

***LOCAL AGENCY FORMATION  
COMMISSION***

***APRIL 27, 2005***

# **EL DORADO LAFCO**

## **LOCAL AGENCY FORMATION COMMISSION**

**550 MAIN STREET SUITE E  
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### **AGENDA - April 27, 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. APPROVAL OF CLAIMS**
- C. 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. JOB DESCRIPTION: CLERK TO THE COMMISSION**

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

**6. PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS, LAFCO PROJECT NO. 03-10 (Public Hearing - Continued from April 18, 2005)**

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

**8. FISHER ANNEXATION, PROJECT NO. 04-10 (CEQA Exempt §15319)**

*Annexation of 0.39 acres into El Dorado Irrigation District, located on Guadalupe Dr. near Francisco Dr. in El Dorado Hills*

**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**
- 2. Miscellaneous Items**
- 3. Project Status Report**
- 4. *Report on Proposed Incorporation of the City of El Dorado Hills***

**10. ADJOURNMENT**

The next regularly scheduled LAFCO Commission meeting will be May 25, 2005.

Respectfully submitted,  
April 6, 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.

8:27 AM  
04/18/05

**LAFCO**  
**APPROVAL OF CLAIMS**  
April 2 - 15, 2005

**APPROVED**

<u>Memo</u>	<u>Amount</u>
<b>CALPERS</b>	
2/19 - 3/4 - Retirement	-1,233.81
3/5 - 3/18 Retirement	-1,233.81
3/19 - 4/1 - Retirement	-1,233.81
LT Employee Care	-227.85
<b>El Dorado County- Risk Management</b>	
Health Insurance 1/14 - 4/8 2005	-1,893.22
<b>El Dorado County Chamber of Commerce</b>	
2005 Labor Law Workshop	-15.00
<b>Elisa Carvalho</b>	
Payroll 1/28/05	-775.20
<b>Intuit Payroll Service</b>	
Payroll 1/14 - 1/28	-14,440.39
Payroll 2/11 - 2/25 2005	-15,502.04
Payroll 3/11/05	-6,794.47
3/25 Payroll	-6,766.18
4/8 Payroll	-6,766.18
<b>NAACO/Clearing Account</b>	
457 Payment - R. Chamberlain	-4,630.71
<b>Western Sierra Bank</b>	
Computer Purchase April 2005	-1,796.24

Approved:



Chair

Date:

4/27/05

***AGENDA ITEM NO. 4***

***JOB DESCRIPTION  
CLERK TO THE COMMISSION***

**APPROVED**

El Dorado LAFCO

April 2005

***LAFCO OFFICE MANAGER  
CLERK TO THE COMMISSION***

**DEFINITION**

Under general supervision of the LAFCO Executive Officer, performs responsible administrative and analytical work, organizational, systems, budgetary, statistical and community liaison work as well as other analyses and staff support activities related to LAFCO. Provides direct support to the Executive Officer and the Commission. The Clerk to LAFCO is responsible for the performance of all duties and obligations assigned to the position by LAFCO policy and state law.

This position is closely related to the El Dorado County classification of Department Analyst.

**EXAMPLES OF DUTIES**

**CLERK TO THE COMMISSION**

- Clerical support for all Commission meetings including: Prepare & publish legal notice, prepare, post & distribute meeting agenda, organize & distribute meeting packet to Commissioners/Alternates, staff commission meetings, record, transcribe & file minutes of meeting, coordinate & prepare all final documents for meeting records, track & maintain legal & policy deadlines for all of above
- Clerical support for Proposals & Commission Actions including: review resolutions and related documents for changes or modifications, sign & stamp approved, prepare & verify maps/exhibits for EO signature, distribute & file records of actions
- Clerical support for project completion including: record Certificate of Completion, prepare & submit Board of Equalization filings, distribute completion documents, prepare & file CEQA documents, track and maintain legal & policy deadlines for all of above
- Clerical support of administration of FPPC regulations and disclosure/disqualification documents, including serving as agency filing officer & filing official
- Special District Election including: prepare request for nominations, ballot and distribute, tally ballots for certification by Executive Officer, distribute announcement of results

**FINANCE & ACCOUNTING ADMINISTRATION**

- Payroll/Timekeeper including: track accruals, collect W-9's, file reports with IRS, administer W-2's, submit payroll data, coordinate & administer retirement payments, administer new hires processing (W-4, etc.), retain & manage records for all of above
- Bookkeeping including: manage accounts receivable and accounts payable, track expenditures, prepare & present reports, manage petty cash, etc., according to written policies and procedures
- Financial and bank accounts including: deposits, withdrawals, maintain & reconcile accounts

APPROVED

- Assist EO with cost calculations & budget projections, prepare and present mid year & quarterly budget reports, fund balance projections, expenditures projections
- Assist with annual audit including: compile documents, maintain & update asset listing & policies, retain & manage records

**OFFICE MANAGEMENT**

- Personnel administration including: personnel records management, assist with recruitments, new hire set up, performance evaluations, reclassifications, terminations & changes
- Manage consultant contracts, track insurance certificates & expenditures, initiate renewals
- Maintain adequate office supplies including: manage inventory, order supplies, track usage
- Provide purchasing support, price comparison research & recommend products
- Manage operations & office services including equipment, computer, phone, janitorial services & repairs
- Manage office hours including staffing, closures & office coverage
- Coordinate and serve as liaison for communications including: manage notice, contact & distribution lists, web site coordination, media & notice
- Supervision of office/secretarial assistants

**RECORDS MANAGEMENT**

- Project file management including: project records and tracking records, project status report, subject & archive files, inventory of local agencies

**SECRETARIAL DUTIES**

- Create & format documents & forms
- Coordinate document production including: Inventory of Local Agencies, studies & reports, meeting packet, other mailings.
- Coordinate and manage mail including USPS and electronic mail: collect, open, date stamp and process or distribute
- Coordinate office communication including phones/reception/messages
- Respond to public information requests, written, oral, and in person
- Coordinate travel & meeting logistics including travel requests, reimbursement, reservations

**QUALIFICATIONS**

To qualify for this position, an individual must possess a combination of education and experience that would likely produce the required knowledge, skills and abilities as detailed above. A desirable combination includes:

**EDUCATION AND /OR EXPERIENCE**

- Four or more years of professional or para-professional level experience in a responsible administrative management or operations position with direct experience in budgetary or similar analysis. Experience in a public agency is desirable.

- Equivalent to graduation with a Bachelor's Degree from an accredited college or university with major course work in business, public administration, political science or a related field is desirable. Course work in accounting, finance or economics is desirable.

### ***KNOWLEDGE OF***

- Principles, practices and methods of administrative, budgetary and organizational analysis.
- Accounting practices and principles
- Supervisory principles and practices including work planning and evaluation, employee training and discipline
- Financial/statistical/comparative analysis techniques and formulae.
- Basic budgetary principles and practices
- Business computer applications, particularly as related to word processing, budgetary and statistical analysis

### ***SKILL IN***

- Interpreting and applying laws, regulations, policies and procedures
- Collecting, evaluating and interpreting varied information and data, either in statistical or narrative form
- Analyzing administrative, operational and organization problems, evaluating alternatives, and reaching sound conclusions
- Coordinating multiple projects and meeting critical deadlines
- Exercising sound independent judgment within established guidelines
- Preparing clear, concise and complete memos, letters, reports and other written materials
- Preparing legally correct and accurate records and files
- Establishing and maintaining effective working relationships with those contacted in the course of the work
- Using word processing and financial software such as Word, Wordperfect, Excel, Quickbooks, etc.



***AGENDA ITEM NO. 5***

***REVISED COST ESTIMATE TO  
COMPLETE***

***PROCEEDINGS***

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



Via U.S. Mail and E-Mail

March 29, 2005

El Dorado Hills Incorporation Committee  
c/o John Hidahl  
622 Torero Way  
El Dorado Hills, CA 95762

**Re: El Dorado Hills Incorporation Project,  
Request for Budget Adjustment**

Dear John:

I have taken a careful look at the remaining work load and remaining budget for the Incorporation Project to assess whether there will be sufficient funding to complete the Project, as contemplated in the Settlement Agreement. I have prepared a spreadsheet, entitled El Dorado Hills Incorporation Project -- Estimated Costs to Complete, dated March 29, 2005. A copy of the spreadsheet is attached, for your information.

The key facts and conclusions of the analysis are:

The original Budget Amount, not including Contingency:	\$278,439
The original Contingency Amount, for all accounts:	\$ 82,100
The total Budget, including Contingency:	\$360,539
Total Costs through 2/28/05 were:	\$222,860
Remaining Budget, including Contingency:	\$137,679
Current Estimated Costs to Complete:	\$177,679
Amount of Requested Budget Adjustment	\$ 40,000

The reasons for this increase in project costs are as follows.

1. LAFCO Staff and Project Manager Costs

During the past two months, as Roseanne and I have worked together to move the process forward, we have evolved a working relationship that will continue until the project is completed. In general, I believe that we spend as much time as is necessary, and not more, for communicating with each other, taking actions, preparing documents, and coordinating with all the parties involved with this process. The data show that of the combined time and expense incurred so far between the Project Manager and the LAFCO staff, the ratio is about 57% Project Manger and 43% LAFCO.

Total disbursements through the end of February for LAFCO Staff and the Project Manager total \$57,772, and there is a total of \$54,397 remaining in the Budget (including Contingency amounts) for these two categories.

The tasks that need to be completed during the balance of the project will require a much greater level of effort than what has been expended to date, and greater than what was originally estimated. As you know, the remaining tasks involve coordinating and attending

El Dorado Hills Incorporation Committee  
 March 29, 2005  
 Page 2

the Revenue Neutrality Meetings, preparing for and attending LAFCO hearings, communicating each of you and other involved parties, preparing, reviewing, revising and completing the Executive Officer's comprehensive report (and all the findings and related documents) required for the final actions by LAFCO, the Board of Supervisors, and the County Elections Department. My estimate of the time that will be required for LAFCO Staff and the Project Manager is as follows:

	LAFCO	Project Mgr.
March	50	110
April	100	120
May	100	120
June	35	75
July	20	50
Aug	10	25
Total	315	500

Together with a modest amount of reimbursable expenses (particularly travel costs for the Project Manager), the total estimated cost to compete the work, for the LAFCO Staff, the Project Manager, and reimbursable expenses, is \$96,575. This amount is \$42,178 greater than the amount currently in the Budget (including Contingency) for these two categories.

2. LAFCO Legal Counsel.

My updated estimate of time required to complete the project includes 120 hours for the LAFCO legal Counsel. This equates to \$18,000 at current hourly rates. Through the end of February, the Project has had disbursements totaling \$9,562 for this category, and there is \$21,339 remaining in the Budget (including Contingency). Thus, the estimated Cost to Complete is less than the total Budget. Therefore, no additional funding appears necessary for the LAFCO Legal Counsel.

