporation Effort for El Dorado

I also feel that if El Dorado Hills becomes a city that the business park should be a part of the new city.



4/14/2005

OUR VISION - OUR PLEDGE - OUR CITY



The Business Park Belongs in the City of El Dorado Hills!

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Company	Address	Phone	Owner	Signature	Resident
Sheriff's Dept	Mademille	627-0787	MARK LETCHER	<i>[Signature]</i>	NO
HEARTLINE	3149 Birmingham Way ED Hillsdale	627-4943	Cathy Statham	<i>[Signature]</i>	YES
the TSC Group, Inc	5072 Hillside El Dorado Hills	671-1900	Kevin Aluk	<i>[Signature]</i>	NO

Signature Gatherer *[Signature]*

Date 4/14/05

OUR VISION – OUR PLEDGE – OUR CITY



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- Negotiate with SMUD for annexation and resultant lower cost electrical power to serve the Business Park and community.
- Restructure or remove current restrictions on certain Business Park operations that were imposed by the 2004 El Dorado County General Plan.

Company	Address	Phone	Owner	Signature	Resident
Capital Valley Ventures	1101 Investment	673-3280	Jack Crawford Jr		Yes
Technology Funding	1107 Investment Bl.	941-1400	Pete Bernardoni		Yes

Signature Gatherer _____ Date ____/____/____

OUR VISION – OUR PLEDGE – OUR CITY



The Business Park Belongs in the City of El Dorado Hills!

As property owners and/or employers in the El Dorado Hills Business Park, we do hereby submit our signatures as a formal request to LAFCO for the Business Park to remain within the boundaries of the City of El Dorado Hills. We believe that inclusion within the City will result in significant advantages for the Business Park's tenants and property owners, including opportunities to:

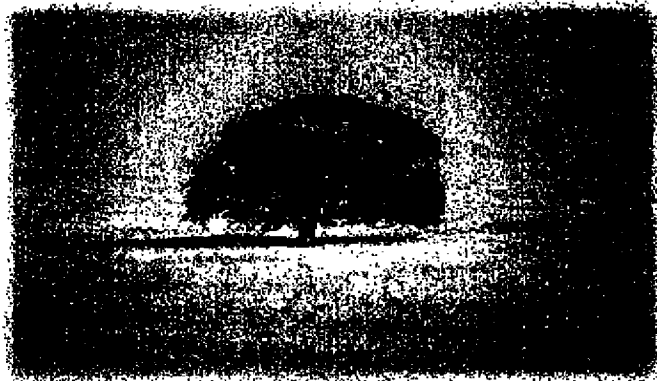
- Join with the City in creating an economic develop plan that focuses on marketing El Dorado Hills and the Business Park to prospective employers regionally, statewide, and nationally.
- Dedicate additional recreational and exercise facilities within the Business Park to meet the needs of an active and growing workforce.
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Company	Address	Phone	Owner (CEO)	Signature	Resident
any COMM Corporation	1101 Investment Blvd. # 201	880-1055	Robert Praska	<i>Robert Praska</i>	No

Signature Gatherer _____ Date ____ / ____ / ____

16: Craig E. Vozzathuch

OUR VISION - OUR PLEDGE - OUR CITY



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Company	Address	Phone	Owner	Signature	Resident
Varatouch	4980 Hillside Dr.	947 8994	L. G. G. G.	[Signature]	Yes - EOH
Varatouch	" " "	" "	D. J. Sheehan	[Signature]	Yes - EOH
Varatouch	7980 Hillside	" "	M. Rogers	[Signature]	Yes - EOH

Signature Gatherer _____ Date: ___ / ___ / ___

OUR VISION – OUR PLEDGE – OUR CITY



The Business Park Belongs in the City of El Dorado Hills!