3. CEQA Document.

The current Budget amount allocated to completing the CEQA process is \$110,000, which includes an allocation of \$20,000 of the original Contingency amount. My current estimate for completing the EIR is \$18,600, which would bring total expenditures to \$117,482, or about \$7,482 in excess of current budget allocation, but \$12,518 less than the full \$130,000 that is allocated to this category (including remaining Contingency).

4. Fiscal Analysis.

EPS has advised us that the extended time required to complete the Public Review Draft CFA resulted in additional accrued costs of approximately \$10,000 beyond the amount current approved for Task I of their contract. They believe that the amounts originally approved for

El Dorado Hills Incorporation Committee  
March 29, 2005  
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Tasks II and III of their Contract will be sufficient to complete the work. They have requested a \$10,000 increase, however, to fully cover the extra costs incurred during Task I. A letter from EPS explaining their request is attached.

5. County GIS and Mapping Costs.

Through the end of February, there have been a total of \$6,679 expended in various mapping work completed by the County Surveyor's GIS and Planning Department staff for the Project. The only remaining task under this category is for the Surveyor's Office to prepare the legal description of the final approved boundary, following the November election. The Surveyor's Office has estimated this task at between \$4,000 and \$5,000. I am including \$4,000 to the Cost to Complete estimate, which would bring total Budget for this category to \$10,679.

6. Summary.

As shown on the attached spreadsheet, the sum total of the Estimated Costs to Complete exceeds the original Project Budget, including all Contingencies, by \$40,000. Of course, any amounts that remain unspent at the conclusion of the Project will be returned to the Incorporation Committee, as all parties working on the Project only charge on a Time and Materials basis.

Pursuant to Section 3 (D) (3) of the Settlement Agreement, this letter constitutes formal notice to you of my request for a Budget Adjustment of \$40,000. By sending a copy of this letter to LAFCO, I am asking Roseanne to place this budget adjustment request on the April 27, 2005 LAFCO Agenda for approval.

I would be pleased to review the details of this situation at your request and to answer any questions you may have.

Very truly yours,

Nathaniel H. Taylor  
Project Manager

Enclosure

cc: Norm Rowett, El Dorado Hills Incorporation Committee (w/ enclosure)  
Roseanne Chamberlain, LAFCO Executive Officer (w/ enclosure)

**EL DORADO HILLS INCORPORATION PROJECT**  
**ESTIMATED COST TO COMPLETE**

Budget	LAFCO	LAFCO	L-G	L - G	EPS	Cty GIS	Misc. Costs	TOTAL
	Staff	Counsel	Pro. Mgt	CEQA	CFA	Mapping		
Original Project Budget	\$ 30,704	\$ 24,900	\$ 55,335	\$ 90,000	\$ 72,500	\$ 5,000	\$ -	\$ 278,439
Contingency Allocations	\$ 13,500	\$ 6,000	\$ 12,600	\$ 50,000	\$ -	\$ -	\$ -	\$ 82,100
Original Base Budget	\$ 44,204	\$ 30,900	\$ 67,935	\$ 140,000	\$ 72,500	\$ 5,000	\$ -	\$ 360,539
Contingency Used	\$ -	\$ -	\$ -	\$ 20,000	\$ 7,500	\$ 2,000	\$ 500	\$ 30,000
Adjusted Budget Amount	\$ 30,704	\$ 24,900	\$ 55,335	\$ 110,000	\$ 80,000	\$ 7,000	\$ 500	\$ 308,439
Remaining Contingency	\$ 13,500	\$ 6,000	\$ 12,600	\$ 20,000	\$ -	\$ -	\$ -	\$ 52,100
Potential Funds Available	\$ 44,204	\$ 30,900	\$ 67,935	\$ 130,000	\$ 80,000	\$ 7,000	\$ 500	\$ 360,539
<b>Costs</b>								
Cost thru 3/31/05	\$ 30,179.26	\$ 9,561.50	\$ 39,479.79	\$ 104,575.47	\$ 52,862.49	\$ 6,740.00	\$ 595.59	\$ 243,994.10
<b>Est. Cost to Complete</b>	\$ 36,125.00	\$ 13,750.00	\$ 40,966.00	\$ 18,600.00	\$ 37,137.51	\$ 4,000.00	\$ 966.39	\$ 151,544.90
Estimated Total Costs	\$ 66,304.26	\$ 23,311.50	\$ 80,445.79	\$ 123,175.47	\$ 90,000.00	\$ 10,740.00	\$ 1,561.98	\$ 395,539.00
Estimated Savings/(Overrun)	\$ (22,100.26)	\$ 7,588.50	\$ (12,510.79)	\$ 6,824.53	\$ (10,000.00)	\$ (3,740.00)	\$ (1,061.98)	\$ (35,000.00)
Add'l. Contingency Req'd.	\$ 22,100.26	\$ (7,588.50)	\$ 12,510.79	\$ (6,824.53)	\$ 10,000.00	\$ 3,740.00	\$ 1,061.98	\$ 35,000.00
Percent Change								10%

	Estimated Hours, by Month		
	LAFCO Staff	LAFCO Counsel	L-G Pro. Mgt
Apr	100	30	145
May	100	30	125
June	35	15	60
July	20	10	35
Aug	10	5	15
Total Estimated Hours	265	90	380
Hourly Rate	\$135	\$150	\$105
Total Est. Hourly Rate Charges	\$ 35,775	\$ 13,500	\$ 39,900
Expenses	\$ 350	\$ 250	\$ 1,066
Total Est. Costs to Complete	\$ 36,125	\$ 13,750	\$ 40,966

**El Dorado Hills Incorporation Project  
Project Budget and Cash Disbursement Report**

<b>Phase II: Project Implementation</b>		<b>LAFCO Staff</b>	<b>LAFCO Counsel</b>	<b>L-G Pro. Mgt</b>	<b>L - G CEQA</b>	<b>EPS CFA</b>	<b>Cty GIS Mapping</b>	<b>Misc.</b>	<b>TOTAL</b>
<b>Task</b>	<b>Budget Allocation</b>								
1.0	Boundary Definitions	\$ 2,430	\$ 600	\$ 3,780	\$ -	\$ -	\$ 4,000	\$ -	\$ 10,810
2.0	Legal Opinions	\$ 675	\$ 7,500	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ 9,750
3.0	Fiscal Analysis	\$ 8,640	\$ 7,650	\$ 19,950	\$ -	\$ 72,500	\$ -	\$ -	\$ 108,740
4.0	CEQA Compliance - EIR	\$ 8,640	\$ 4,950	\$ 15,960	\$ 90,000	\$ -	\$ -	\$ -	\$ 119,550
5.0	Other LAFCO Tasks	\$ 10,319	\$ 4,200	\$ 14,070	\$ -	\$ -	\$ 1,000	\$ -	\$ 29,589
	<b>Master Project Budget</b>	<b>\$ 30,704</b>	<b>\$ 24,900</b>	<b>\$ 55,335</b>	<b>\$ 90,000</b>	<b>\$ 72,500</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 278,439</b>
	Contingency Allocations	\$ 13,500	\$ 6,000	\$ 12,600	\$ 50,000	\$ -	\$ -	\$ -	\$ 82,100
	Original Base Budget	\$ 44,204	\$ 30,900	\$ 67,935	\$ 140,000	\$ 72,500	\$ 5,000	\$ -	\$ 360,539
	Adjusted Base Budget	\$ 30,704	\$ 24,900	\$ 55,335	\$ 110,000	\$ 80,000	\$ 7,000	\$ 500	\$ 308,439
	Remaining Contingency	\$ 13,500	\$ 6,000	\$ 12,600	\$ 20,000	\$ -	\$ -	\$ -	\$ 52,100
	Adjusted Total Budget	\$ 44,204	\$ 30,900	\$ 67,935	\$ 130,000	\$ 80,000	\$ 7,000	\$ 500	\$ 360,539

**Disbursements**

As of 6/30/2004	\$ 3,105.00	\$ 356.27	\$ 7,436.25	\$ 10,208.10	\$ -	\$ -	\$ 2,884.00	\$ -	\$ 23,989.62
Jul-04	\$ 1,991.25	\$ 615.00	\$ 7,158.20	\$ 9,411.60	\$ -	\$ -	\$ 1,345.00	\$ -	\$ 20,521.05
Aug-04	\$ 4,394.25	\$ -	\$ 2,049.00	\$ 6,954.88	\$ -	\$ -	\$ 255.00	\$ -	\$ 13,653.13
Sep-04	\$ 1,400.63	\$ -	\$ 2,208.62	\$ 5,232.82	\$ 16,867.00	\$ -	\$ -	\$ -	\$ 25,709.07
Oct-04	\$ 479.25	\$ 700.23	\$ 1,167.45	\$ 14,062.50	\$ 5,692.50	\$ 900.00	\$ 18.40	\$ 11.15	\$ 23,020.33
Nov-04	\$ 1,856.25	\$ 307.50	\$ 4,729.30	\$ 11,122.30	\$ 11,638.75	\$ -	\$ -	\$ -	\$ 29,665.25
Dec-04	\$ 1,248.75	\$ 1,987.50	\$ 1,942.50	\$ 10,961.72	\$ 11,784.38	\$ 960.00	\$ -	\$ -	\$ 28,884.85
Jan-05	\$ 6,108.75	\$ 2,370.00	\$ 1,312.50	\$ 13,907.50	\$ 4,013.57	\$ 120.00	\$ 78.25	\$ -	\$ 27,910.57
Feb-05	\$ 4,286.25	\$ 3,225.00	\$ 4,844.92	\$ 17,017.81	\$ -	\$ -	\$ 207.84	\$ -	\$ 29,581.82
Mar-05	\$ 5,308.88	\$ -	\$ 6,631.05	\$ 5,696.24	\$ 2,866.29	\$ 276.00	\$ 279.95	\$ -	\$ 21,058.41
Apr-05									\$ -
May-05									\$ -
Jun-05									\$ -
Subtotal, Thru 3/31/05	\$ 30,179.26	\$ 9,561.50	\$ 39,479.79	\$ 104,575.47	\$ 52,862.49	\$ 6,740.00	\$ 595.59	\$ -	\$ 243,994.10
% of Original Base Budget	98%	38%	71%	116%	73%	135%	#DIV/0!		88%
% of Revised Base Budget	98%	38%	71%	95%	66%	96%	119%		79%
Remaining Budget	\$ 524.74	\$ 15,338.50	\$ 15,855.21	\$ 5,424.53	\$ 27,137.51	\$ 260.00	\$ (95.59)	\$ -	\$ 64,444.90
Remaining Contingency	\$ 13,500.00	\$ 6,000.00	\$ 12,600.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 52,100.00
Total Remaining	\$ 14,024.74	\$ 21,338.50	\$ 28,455.21	\$ 25,424.53	\$ 27,137.51	\$ 260.00	\$ (95.59)	\$ -	\$ 116,544.90
Additional Budget Request	\$ 22,100.26	\$ (7,588.50)	\$ 12,510.79	\$ (6,824.53)	\$ 10,000.00	\$ 3,740.00	\$ 1,061.98	\$ -	\$ 35,000.00
Projected Final Costs	\$ 66,304.26	\$ 23,311.50	\$ 80,445.79	\$ 123,175.47	\$ 90,000.00	\$ 10,740.00	\$ 1,561.98	\$ -	\$ 395,539.00
Percent of Total Project	16.8%	5.9%	20.3%	31.1%	22.8%	2.7%	0.4%		100%



**Economic &  
Planning Systems**

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

March 30, 2005

Nat Taylor  
Lamphier-Gregory  
1944 Embarcadero  
Oakland, CA 94606

**Subject: Request for Task 1 Budget Extension for the El Dorado Hills  
Comprehensive Fiscal Analysis; EPS #14472**

Dear Nat:

Economic & Planning Systems, Inc., (EPS) appreciates the opportunity to continue working on the El Dorado Hills Comprehensive Fiscal Analysis (CFA). The purpose of this letter is to request additional budget authorization to complete this work.

In the original proposal to perform the CFA work, EPS estimated a **\$50,000 Task 1** budget would be adequate to prepare the Administrative Review Draft CFA and Public Review Draft CFA, and to present the findings of the Public Review Draft CFA to the El Dorado County Local Area Formation Commission (LAFCO).

As you are aware, the entire **\$50,000** budget was expended when EPS completed the Administrative Review Draft CFA because of unanticipated work related to modeling and analyzing multiple incorporation boundaries. On January 12, 2005, EPS requested and received authorization for an additional **\$7,500** to complete the Public Review Draft CFA and present the Public Review Draft CFA findings to LAFCO.

EPS has accrued but not billed expenses in excess of the amended **Task 1** budget of **\$57,500**. because of the following reasons:

- EPS exchanged a significant amount of correspondence with the El Dorado County Sheriff Department to finalize assumptions used in the CFA. Specifically, EPS developed several iterations of data tables that compared estimated department costs, calls for services, and sworn officers among different geographies in El Dorado County (the County as a whole, the "West Slope", Sheriff's Beat 21, and the proposed City of El Dorado Hills) to scrutinize

**B E R K E L S Y**

2501 Ninth Street, Suite 200  
Berkeley, CA 94710-2515  
www.epsys.com

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**S A C R A M E N T O**

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

**D E N V E R**

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



the Sheriff's cost assumptions for the proposed city. The exchange of correspondence with the Sheriff Department represented a greater than anticipated level of effort to obtain assumptions for the CFA.

- EPS drafted several memorandums to the Auditor-Controller to clarify sources of revenue to be included or excluded from the Auditor's determination, which is an important calculation used in the CFA. The exchange of correspondence with the Auditor-Controller represented a greater than anticipated level of effort.
- Following an internal review of the Administrative Draft CFA on February 1, 2005, and per the request of LAFCO counsel, EPS conducted a series of additional sensitivity analyses to examine the feasibility of the proposed city. EPS drafted an internal memorandum that summarized multiple possible modifications to the CFA including increases and decreases of several key assumptions. These modifications were conducted for both boundary alternatives as well as for the regular growth and reduced growth scenarios.
- EPS submitted two additional Administrative Review Draft CFAs for internal review and comment. EPS submitted the additional Administrative Review Drafts in PDF format, which is a time-consuming process because all appendix tables must be individually printed in PDF format and then reassembled in Adobe Acrobat. The original budget and budget extension request did not anticipate the need to submit more than one Administrative Review Draft CFA.

Because additional time was spent on the items outlined above, EPS requests a budget extension of \$10,000 to cover expenses accrued while completing Task 1. The \$10,000 request would increase the Task 1 budget from \$57,500 to \$67,500. The total amended budget, if authorized, does not include the \$5,000 Task 1 contingency budget authorized by LAFCO in September 2004. As you are aware, the contingency budget may be necessary if EPS needs to update the CFA model for changes in the vehicle license fee allocation to new cities. The following table shows the amended Task 1 and overall budget if the \$10,000 request is authorized.

EPS charges for its services on a direct cost (hourly billing rates and direct expenses) not-to-exceed basis; therefore, you would be billed only for the work completed up to the authorized budget amount. If additional work or meetings are required, EPS will request additional budget authorization with the understanding that terms would be negotiated in good faith.

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Task	Original/ Amended Budget	Current Request	Revised Budget
Task 1—Draft CFA (Amended) [1]	\$57,500	\$10,000	(if auth.) \$67,500
Task 2—Terms and Conditions Tech. Support	\$10,000	\$0	\$10,000
Task 3—Public Hearing Process	\$12,500	\$0	\$12,500
<b>Total</b>	<b>\$80,000</b>	<b>\$10,000</b>	<b>\$90,000</b>

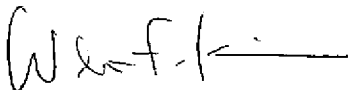
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[1] Excludes \$5,000 contingency budget that may be used if necessary.

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

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC.



Walter Kieser  
Managing Principal

va

cc: Roseanne Chamberlain, El Dorado LAFCO

***AGENDA ITEM NO. 6***

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

**NO MATERIALS FOR THIS ITEM**

**PLEASE BRING YOUR**

**EIR & CFA**

**DOCUMENTS FOR REFERENCE**

HICKOK ROAD C.S.D

4-26-05

L.A.F.C.O. Commissioners;

We, as the Board of Directors of the Hickok Road Community Service District, are writing to ask that our District be excluded from the proposed El Dorado Hills incorporation map. Our reasons for this request are as follows.

1. Our District is comprised of 61 parcels zoned R.E. 5 acres or more. This constitutes a rural setting that is incompatible with a high density city as proposed.
2. Our District is located on the eastern boundry line of the proposed city and therefore our exclusion would not create an island effect in the proposed map.
3. If we were to be included in the proposed map it would cut our C.S.D. in half. This would cause a hardship for our homeowners and be detrimental to the condition of our 2.3 miles of road. According to the E.I.R. on page 2-19, any division of our C.S.D. would be in conflict with L.A.F.C.O. policy 2.9.7. These conflicts are considered Significant Impacts under the criteria.

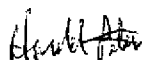
In closing, we would like to direct your attention to the E.I.R. PAGE 4-6, the section titled, Arroyo Vista, Hickok Rd., and Green Springs Ranch for your consideration. For the reasons above and others we respectfully request as commissioners you grant our Districts exclusion from the proposed incorporation map.

Thank you for your consideration in this matter. If I can be of any help with questions you may have I will be more than happy to do my best to help. I am Art Barker board chair at 916-933-0704.

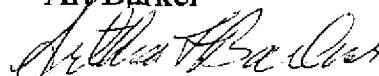
Janna Buwalda

Warren Sargent  


Harrold Peters



Art Barker



# Bass Lake Action Committee

501 Kirkwood Court El Dorado Hills California 95762  
Telephone 530-672-6836 • Email blacinfo@aol.com

April 27, 2005

El Dorado County Local Area Formation Commission  
550 Main Street  
Placerville, CA 95667

RE: Cityhood Incorporation of El Dorado Hills

LAFCO Commissioners:

The Bass Lake Action Committee, a non profit 501(c)3 organization was founded to provide a voice for Bass Lake Hills homeowners, specifically regarding the development of a regional park, and to keep residents informed about issues and meetings in El Dorado County that affect our area. At their most recent meeting, the BLAC Board of Directors unanimously voted to support the opportunity for El Dorado Hills Homeowners to vote on the issue of incorporation of El Dorado Hills as a city.

Further, we encourage the LAFCO members to allow the issue of incorporation to be on the November 2005 ballot.

Thank you for your time,



Kathy Prevost, President  
Bass Lake Action Committee



April 27, 2005

El Dorado County Local Agency Formation Commission  
550 Main Street  
Placerville, CA 95667

Subject: Cityhood Incorporation of El Dorado Hills /Proposed and Alternative  
Boundaries for the proposed Incorporation

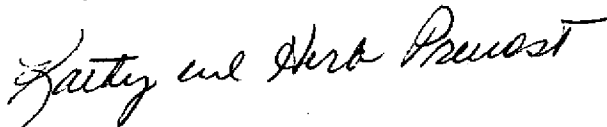
Dear Sir or Madam:

As relatively new, three-year residents of El Dorado Hills, we support sending the proposed city incorporation of El Dorado Hills to the voters for approval. We have had the privilege to live in many fine communities with high qualities of life both incorporated and unincorporated, and are aware of the potential that this area has if it is incorporated. Incorporation will allow this quality community to develop a stronger sense of identity and to continue to grow while integrating effective planning and citizen involvement.

Further, we believe the Alternative Boundary Map (also known as the No Island alternative) should be the preferred boundary proposal. We recommend the land subject to the California Land Conservative Acts of 1965 located in the southern portion of the proposed map be excluded from the proposed city boundary as recommended in the Draft EIR.

El Dorado Hills will be the gateway city to El Dorado County for all that visit from the west. The inclusion of the El Dorado Hills Business Park in the proposed new city of El Dorado Hills boundaries is a necessary element to assure the success of the future city if approved by LAFCO and the voters. Since the Business Park is an integral part of the area, and would provide greater economic stability for the new city, we believe it is necessary to continue to include it in the boundaries. With the inclusion of the Business Park meeting the necessary California statutory framework of no islands or peninsulas, we encourage the adoption of the No Islands Alternative.

Thank you for your time,



Kathy and Herb Prevost  
1080 Jasmine Circle  
El Dorado Hills, CA 95762



EL DORADO

DEFINITION:

1. *A city or country of fabulous riches held by a 16th century explorer to exist in South America.*
2. *A place of fabulous wealth or opportunity.*

*Ed Lamoreaux*





Wally Richardson  
President, Summit H.O.A.  
El Dorado Hills, Ca. 95762  
916-933-9599  
FAX: 933-9610

April 27, 2005

LAFCO  
El Dorado Co. Local Agency Formation Commission  
Board Members;

At a recent meeting courteously held in El Dorado Hills, many points of concern were voiced by residents in this Community. Some of these are listed below:

1. Proper tax base. Any healthy community that wants to grow and be viable, needs to have **adequate taxes** from Residential, Commercial and Industrial sources. Since the State of California precludes the formation of *Islands* within the boundaries of a new township, the inclusion of the Industrial Park in El Dorado Hills should be a "given."
2. The Supervisors of El Dorado Co. serve to represent the Residents within the County in a fair and impartial manner. That means that "**politics**" should not play a role in influencing the LAFCO Board in their deliberations regarding the proper boundaries for the new City Limits.
3. The exclusion of portions of the proposed boundaries for the preferences of several individuals. This should not be considered. Whacking away at City boundaries because someone said they were happy with County services is not a valid reason for exclusion from proposed boundaries. For the County to have to be responsible for Services to a few, when a City can do a better job seems illogical.
4. Charges by Industrial Developers that inclusion of the Industrial Park within City Limits would be a financial burden. This is illogical and not based on fact. An argument can be made that locating a business within the town of El Dorado Hills can be a strong 'plus,' now and in the years to come.
5. A recent survey was made within the Industrial Park, and it was found that a majority of those polled regarded the inclusion of the Park within the City Limits as a "plus." High-tech companies from the Bay Area and other locations are gravitating here in ever-increasing numbers, aware of the positive growth in El Dorado Hills, and it's desirable location.
6. The problems of proper zoning for El Dorado Hills. The County Supervisors might be pressured into re-zoning property based on improper influence from developers or individuals that only have their own financial interests at heart. An Incorporated City can develop a Master



Plan that will set out proper areas of zoning that will benefit the City as a whole. Recent re-zoning of an area near the intersection of Green Valley Road and Francisco Blvd. for the development of storage units is a good example of what should not be allowed.