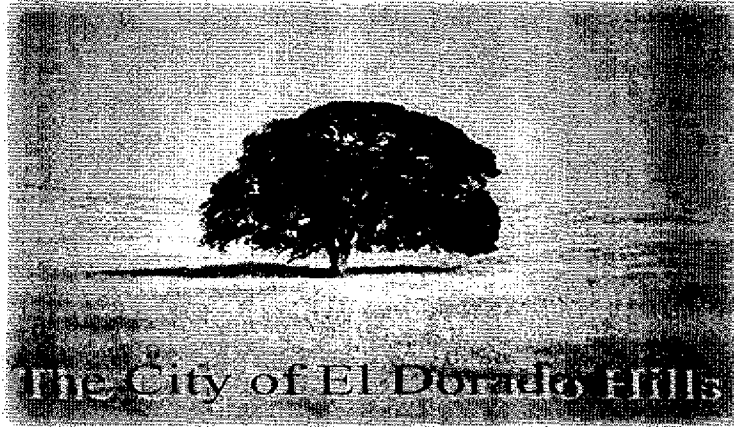
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Company	Address	Phone	Owner	Signature	Resident
CVV Acceleration	1101 Ironstone	673.3250	Steve Nolan	<i>[Handwritten Signature]</i>	No

Signature Gatherer _____ Date ____ / ____ / ____

OUR VISION – OUR PLEDGE – OUR CITY



Don't Create An Island Fix the Boundaries Now

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Company	Address	Phone	Owner	Signature	Resident
Football Partners Inc.	5176 Hillside Circle	916 939 9890	Douglas Wiebe	<i>Douglas Wiebe</i>	no
DOVAN CONSTRUCTION INC.	"	916-943-8082	Jerry Dovan	<i>Jerry Dovan</i>	YES

Signature Gatherer _____ Date ____/____/____

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

April 5, 2005



To: El Dorado County LAFCO

Re: Possible El Dorado Hills Incorporation

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

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

We are sending along with this letter a copy of a map of our area. I have spoken with the owners of these properties and they are similarly opposed to being including in this proposed city. Most of them have signed this letter.

Thank you for your consideration.