7. El Dorado Hills would be "fiscally viable" with or without the Industrial Park inclusion. This is nonsense. Although the new township might be able to pay its' bills on an on-going basis, a healthy and proper tax base would insure that the Town would be a vibrant place to live and grow in. Considering that there are presently only two incorporated towns within the County, El Dorado Hills should develop into the jewel of the County. This should benefit the whole County.
8. The contention by Supervisor Jack Sweeney that *revenue* from the Industrial Park should benefit residents *County-wide*. Excuse me! This is a blatant political excuse to control everything within the County, regardless of its' location or logical development. El Dorado Hills is at the extreme west end of the County. Our needs override the needs of the County "as a whole."
9. Politics as usual. Many residents of El Dorado Hills are growing uneasy lest the Incorporation of El Dorado Hills become a political "football." The injection of County Supervisors into the issue in the manner that has presented itself has only served to increase this concern.
10. The Incorporation process. The residents of El Dorado Hills want a viable, healthy functioning City government. Its' Incorporation process must be moved along expeditiously, including the Industrial Park and the newer boundary lines proposed at the last meeting. Anything less will be considered unsatisfactory by the vast number of residents living here.

Respectfully,

Wally Richardson

**Eric Sporre**

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To: gail@cemocom.com  
Subject: Incorporation of El Dorado Hills

This e-mail is in response to our discussion on the Incorporation of El Dorado Hills. As stated in our discussion, I do not currently see any benefit to incorporating. The written materials and e-mails I have seen do not give enough specifics as to benefits. In fact, several have been so unprofessional that I seriously question the motives involved. We have made a substantial long term commitment in purchasing 100 acres in the park. In doing so, we closely studied the cost of doing business in El Dorado Hills. I am very concerned that the proposed incorporation will increase our costs without providing any benefit.

I wish that I could have been given adequate notice and have been able to attend Wednesday's meeting. However, please present a copy of this e-mail for me.



---

PLEASE FAX TO  
GAIL  
CEMO COMMERCIAL  
(916) 933-0119

Eric Sporre  
Vice President  
PAC / SIB LLC  
- Pacific Realty Assoc. LP  
- Pactrust Realty, Inc.  
- ~~530~~ 624-6300 office  
503-  
cell 503-784-8210





## Southfork development group

April 27<sup>th</sup>, 2005

Gail Gephardt, Cemo Commercial Real-estate

Dear Gail,

I am writing in regard to the proposed inclusion of the El Dorado Hills Business Park into the new city of El Dorado Hills. My company has purchased 4 parcels totaling 23 acres within the Business Park, two of which we have built approximately 160,000 Square feet of buildings on. The other two parcels will be started this year and consist of approximately 240,000 additional square feet. We are not planning on selling any of the properties; we will be holding them for the long term.

I am very concerned that including the Business Park within the new city limits will substantially increase our cost of doing business without any associated benefits. Other developments that have gone through similar incorporations have seen their costs increase by as much as 100%. I have talked to other property owners within the Business Park and not one of them has expressed support for including the Business Park within the city limits.

Richard Conto, CEO  
Southfork Development Group  
916-220-4508



**Eric Sporre**

---

To: gail@cemocom.com  
Subject: Incorporation of El Dorado Hills ..

This e-mail is in response to our discussion on the Incorporation of El Dorado Hills. As stated in our discussion, I do not currently see any benefit to incorporating. The written materials and e-mails I have seen do not give enough specifics as to benefits. In fact, several have been so unprofessional that I seriously question the motives involved. We have made a substantial long term commitment in purchasing 100 acres in the park. In doing so, we closely studied the cost of doing business in El Dorado Hills. I am very concerned that the proposed incorporation will increase our costs without providing any benefit.

I wish that I could have been given adequate notice and have been able to attend Wednesday's meeting. However, please present a copy of this e-mail for me.



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503-

cell 503-784-8210



April 27, 2005

Re: Incorporation of El Dorado Hills to form a city.

Most people I speak with support forming a city to have their tax money used within the city to support self-determination. This is an ideal conclusion and since a city will be a reality, I hope this conclusion is realized.

My position is contrary to forming a city based on the development of another level of beauracracy that will become "THEM". "THEM" being the people we elect to represent we the citizens of the new city and THEM will be advised by a city manager, city attorney and others on the city payroll to make sure their positions are protected, well paid, with ideal benefits and then do some work for the people. This may seem harsh or not the way it works, but look at our current cities, counties, state and federal governmental performance and it all seems to fit. Our nation is now being run by elected officials that are afraid to do what is right leaving the decisions to the judicial system, the initiative process and being motivated by special interests. Just look at our current Sate of California Legislature inaction on programs that would prevent the state going bankrupt. This all may seem not related to just a new city, but mark my words "THEM" will make sure it does!

As stated I appose the new city, but being alert to the world around me it behooves the board to support the formation of the city with all three of the main foundations of a viable working city, I.E., residential, businesses and industrial without any islands or illegal exceptions.

Respectively submitted.



Arthur Bernard Greenwood  
1671 Halifax Way  
El Dorado Hills, CA. 95762  
(916) 939-3438

Property owner since 11-96 and resident of 7 years as of May 22, 2005.

ABG

File



***AGENDA ITEM NO. 7***

***CONSIDERATION OF POLICY 6.7.23  
DURATION OF FISCAL IMPACT  
MITIGATION FOR INCORPORATION  
REVENUE NEUTRALITY***

# *Local Agency Formation Commission*

## *STAFF REPORT*

### *Agenda of April 27, 2005*

#### **AGENDA ITEM 7: CONSIDERATION OF LAFCO POLICY, DURATION OF FISCAL IMPACT MITIGATION FOR INCORPORATION REVENUE NEUTRALITY**

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#### **RECOMMENDATION**

Make no changes to LAFCO Policy 6.7.23 which provides that the duration of mitigation payments should extend no more than 10 years.

#### **BACKGROUND AND DISCUSSION**

This item is placed on the agenda at the request of Chairman Manard.

LAFCO Policy 6.7.23 (attached) provides that the duration of mitigation payments should extend no more than 10 years, based on the county's ability to implement general plan amendments and take other measures necessary to adjust or compensate for the loss of revenue due to the incorporation of a new city.

#### *1) A Policy Change During Proceedings Could Compromise Fairness*

Incorporation policies adopted in 1997-98 are up to date. They were reviewed, revised and affirmed by the Commission in January 2004 and provide direction and guidance to participants in the incorporation proceedings. Most importantly, the policies enable the various participants to know in advance what is required and how the Commission will balance competing goals and priorities. The policies define reliable and fair ground rules which have been the base line for expectations since well before the current revenue neutrality negotiations began. The Commission should carefully consider the potential effects of altering any incorporation policy at this stage of the El Dorado Hills Incorporation and should consider the potential effects of policy a change on fairness and certainty.

#### *2) Policy 6.7.23 Is Consistent with State Law and OPR Guidelines*

Revenue Neutrality Negotiations began March 14, 2005, following the distribution of the Comprehensive Fiscal Analysis. The County has expressed concerns that the 10 year mitigation period is inconsistent with state law since the law does not specify a time period for fiscal mitigation. The policy is within the scope of Government Code Section 56375, particularly sections (g) and (h) which empower LAFCO to adopt written procedures for the evaluation of proposals. Like other policies, this policy specifies and clarifies the procedure for local implementation of state law, and is consistent with Cortese-Knox-Hertzberg.



The Governor's Office of Planning and Research (OPR) adopted guidelines for incorporations in 2002. The OPR guidelines specifically recommend each LAFCO should develop policies for the purpose of implementing revenue neutrality. Those policies should prescribe the process for the method of repayment and the duration of fiscal impacts (OPR Guidelines, p.41)

3) *The Policy Was Developed with the Participation of the County, the Public and the Incorporation Committee*

Incorporation policies were adopted after intensive study and discussion over a 9 month period in 1997 and 1998 with a goal of informing the parties and the public and achieving consensus. Each policy or group of policies was considered and voted on separately. County administrative staff, including the CAO participated in the discussion and debate at the Commission meeting and a consensus was reached for the 10 year mitigation period. The action to adopt this policy was unanimous and included the vote of the supervisor members on LAFCO.

4) *LAFCO Decisions Must be Based on the Entire Record*

LAFCO Policy 6.1 states there may be cases where the Commission must use its discretion in the application of these policies so that potential or real conflicts among policies are balanced and resolved based on project specifics and consistent with the requirements of the Cortese-Knox-Hertzberg Act. LAFCO decisions require the commission to weigh and balance all aspects of a boundary change proposal. Determinations are quasi-legislative actions which make statements of judgement and conclusion about proposals. The policies guide the process and help staff and others prepare for the commission hearing and decision. The Commission, however, makes its determinations based on the staff analysis, factual information, testimony, research by experts, and much more. It is not uncommon for the Commission to emphasize one policy or factor over another based on unique project circumstances or local conditions. Such weighted judgements are the essence of LAFCO's statutorily vested discretion, and general policies or guidelines need not restrict LAFCO's discretion.

LOCAL AGENCY FORMATION COMMISSION  
POLICIES, GUIDELINES AND PROCEDURES

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- 6.7.23 Duration of Fiscal Impact Mitigation: The duration of mitigation payments should extend no more than 10 years, based on the county's ability to implement general plan amendments and take other measures necessary to adjust to or compensate for the loss of revenue due to the incorporation of a new city.

***AGENDA ITEM NO. 8***

***FISHER ANNEXATION  
LAFCO PROJECT NO. 04-10***

# *Local Agency Formation Commission*

## *STAFF REPORT*

### *Agenda of April 27, 2005*

**AGENDA ITEM 8:** Fisher Annexation to El Dorado Irrigation District;  
LAFCO Project No. 04-10

**PROPOSERS:** William J. Fisher and Mary T. Muse, Landowners

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#### **DESCRIPTION OF PROJECT**

The landowners are requesting annexation of APN 067-120-02, consisting of approximately 0.39 acres, to El Dorado Irrigation District.

#### **PURPOSE**

The annexation is necessary to obtain water and possible future wastewater services for construction of a future single family residence.

#### **LOCATION**

The project is located on Guadalupe Drive near Francisco Drive in El Dorado Hills.

#### **CEQA**

The project is exempt from the provisions of the California Environmental Quality Act under §15319 of the California Code of Regulations. The exemption provides for the annexation of individual small parcels of the minimum size for construction of a single family residence.

#### **BACKGROUND**

The proponents are requesting water service for a future single family home on a vacant residential parcel. The project is in EID's El Dorado Hills Region and requires one equivalent dwelling unit (EDU) of Assessment District 3 (AD3) water. The parcel is not currently entitled to AD3 water and the landowners will need to transfer one AD3 EDU from another parcel under their ownership. EID would condition service on this transfer.

Wastewater service is included with the annexation although the landowners are considering installation of a septic system due to EID requirements that the landowners construct a force main and private sewage lift station before service can be provided. The landowners could request wastewater service from EID at any time after annexation.

#### **SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS**

Government Code §56668 and LAFCO Policies require that the review of a proposal shall consider the following factors:

<b>FACTOR TO CONSIDER</b>	<b>POLICY / STATUTE CONSISTENCY</b>	<b>COMMENT</b>
Need for organized services, probable future needs	1 Consistent	Service needed for future single family home.
Ability to serve, level and range of service, time frames, conditions to receive service	2 Consistent	Conditioned on transfer of AD3 water. Force main and lift station needed for wastewater service if requested in future.
Timely availability of adequate water supply	3 Consistent	Requires 1 of 2,176 available EDUs (as of 01-01-04).
Alternatives to service, other agency boundaries, and local gov't structure	4 Consistent	Proposal is only feasible alternative for a planned residence due to parcel size and zoning.
Significant negative service Impacts	5 Consistent	Service is conditioned to prevent impacts.
Coordination of applications	6 Consistent	Other needed services in place. No nearby applications.
Present cost/adequacy of governmental services, including public facilities	7 Consistent	Appears adequate.
Effect of proposal on cost & adequacy of service in area and adjacent areas	8 Consistent	Proponents are responsible for all service costs.
Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas	9 Consistent	Proposal is only feasible alternative for a planned residence due to parcel size and zoning.
Sufficiency of revenues, per capita assessed valuation	10 Consistent	EID estimates a net annual gain of \$27,964 for both services.
Revenue producing territory	11 Consistent	Potential for one single family home.
56668.3 "best interest"	12 Consistent	Landowners and EID support the annexation.

<b>FACTOR TO CONSIDER</b>	<b>POLICY / STATUTE CONSISTENCY</b>	<b>COMMENT</b>
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 Consistent	The parcel is fully surrounded by EID and Folsom Lake.
Topography, natural boundaries, drainage basins, land area	14 Consistent	No significant topographical features.
Creation of islands, corridors, irregular boundaries	15 Consistent	Proposal eliminates an island.
Conformance to lines of assessment, ownership	16 Consistent	Confirmed by County Assessor and Surveyor.
Spheres of influence	17 Consistent	Within EID sphere of influence.
Effect on adjacent areas, communities of interest	18 Consistent	Public services are consistent with surrounding area of El Dorado Hills.
Information or comments from landowners or owners	19 Consistent	Landowners support annexation.
Effect on other community services, schools	20 Consistent	No known effect.
Other agency comments, objections	21 Consistent	Ag Commission notes there are no choice soils or Williamson Act lands in the area.
Fair share of regional housing needs	22 Consistent	Decreases water available for County's build-out of RHND; no substantive effect.
Land use, information relating to existing land use designations	23 Consistent	Medium density residential (1 unit/acre) in 1996 and 2004 General Plans.
Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 Consistent	Current population of 0 could increase to 3.3 at build-out.
Proximity to other populated areas	25 Consistent	Within densely populated community of El Dorado Hills; incorporation proposal pending.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Consistency with general plans, specific plans, zoning	26 Consistent	Service is consistent with R1 zoning and MDR land use in 1996 and 2004 General Plans.
Physical and economic integrity of agriculture lands and open space	27 Consistent	Ag Commission notes there are no choice soils or Williamson Act lands in the area.
Optional factor: regional growth goals and policies	28 Not applicable.	Not applicable.

### **DETERMINATIONS**

The Commission should review the factors summarized above and discussed below, then make its own determinations regarding the project. Staff recommends the following determinations based on project research, state law and local policies:

1. The subject territory is “uninhabited” per Government Code §56046. Application for this annexation is made subject to Government Code §56650 et seq. by 100% of the landowners.
2. The territory proposed for annexation is within the sphere of influence of El Dorado Irrigation District and is contiguous to the existing boundary. The annexation will provide a more logical and orderly boundary.
3. The project is exempt from the provisions of the California Environmental Quality Act under §15319 of the California Code of Regulations.
4. The annexation will not result in negative impacts to the cost and adequacy of service otherwise provided in the area, and is in the best interests of the affected area and the total organization of local government agencies.
5. The annexation will not have an adverse effect on agriculture and open space lands.
6. The annexation will result in a decrease in water supply available for the build-out of regional housing needs determined by the Sacramento Area Council of Governments. The annexation will not, however, have a significant foreseeable effect on the ability of the County to adequately accommodate its fair share of those needs.

## **RECOMMENDATIONS**

Staff recommends that the Commission take the following actions:

1. Adopt Resolution L-05-05 making determinations, adding conditions, and approving the Fisher Annexation to El Dorado Irrigation District, LAFCO Project No. 04-10.
2. Find that the project is exempt from provisions of the California Environmental Quality Act under §15319 and direct staff to file the Notice of Exemption in compliance with CEQA and local ordinances implementing same.
3. Waive the conducting authority proceedings subject to Government Code §56663 and local policies.
4. Direct staff to complete the necessary filings and transmittals as required by law.

## **DISCUSSION**

Government Code §56668 and LAFCO Policies require that the review of an annexation proposal shall consider the following factors:

**(Numbered items 1-6 relate to services)**

1. ***NEED FOR ORGANIZED COMMUNITY SERVICES, PROBABLE FUTURE NEEDS::*** Applicants shall demonstrate the need and/or future need for governmental services and that the proposal is the best alternative to provide service (Policies 3.1.4(b), 6.1.7; §56668(b)).

***RESPONSE:*** The proposal will annex one vacant residential parcel and will enable public water and wastewater service extensions to a future single family home. Due to parcel size and R1 zoning, the landowners can install either a private well or septic system but not both. Public water, wastewater, or both are needed for the future residence.

2. ***ABILITY TO SERVE, LEVEL AND RANGE OF SERVICE, TIME FRAMES, CONDITIONS TO RECEIVE SERVICE:*** Prior to annexation the applicants and proposed service providers shall demonstrate that the annexing agency(ies) will be capable of providing adequate services which are the subject of the application and shall submit a plan for providing services (Policy 3.3, §56668(j)).

***RESPONSE:*** The parcel is within EID's El Dorado Hills Region and requires one EDU of AD3 water. The parcel is not currently entitled to AD3 water and the landowners will need to transfer one AD3 EDU from another parcel under their ownership. Water service would be conditioned on this transfer. A 10-inch water line exists in Guadalupe Drive and there is a fire hydrant located within 300 feet of the parcel.

An EID sewer line exists near the south of the parcel. EID is requiring that the landowners finance and construct a force main and private sewage lift station before



wastewater service can be provided. Due to cost issues, the landowners are considering installation of a private septic system. This proposal includes wastewater service so that the landowners can request the service from EID in the future if the septic alternative is not feasible or desired.

- 3. *TIMELY AVAILABILITY OF ADEQUATE WATER SUPPLY:*** The Commission shall consider the timely availability of water supplies adequate for projected needs (§56668(k)).

**RESPONSE:** The proposal requires one of 2,176 available EDUs in the El Dorado Hills Region (as of 01-01-04). The parcel is not currently entitled to AD3 water and the landowners will need to transfer one AD3 EDU from another parcel under their ownership. This transfer is necessary before water supply is available to the parcel.

- 4. *ALTERNATIVES TO SERVICE, OTHER AGENCY BOUNDARIES, AND LOCAL GOVERNMENT STRUCTURE:*** The Commission shall consider alternatives to the proposal, proximity of other agency boundaries and alternative courses of action. Where another agency objects to the proposal, LAFCO will determine the best alternative for service (Policies 3.3.2.2(g), 6.1.3).

**RESPONSE:** Due to parcel size and R1 zoning, the landowners can install either a private well or septic system but not both. Public water, wastewater, or both are therefore needed for a future residence. EID is the only provider of public water and wastewater service in this area. The landowners are considering installation of a septic system due to EID requirements that the landowners construct a force main and private sewage lift station before service can be provided. However, wastewater service is included with this proposal so that the landowners can request service from EID in the future if the septic option is not feasible.

- 5. *SIGNIFICANT NEGATIVE SERVICE IMPACTS:*** Services provided to the territory will not result in a significant negative impact on the cost and adequacy of services otherwise provided (Policy 6.2.4, §56668.3(b)).

**RESPONSE:** Water service is conditioned so that water supply is available prior to service being extended. The landowners would be responsible for constructing a force main and sewage lift station if wastewater service is requested in the future. Construction of this infrastructure will prevent impacts to service otherwise provided in the area.

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

**RESPONSE:** Other needed services (fire and emergency, park and recreation, roads) are in place. There are no nearby applications.

**(Numbered items 7-12 relate to cost and revenues)**

7. **PRESENT COST/ADEQUACY OF GOVERNMENTAL SERVICES, INCLUDING PUBLIC FACILITIES:** The Commission shall consider existing governmental services and facilities and the cost and adequacy of such services and facilities (§56668(b), Policy 3.3). If service capacity and/or infrastructure will be expanded, the applicant will submit cost and financing plans (Policy 3.3.2.2).

**RESPONSE:** Present EID services appear adequate in this area. There is a water line and wastewater line nearby the subject parcel and a fire hydrant within 300 feet.

8. **EFFECT OF PROPOSAL ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider existing and proposed governmental services and facilities, the cost and adequacy of such services and facilities, and probable effect of the proposal on the area and adjacent areas (§56668(b) and Policy 3.3). LAFCO will discourage projects that shift the cost of service and/or service benefits to others or other service areas (Policy 6.1.8).

**RESPONSE:** The proponents are responsible for financing and constructing a water line extension from the existing line in Guadalupe Drive. If wastewater service is requested in the future, the proponents will be responsible for financing and constructing a force main and sewage lift station from the nearby sewer line in Carnegie Way. These extensions will not have a foreseeable effect on the present cost and adequacy of service in the area.

9. **EFFECT OF ALTERNATIVE COURSES OF ACTION ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider the cost and adequacy of alternative services and facilities (§56668).