April 05

Mr. & Mrs. Jay Dennis 1691 Lakehills Dr EDH

Gay & John Applegate 1210 Lexington Ct EDH

Richard & Susan Macdonald 1191 Lakehills Ct EDH

Jennifer & Andrew Dunning 1220 Lexington, EDH

Robert B. Price III 1999 Lakehills Dr EDH

Sheryl H. 2003 Lakehills Dr EDH

Norma Hampton 2010 Salmon Falls EDH

Jim Lee P.O. 5028 EDH

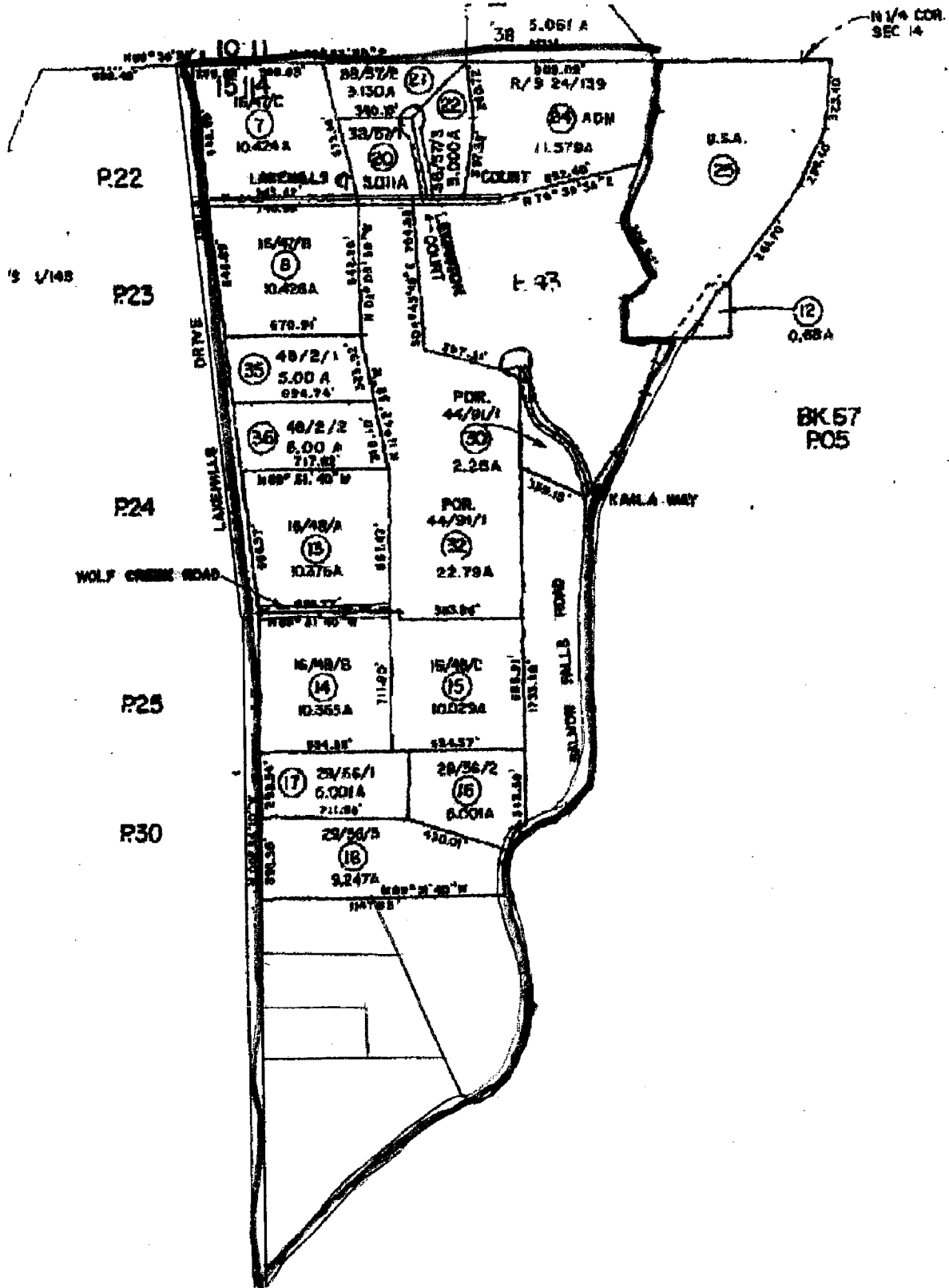
Linda Green P.O. Box 5028 El Dorado Hills CA

Nancy Fletcher 1781 Lakehills El Dorado Hills, CA

Danny Fletcher 1781 Lakehills El Dorado Hills, CA

Jay Sandy 2067 LAKE Hills Dr

Peggy Christensen 2030 Salmon Falls, EDH, CA



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 April 18, 2005 at El Dorado Hills Community Services District, 1021 Harvard Way, El Dorado Hills, CA, to consider the following items:

1. Proposed Incorporation of the City of El Dorado Hills, LAFCO Project No. 03-10, including study session and possible direction to staff regarding proposed and alternative boundaries
2. Salary increases commensurate with recent increases approved by the Board of Supervisors for County Employees
3. Amendment to the LAFCO Conflict of Interest Code

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

EL DORADO LOCAL AGENCY FORMATION COMMISSION

ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER


MOUNTAIN DEMOCRAT

TO BE PUBLISHED ONE TIME ONLY: March 30, 2005

c:\shared\susan\LegalNotices\05April18Legal

*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*

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 3/30/05.