**RESPONSE:** Installation of a well or septic system would not have a foreseeable effect on the cost of service in the area. The landowners can utilize only one of these options, however, and public services are therefore necessary as the only feasible alternative for a planned residence.

10. **SUFFICIENCY OF REVENUES, PER CAPITA ASSESSED VALUATION:** §56668(j)

**RESPONSE:** EID's cost-benefit analysis estimates a net annual gain of \$27,964 for both services. Revenues are derived from property taxes, facility capacity (hook-up) charges, and utility bills. Expenses include operation and treatment costs and pipeline replacement. The landowners will be responsible for financing and constructing all necessary infrastructure extensions to the parcel.

11. **REVENUE PRODUCING TERRITORY:** The proposed annexation shall not represent an attempt to annex only revenue-producing territory (Policy 6.1.1).

**RESPONSE:** The proposal will annex one vacant residential parcel. EID estimates a net annual gain from the annexation. However, annual property tax revenues are estimated at \$1,425, which is approximately 2% of total revenue. Total revenue includes standard hook-up charges and utility bills.

12. **"BEST INTEREST:"** The Commission shall consider whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the city/district and within the territory proposed to be annexed to the city/district (§56668.3).

**RESPONSE:** The landowners and EID support the proposal. Annexation will enable service extensions to a planned home and will provide a more logical and orderly EID boundary.

**(Numbered items 13-17 relate to boundaries)**

13. **BOUNDARIES: LOGICAL, CONTIGUOUS, NOT DIFFICULT TO SERVE, DEFINITE AND CERTAIN:** The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001). Lands to be annexed shall be contiguous (Policy 3.9.3) and should not create irregular boundaries, islands, peninsulas or flags (Policy 3.9.4, §56109). The boundaries of the annexation shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)).

**RESPONSE:** The subject parcel is fully surrounded by EID and Folsom Lake. Annexation will provide a more logical and orderly boundary by eliminating this island.

14. **TOPOGRAPHY, NATURAL BOUNDARIES, DRAINAGE BASINS, LAND AREA:** Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6). The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).

**RESPONSE:** The parcel abuts Folsom Lake and is surrounded on the other three sides by EID. The proposal is not inconsistent with any natural features.

15. **CREATION OF IRREGULAR BOUNDARIES:** Islands, peninsulas, "flags", "cherry stems," or pin point contiguity shall be strongly discouraged. The resulting boundary shall not produce areas that are difficult to serve. The Commission shall determine contiguity (Policies 3.9.3, 3.9.4, 3.9.7).

**RESPONSE:** The proposal will eliminate an island fully surrounded by EID and Folsom Lake.

16. **CONFORMANCE TO LINES OF ASSESSMENT, OWNERSHIP:** The Commission shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).

**RESPONSE:** The proposal conforms to parcel lines as confirmed by the County Assessor and Surveyor.

17. **SPHERES OF INFLUENCE:** Commission determinations shall be consistent with the spheres of influence of affected local agencies (Policy 3.9.1).

**RESPONSE:** The subject parcel is within the EID sphere of influence.

**(Numbered items 18-21 relate to potential effect on others and comments)**

18. **EFFECT ON ADJACENT AREAS, COMMUNITIES OF INTEREST:** The Commission shall consider the effect of the proposal and alternative actions on adjacent areas, mutual social and economic interests and on the local governmental structure of the county (§56668(c)).

**RESPONSE:** The subject parcel is located in El Dorado Hills. Annexation to EID and the associated service extensions are consistent with surrounding high density development.

19. **INFORMATION OR COMMENTS FROM THE LANDOWNER OR OWNERS:** The Commission shall consider any information or comments from the landowner or owners.

**RESPONSE:** The landowners support the annexation.

20. **EFFECT ON OTHER COMMUNITY SERVICES, SCHOOLS:** LAFCO's review of services refers to governmental services whether or not those services are provided by local agencies subject to the Cortese-Knox-Hertzberg Act, and includes public facilities necessary to provide those services.

**RESPONSE:** The single-parcel annexation will have no anticipated effects on other services.

21. **OTHER AGENCY COMMENTS, OBJECTIONS:** All affected and interested agencies are provided application related material and notified of the proposal and proposed property tax redistribution plan. Comments have been requested and shall be considered (Policy 3.1.4 (I), §56668(i)).

For district annexations and city detachments only, the Commission shall also consider any resolution objecting to the action filed by an affected agency (§56668.3(4)). The Commission must give great weight to any resolution objecting to the action which is filed by a city or a district. The Commission's consideration shall be based only on financial or service related concerns expressed in the protest (§56668.3(5b)).

**RESPONSE:** The following agencies were provided an opportunity to comment on this proposal:

El Dorado County Representing County Service Areas 7, 9, and 10  
El Dorado County Water Agency  
El Dorado Irrigation District  
El Dorado Hills County Water District  
El Dorado Hills Community Services District  
Los Rios Community College District  
El Dorado Union High School District  
Rescue Union Elementary School District

The Agricultural Commission noted that there are no choice soils or Williamson Act lands in the proposal area. No other substantive comments were received.

**(Numbered items 22-26 relate to land use, population and planning)**

- 22. FAIR SHARE OF REGIONAL HOUSING NEEDS:** The Commission shall review the extent to which the proposal will assist the receiving entity in achieving its fair share of regional housing needs as determined by the Sacramento Area Council of Governments (SACOG) (§56669(l)).

**RESPONSE:** The annexation will contribute to a small decrease in water supply available for the build-out of the County's regional housing needs allocation but will likely not affect the County's ability to meet that allocation.

- 23. LAND USE, INFORMATION RELATING TO EXISTING LAND USE DESIGNATIONS:** The Commission shall consider any information relating to existing land use designations (§56669(m)).

**RESPONSE:** The land use designation for the subject parcel is Medium Density Residential (MDR) in both the 1996 and 2004 General Plans. This designation allows for one dwelling unit per acre. The subject parcel is 0.39 acres and one dwelling unit is planned.

- 24. POPULATION, DENSITY, GROWTH, LIKELIHOOD OF GROWTH IN AND IN ADJACENT AREAS OVER 10 YEARS:** The Commission will consider information related to current population, projected growth, and number of registered voters and inhabitants in the proposal area.

**RESPONSE:** The parcel is currently vacant. The population could increase to 3.3 persons at build-out.

- 25. PROXIMITY TO OTHER POPULATED AREAS:** The Commission shall consider population and the proximity of other populated areas, growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years (Policy 3.1.4 (a)).

**RESPONSE:** The subject parcel is located within the highly populated community of El Dorado Hills and is included in the boundary of the proposed incorporation. Public

services are consistent with the surrounding area.

- 26. CONSISTENCY WITH GENERAL PLANS, SPECIFIC PLANS, ZONING:** The Commission shall consider the general plans of neighboring governmental entities (Policy 3.1.4(g)).

**RESPONSE:** The 1996 and 2004 General Plans designate the parcel as Medium Density Residential (MDR) and the zoning is One-Family Residential (R1). The zoning is inconsistent with the land use designation. However, the land use is more restrictive and only allows for one dwelling unit per acre. The parcel is 0.39 acres in size.

- 27. PHYSICAL AND ECONOMIC INTEGRITY OF AGRICULTURAL LANDS AND OPEN SPACE LANDS:** LAFCO decisions will reflect its legislative responsibility to maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), §56016, 56064).

**RESPONSE:** The parcel is designated and zoned for residential development consistent with the surrounding residential neighborhoods. The Agricultural Commission notes that there are no choice soils or Williamson Act lands present. There are no foreseeable effects on agriculture or open space as a result of annexation.

- 28. OPTIONAL FACTOR: REGIONAL GROWTH GOALS AND POLICIES:** The Commission may, but is not required to, consider regional growth goals on a regional or sub-regional basis (§56668.5).

**RESPONSE:** Staff contacted both SACOG and the Sierra Planning Organization. Neither agency could provide applicable regional growth goals and policies under this provision for LAFCO consideration.

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*Online Viewing*

Hard copy of any attachments available upon request.

***AGENDA ITEM NO. 9***

***OTHER BUSINESS***

# *Local Agency Formation Commission*

## *STAFF REPORT*

*Agenda of April 27, 2005*

### **AGENDA ITEM 8D:**

### **EXECUTIVE OFFICER REPORT**

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This report summarizes activities of the past month. My principle focus continues to be the El Dorado Hills Incorporation (Project #03-10), including progress on Revenue Neutrality Negotiations and supporting the legal, fiscal, and project manager activities. We continue to provide pre-application support to project proponents. The General Plan and EID's progress on securing new water entitlements will generate a huge increase in workload later this year.

#### ***1. Outreach and Liaison***

- Attended and presented at the CALAFCO Staff conference last week
- Handled numerous district, public and press inquiries regarding the incorporation and Pioneer Fire Protection District
- Drafted amendments to the County Department Heads bylaws

#### ***2. Administration***

- Discussed outstanding policy/legal issues regarding internet access to County data with Interim County IT Director
- Completed research on 457 Plan alternatives
- Responded to PERS staff regarding the status of LAFCOs statewide as separate agencies and whether PERS can allow LAFCOs to piggyback with County PERS contracts. This could be a significant cost issue for EDLAFCO and other LAFCOs.
- Susan coordinated purchase of new computer equipment and finalized payroll and benefit arrangements with County and Intuit.

#### ***3. Research and Advisory***

- Met with Greg Fuz and County Counsel to discuss CEQA responsible agency role
- Responded to County CEQA reviews and provided service information to planning staff and their consultants for Bell Ranch and Bell Woods subdivision
- Reviewed files and researched issues related to Pioneer FPD

#### ***4. District/Agency Support***

- Met with board members and citizens of Pioneer FPD regarding options related to recent failure of the parcel assessment.
- Responded to agency inquiries regarding the incorporation, including concerns of SMCSO regarding expenditures made by a dissolving district.
- Discussed conditions and issues related to EDHCWD with Mike Cook, district attorney



**5. *Proposals and Projects***

- Consulted with applicants/landowners of Marble Valley, Sawmill Creek, and in the Bass Lake area for pre-application preparations
- Corinne and I assisted applicants and districts for Silver Springs and Bell Ranch with application requirements, especially plans of service

***Proposed Incorporation of the City of El Dorado Hills (LAFCO Project 03-10)***

- Continued to assist and support County personnel and others to clarify and refine financial data, assist the project manager and incorporation counsel
- Attended numerous revenue neutrality meetings
- Reviewed CEQA comments and responses

**PROJECT STATUS REPORT**  
**LAFCO ACTIVE PROJECTS - APRIL 2005**

<b>PROJECT NUMBER</b>	<b>PROJECT NAME</b>	<b>ANNEXING AGENCIES</b>	<b># OF PARCELS AT BUILDOUT</b>	<b>ACRES</b>	<b>CEQA RESPONSIBILITY</b>	<b>PROJECT STATUS</b>
01-04	BELL RANCH PROPERTIES ANNEXATION	EID (#24364)		116.9	COUNTY	PENDING CEQA & COUNTY TENTATIVE MAP
02-10	EDH 52 REORGANIZATION	EID (#37139), EDHCWD		53	COUNTY	PENDING APPLICATION REQUIREMENTS - EXT. TO 9/5/05
03-03	CARSON CREEK	EID (#9114), EDHCWD, EDHCSD		553.97	COUNTY	PENDING APPLICATION REQUIREMENTS
03-10	INCORPORATION OF THE CITY OF EDH	N/A		34 SQ. MILES	LAFCO	PENDING REVENUE NEUTRALITY AGREEMENT
04-01	SERVICE REVIEWS - FIRE & EMERGENCY	N/A		N/A	LAFCO	UNDERWAY
04-10	FISHER ANNEXATION	EID		.38	LAFCO	LAFCO HEARING 4/27/05
04-11	BELL WOODS REORGANIZATION	CPCSD	54	33.7	LAFCO	PENDING AB8 & COUNTY TENTATIVE MAP
04-12	MENTON/ROBINSON REORGANIZATION	CITY OF PCVL, CSA 9 ZOB 18		5	LAFCO	PENDING APPLICATION REQUIREMENTS
05-03	SILVER SPRINGS REORGANIZATION	EID, CAMERON PARK CSD	258	290	LAFCO	PENDING AB8 WITH COUNTY & DISTRICTS
05-04	BELLWOODS SOI	SOI		N/A	N/A	PENDING APPLICATION REQUIREMENTS
05-05	BANNON ANNEXATION	EID		26	LAFCO	PENDING AB8 AGREEMENT
05-06	NAEF REORGANIZATION	EID, EDHCSD		5.82	LAFCO	PENDING APPLICATION REQUIREMENTS

**LAFCO APPROVED PROJECTS**

93-02	SPINARDI	EID #93-01		72.639	LAFCO	APPROVED- EXTENSION GRANTED TO 11/05
98-12	GREENSPRINGS RANCH REORGANIZATION	EID (#98-06), EDH CSD		619	LAFCO	APPROVED 9/22/04 - PENDING CONDITIONS
02-04	POLANCO/SNOLINE MINI STORAGE ANNEX.	EID		1.13	LAFCO	APPROVED 4/23/03-PENDING BLA REQUIREMENTS EXTENSION GRANTED TO 11/05
03-02	EUER RANCH	EID, EDHCWD, EDHCSD		154	COUNTY	APPROVED 2/23/05-PENDING RENEGOTIATION OF AB8 EXTENSION GRANTED TO 11/05

**COMPLETED/CLOSED**

00-05	EDH CWD ANNEXATION (BASS LAKE STATION)	EID (#00-05)		10	COUNTY	COMPLETED
03-08	JOHNSTON ANNEXATION	EID (#46634)		5	LAFCO	COMPLETED

# 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

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### ***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 March 31, 2005. Billing detail is attached.

Executive Officer (RC)	Hours 38.2	\$135.00/Hour	Sub Total:	\$	5,157.00
Staff (SS)	Hours 2.25	\$67.50/Hour	Sub Total:	\$	151.88
Lamphier Gregory - Project Manager			Sub Total:	\$	6,631.05
Lamphier Gregory - CEQA			Sub Total:	\$	5,696.24
Scott Browne - Legal Counsel			Sub Total:	\$	*
GIS Map Preparation			Sub Total:	\$	276.00
Economic & Planning Systems - CFA Publication			Sub Total:	\$	2,866.29
County of El Dorado Print Shop			Sub Total:	\$	34.70
Mountain Democrat - Legal Notices			Sub Total:	\$	65.25
County of El Dorado - Information Technologies					
EIR Conversion to Post on Web Site			Sub Total:	\$	180.00
			Total:	\$	21,058.41

\*No Requests for payment of March Services received as of 3/31/05

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

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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 2/1/05 THRU 2/28/05

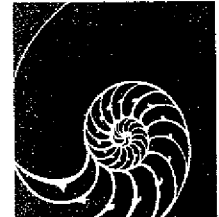
2/28/2005	LP	PC NAT, ELECTIONS, EIR DIST.	03-10	1.5	RC
3/1/2005	LP	PC CULVER	03-10	0.25	RC
3/2/2005	LP	MTG GILL, PC NAT, EMAILS	03-10	1.5	RC
3/3/2005	LP	RN AND MTG NAT	03-10	4	RC
3/3/2005	LP	DISTN LISTS, PRINT CFA	03-10	1	RC
3/4/2005	LP	PC NAT, SCOTT	03-10	1	RC
3/7/2005	LP	rev cfa	03-10	1	RC
3/8/2004	LP	PC NAT	03-10	0.6	RC
3/8/2004	LP	REV LETTER, SCHEDULE	03-10	0.2	RC
3/9/2005	LP	PC KEISER	03-10	0.5	RC
3/10/2005	LP	DISTRIBUTION LOGISTICS, CFA	03-10	0.6	RC
3/10/2005	LP	CO DEPT MTG, NAT, PC NORM	03-10	3.25	RC
3/14/2005	LP	MEETING, CD COPIES, EMAIL	03-10	2	RC
3/14/2005	LP	RN MEETING(CAO)	03-10	2	RC
3/16/2005	LP	SCHED, PRESS RELS, PC NAT	03-10	0.75	RC
3/17/2005	LP	SPREADSHEETS, PC NAT	03-10	1.3	RC
3/18/2005	LP	READ CFA, PC L-G	03-10	3.25	RC
3/21/2005	LP	RN MTG & DE-BRIEF	03-10	4	RC
3/22/2005	LP	PC NAT, BOUNDARIES, HSG	03-10	0.75	RC
3/23/2005	CI	MANARD PC & NOTES	03-10	1	RC
3/23/2005	LP	LAFCO MEETING	03-10	1	RC
3/25/2005	LP	REVIEW CFA	03-10	2	RC
3/28/2005	LP	RN MEETING AND DE-BRIEF	03-10	3	RC
3/28/2005	LP	PC NAT, PRESS REL, EMAIL	03-10	0.75	RC
3/29/2005	PD	MAURER, COMMENTS	03-10	1	RC
				<b>38.2</b>	
3/9/2005	LP	FEBRUARY ACCTG	03-10	1	SS
3/23/2005	LP	LAFCO MEETING	03-10	1	SS
3/29/2005	LP	CEQA COMMENTS	03-10	0.25	SS

2.25

URBAN PLANNING  
ENVIRONMENTAL  
ANALYSIS

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

March 18, 2005  
Invoice No: 2124  
Project No: 2404



Attn: Roseanne Chamberlain

Re: El Dorado - LAFCO

For professional services rendered for the period February 12, 2005 to March 11, 2005

**Fee Charges**

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Nathaniel Taylor	Planner	105.00	62.00	\$6,510.00
<b>Total Fee Charges</b>				<b>\$6,510.00</b>

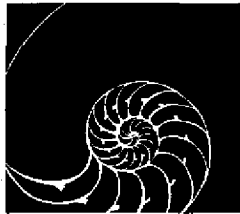
**Reimbursable Expenses**

Printing & Production	11.70
Travel	109.35
<b>Total Reimbursable Expenses</b>	<b>\$121.05</b>

**Total Current Billing** \$6,631.05

*Checked 03-10  
OK to pay  
3/20/05  
RPC*





# Lamphier-Gregory

## Memo

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TO: Roseanne Chamberlain, Executive Officer – El Dorado LAFCO

FROM: Nat Taylor

SUBJECT: **Progress Report No. 9**  
**El Dorado Hills Incorporation Project – Phase II**  
**Project Management Services**

DATE: March 22, 2005

The following report provides a description of work performed by Lamphier – Gregory for the El Dorado Hills Incorporation Project during the period February 12 to March 11, 2005. This Progress Report is intended to support the information set forth in the attached **Invoice #2124** 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**

Most of the time incurred during February and March 2005 involved further review and fine-tuning of the Administrative Draft CFA. This involved extensive discussions and coordination of EPS, LAFCO and the LAFCO Legal Counsel regarding the finalization of the review and preparation and release of a public review draft. This effort culminated with the approval given to EPS on March 9 to finalize the document, send it to the printer, and to make available CD-ROM versions of the document. Printed copies were delivered to LAFCO on Friday, March 11 along with electronic versions.

Other significant efforts were devoted to coordinating the Revenue Neutrality process. Specific tasks included preparation of a detailed time schedule for the remaining steps in the process, and preparing for and holding Revenue Neutrality Meetings (on Feb. 7 and March 3)

Total time related to Task II (C): 54 hours / \$5,670.00.

### **Task II D – CEQA**

Activities during this billing cycle consisted primarily of arranging for a presentation to LAFCO Commissioners of the draft EIR by Lamphier-Gregory at the February 23 LAFCO Commission meeting and discussions with Greg Fuz and other county staff regarding the EIR.

Total time charges related to Task II (D) 4 hours / \$420.00.

**Task II E – Other LAFCO Tasks**

Some time was spent during this billing cycle in preparing for the final stages of the incorporation process, including discussions with the County Elections Department regarding schedule requirements and on-going discussion and communication with the Incorporation Committee.

Total time charges related to Task II (D) 4 hours / \$420.00.

**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 71 percent complete, with \$15,855.21 remaining in the \$55,335 budget authorization. The Budget Update shows that the charged to CFA-related tasks has already exceeded the allocation, and there is significant additional work that will be required to complete the revenue neutrality negotiating process and to prepare the final LAFCO Executive Officer's Report for action by LAFCO. It is even more apparent that additional funding to complete the CFA process will be necessary and a Budget Amendment request will need to be submitted to the Committee and to LAFCO to address this issue.