Susan Stahmann, Clerk to LAFCO

	AGENDA - (Double Sided - 7)	Meeting Date: 4/18/05	Mailed: 3/30/05	
√	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) 3/30/05			
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	Brillissour, Jo Ann	El Dorado County - Planning	jbrillissour@co.el-dorado.ca.us	
e-m	Browne, Scott	Attorney At Law	scottbrowne@jps.net	
e-m	Burney, Naomi	League of Women Voters	nburney@plv4.innercite.com	
e-m	Chamberlain, Roseanne	LAFCO	roseanne@co.el-dorado.ca.us	
e-m	Colvin, Robby	LAFCO Commission	robbycolvin@hotmail.com	
e-m	Cooper, Brian	El Dorado Irrigation District	bcooper@eid.org	
e-m	Corcoran, Daniel	EID	dcorcoran@eid.org	
e-m	Costamagna, Gary	LAFCO Commission	pnjcosta@jps.net	
e-m	Davis, Don		ddavis67@pacbell.net	
e-m	Davis, Tom	LAFCO Commission	tomhdavis@aol.com	
e-m	Deister, Ane	EID	adeister@eid.org	
e-m	Dupray, Rusty	LAFCO Commission	hosone@co.el-dorado.ca.us	

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

e-m	Solaro, Dave	Board of Supervisors	dsolaro@co.el-dorado.ca.us	
e-m	Stack, Noel	Mt. Democrat	nstack@mtdemocrat.net	
e-m	Sweeney, Jack	LAFCO Commission	bosthree@co.el-dorado.ca.us	
e-m	Weimer, Michele	EID	mweimer@eid.org	
e-m	Wheeldon, George	LAFCO Commission	wheeldon@sbcglobal.net	
e-m	Witt, Norb		nwitt@sbcglobal.net	
e-m	Word, Chris	EID	cword@eid.org	
e-m	Wright, William	Attorney at Law	billofwrights@sbcglobal.net	
	INCORPORATION ONLY			
e-m	Gill, Laura	CAO's office	lgill@co.el-dorado.ca.us	
e-m	Purvines, Shawna	CAO's office	spurvines@co.el-dorado.ca.us	
e-m	Taylor, Nat	Project Manager	ntaylor@lamphier-gregory.com	
	<i>AGENDA (Single-Sided)</i>	3/30/05		
√	Post- B, C & LAFCO (3)			
√	Agenda Item File	Districts for Budget		
√	Agenda Item Person			
	<i>PACKET (20) - Mailed 4-4-05</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 95767
√	Dupray, Rusty	Commission	Board of Supervisors	
√	Fratini, Corinne	LAFCO		
√	Gibson, Thomas	LAFCO Counsel	BBK 400 Capitol Mall, Ste 1650	Sacramento, CA 95814
√	Hagen, Carl	LAFCO Commission	183 Placerville Dr.	Placerville, CA 95667
√	Loftis, Francesca	Commission	7085 Nutmeg Lane	Placerville, CA 95667
√	Long, Ted	LAFCO Commission	2498 Kubel Ave.	So. Lake Tahoe, CA 96150
√	Manard, Aldon	Commission	3591 Coloma Canyon Rd.	Greenwood, CA 95635
√	Paine, Richard C.	Commission	Board of Supervisors	
√	Public Review Binder			
√	Stahmann, Susan	LAFCO		

√	Sweeney, Jack	Commission	Board of Supervisors	
√	Wheeldon, George	Commission	EID-2890 Mosquito Road	Placerville, CA 95667
√	Extra Copy for Meeting			
√	Stack, Noel	Mt. Democrat	1360 Broadway	Placerville, CA 95667
√	Segel, Harriett	Mail	2067 Wood Mar Drive	El Dorado Hills, CA 95762
√	Chief Larry Fry	EDH County Water Dist. (Mail)	990Lassen Lane	El Dorado Hills, CA 95762
	*Ask RC if Scott & Barbara	packet		
	<i>TOPICS - Mailed - 4-4-05</i>			
√	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

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

Kevin Stankiewicz
3467 Alyssum Circle
El Dorado Hills, CA 95762

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

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

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

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

Homeowner
1221 Lexington Ct.
El Dorado Hills, CA 95762

Homeowner
1210 Lexington Ct.
El Dorado Hills, CA 95762

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

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

Subject: April 18 LAFCO Agenda
From: lafco <lafco@co.el-dorado.ca.us>
Date: Wed, 30 Mar 2005 10:11:55 -0800
To: Paul.Raveling@Sierrafoot.org