**El Dorado Hills Incorporation Project**

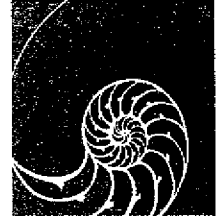
Lamphier - Gregory Project No. : 2404  
 Project Status Report as of: 22-Mar-05

Task	Contract Amount	Hours	Invoice Amount			Total Costs to Date	Remaining Budget	% Compl.
			Prof. Fees	Direct Expenses	Invoice Total			
A Boundaries	\$ 3,780		\$ -		\$ -	\$ 3,780.00	\$ -	100%
B Legal Opinions	\$ 1,575		\$ -		\$ -	\$ 1,575.00	\$ -	100%
C CFA	\$ 19,950	54.0	\$ 5,670.00	\$ 121.05	\$ 5,791.05	\$ 20,927.22	\$ (977.22)	105%
D CEQA	\$ 15,960	4.0	\$ 420.00		\$ 420.00	\$ 12,777.57	\$ 3,182.43	80%
E Other LAFCO	\$ 14,070	4.0	\$ 420.00		\$ 420.00	\$ 420.00	\$ 13,650.00	3%
Total	\$ 55,335	62.0	\$ 6,510.00	\$ 121.05	\$ 6,631.05	\$ 39,479.79	\$ 15,855.21	71%

URBAN PLANNING  
 ENVIRONMENTAL  
 ANALYSIS

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

March 22, 2005  
 Invoice No: 2129  
 Project No: 2415



Attn: Roseanne Chamberlain

Re: El Dorado - LAFCO CEQA

For professional services rendered for the period February 12, 2005 to March 11, 2005

**Fee Charges**

Description	Title	Rate	Hours	Amount
Lamphier, Joan	President	150.00	9.50	\$1,425.00
Courtney, John Nathaniel	Senior Planner	115.00	19.50	\$2,242.50
Taylor	Planner	105.00	14.00	\$1,470.00
Calderon, Rudy	Planner	95.00	2.50	\$237.50
<b>Total Fee Charges</b>				<b>\$5,375.00</b>

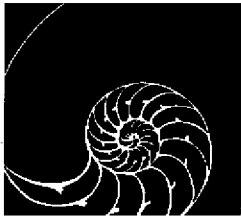
**Reimbursable Expenses**

Postage & Delivery	205.41
Travel	115.83
<b>Total Reimbursable Expenses</b>	<b>\$321.24</b>

**Total Current Billing** \$5,696.24

*OK to pay 03-10*  
 3/2/05





# Lamphier-Gregory

**Memo**

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TO: Roseanne Chamberlain, Executive Officer – El Dorado LAFCO

FROM: Nat Taylor

SUBJECT: **Progress Report No. 9**

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

DATE: March 22, 2005

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 2/12/05 thru 3/11/05.

This Progress Report provides information in support of the attached **Invoice #2129** 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 5.6 Public Hearing on Draft EIR**

Most of the time incurred during this billing cycle involved preparation for and attendance at the February 23 public meeting of the LAFCO Commission where a summary of the Draft EIR was presented by John Courtney. Joan Lamphier participated in the preparation of the presentation and attended a related meeting earlier in the day with the new director of Community Development, Greg Fuz, regarding the EIR and the incorporation process, generally.

Additional time was incurred in the preparation and publication in the Mt. Democrat of the Notice of Availability, a task that needed to be completed in order for the public review process to comply with legal requirements, but was not part of the original Scope of Services for Lamphier-Gregory.

## **Task 5.7 Prepare Draft Comments and Responses Document**

Some additional time was spent in developing a preliminary response to a comment letter that is anticipated to be submitted by the County on the Draft EIR regarding how the incorporation process and the new city is to deal with the County's allocation of affordable housing and whether there are additional impacts, not already addressed in the DEIR, related to the City's obligation to share a portion of the County's regional housing need allocation.

### 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 45.5 hours of time, reflecting total fees of \$5,375.00. The Invoice also includes direct charges of \$321.24 for FedEx and travel costs.

Our total charges to date reflect 95 percent of the revised (\$110,000) budget.

**El Dorado Hills Incorporation Project**  
**CEQA Compliance Contract**  
**Lamphier - Gregory Project No. : 2415**  
**Progress Report No. 5**  
**Project Status Report as of:**

3/22/2005

Task	Contract Amount	Hrs. this period	Invoice Amount		Total Invoice	Total Costs to Date	Remaining Budget	% Comp.
			Prof. Fees	Dir. Exp.				
Initial Study	\$ 27,000					\$ 26,574.58	\$ 425.42	98%
EIR	\$ 83,000	45.5	\$ 5,375.00	\$ 321.24	\$ 5,696.24	\$ 78,003.59	\$ 4,996.41	94%
Adj. Total	\$ 110,000	45.5	\$ 5,375.00	\$ 321.24	\$ 5,696.24	\$ 104,578.17	\$ 5,421.83	95%
Contingy	\$ 20,000		\$ -		\$ -	\$ -	\$ 20,000.00	0%

### Remaining Scope of Work

The remaining work items to complete the Scope of Work include:

- Attending the LAFCO hearing on March 23 where further public input on the DEIR will be taken;
- gathering, collating, organizing and analyzing all of the public comments on the DEIR received during the public review period (ending on April 15, 2005);
- preparing responses to comments on the Draft EIR; and,
- preparing the Final EIR.

The Final EIR will include each of the comments, responses to the comments, and an Errata section, if necessary, in which corrections of factual matters incorrectly stated in the DEIR will be identified.

The target date for delivering a public review Final EIR is May 16. The target date for final action by LAFCO on the EIR is May 27, 2005. Lamphier-Gregory will attend and participate in the LAFCO hearing at which certification of the Final EIR will be considered.

Completing this process as described above may require additional authorization for use of the \$20,000 remaining contingency funds for the CEQA component of the incorporation process. Once we have had a chance to review all of the public comment letters, we will be in a position to better estimate the likely costs to complete this process. If additional use of Contingency funds appears necessary, we will submit a request for a budget amendment at that time.

## INVOICE FOR LMIS/GIS SERVICES

### CLIENT

LAFCO  
550 MAIN STREET, SUITE E  
PLACERVILLE CA 95667

Attention: NAT TAYLOR (530)-295-2727

INVOICE NUMBER: 106 - 2773

The following products and services were provided to you by the GIS staff. The amount due is noted below.

REQUEST DESCRIPTION	REQUEST DATE	REQUESTED BY	PO REFERENCE
EDH INC BOUNDARIES AND BUSD, RUSD, LUSD, AND HIGHSCHL	10/20/2004	NAT TAYLOR	EDHINC

Date	Service Description	Quantity	Rate	Total
10/26/2004	HOURS MAP/PRODUCT DEVELOPMENT	2	\$60.00	\$120.00

Federal Tax Id: 94-6000511

**PLEASE PAY THIS TOTAL \$120.00**

Payment can be made by check or money order to  
Please send this stub with your payment.

El Dorado County Surveyor  
360 Fair Ln, Bldg. B  
Placerville, CA 95667  
Attn: Jose' Crummett

Invoice Date	Invoice Number	Invoice Amount	Payment Date	Receipt Number
17-Mar-05	106 - 2773	\$120.00	/ /	

Questions regarding this invoice should be directed to Jose' M. Crummett at 530-621-6511, crummett@co.el-dorado.ca.us

Invoice 0370-7201  
OK to pay JGC  
5/28/05



# County of El Dorado

Daniel S. Russell  
360 Fair Lane, Bldg B.  
surveyor@co.el-dorado.ca.us

County Surveyor  
Placerville, CA 95667  
530-621-5440

## INVOICE FOR LMIS/GIS SERVICES

### CLIENT

LAFCO  
550 MAIN STREET, SUITE E  
PLACERVILLE CA 95667

Attention: NAT TAYLOR (530)-295-2727

INVOICE NUMBER: 106 - 2772

The following products and services were provided to you by the GIS staff. The amount due is noted below.

REQUEST DESCRIPTION	REQUEST DATE	REQUESTED BY	PO REFERENCE
EDH INC BOUNDARIES AND EID DIST AND SOI	10/20/2004	NAT TAYLOR	EDHINC

Date	Service Description	Quantity	Rate	Total
10/21/2004	HOURS MAP/PRODUCT DEVELOPMENT	2	\$60.00	\$120.00

Federal Tax Id: 94-6000511 **PLEASE PAY THIS TOTAL \$120.00**

Payment can be made by check or money order to  
Please send this stub with your payment.

El Dorado County Surveyor  
360 Fair Ln, Bldg. B  
Placerville, CA 95667  
Attn: Jose' Crummett

Invoice Date	Invoice Number	Invoice Amount	Payment Date	Receipt Number
17-Mar-05	106 - 2772	\$120.00	/ /	

Questions regarding this invoice should be directed to Jose' M. Crummett at 530-621-6511, crummett@co.el-dorado.ca.us

Handwritten notes: "Transp 03-10 Trans", "OK to pay", "3/28/05", "JG"



## INVOICE FOR LMIS/GIS SERVICES

### CLIENT

LAFCO  
550 MAIN STREET, SUITE E  
PLACERVILLE CA 95667

Attention: NAT TAYLOR (530)-295-2727

INVOICE NUMBER: 106 - 2945

The following products and services were provided to you by the GIS staff. The amount due is noted below.

REQUEST DESCRIPTION	REQUEST DATE	REQUESTED BY	PO REFERENCE
E SIZE REPLOT EDH INC NO ISLANDS BOUNDARY ALT.	3/14/2005	NAT TAYLOR	

Date	Service Description	Quantity	Rate	Total
3/14/2005	MAP E SIZE PER COPY	3	\$7.00	\$21.00
3/14/2005	SET UP FEE MAP PLOT	1	\$15.00	\$15.00

Federal Tax Id: 94-6000511

**PLEASE PAY THIS TOTAL \$36.00**

*OK to pay  
Amount  
3/17/05  
JPC*

Payment can be made by check or money order to  
*Please send this stub with your payment.*

El Dorado County Surveyor  
360 Fair Ln, Bldg. B  
Placerville, CA 95667  
Attn: Jose' Crummett

Invoice Date	Invoice Number	Invoice Amount	Payment Date	Receipt Number
14-Mar-05	106 - 2945	\$36.00	/ /	

Questions regarding this invoice should be directed to Jose' M. Crummett at 530-621-6511, crummett@co.el-dorado.ca.us





**Economic &  
Planning Systems**

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

March 16, 2005

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

**Subject: Invoice for Printing the Public Review Draft of the Comprehensive Fiscal Analysis for the Proposed Incorporation of El Dorado Hills; EPS #14472**

Dear Roseanne:

Based on the verbal agreement made on January 31, 2005, Economic & Planning Systems, Inc., (EPS) assumed responsibility and payment for printing the El Dorado Hills Comprehensive Fiscal Analysis Public Review Draft. Enclosed, please find an invoice for \$2,866.29 for this expense.

Please note that this invoiced amount is outside of the EPS #14472 contract budget amount of \$80,000.

Please contact Jamie or Amy at (916) 649-8010 with any questions regarding this invoice.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC.

Jamie Gomes  
Senior Vice President

va  
Attachment



**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



PRINTING • COPYING • DIGITAL NETWORK

SIR SPEEDY PRINTING #0323  
613 W. STADIUM LANE  
SACRAMENTO, CA 95834  
916-927-7171 • (FAX) 916-927-8774  
CERTIFIED CA SMALL BUSINESS #0027143

# Invoice

No. **40838**

Date 3/10/05

### SOLD TO

DEBRA WALKER  
ECONOMIC & PLANNING SYSTEMS, INC.  
1750 Creekside Oaks Drive, Ste. 290  
Sacramento CA 95833  
Phone: 649-8010

P.O. #

14972 //

QUANTITY	DESCRIPTION	AMOUNT
58	PUBLIC REVIEW FOR ELDORADO HILLS (185 pages)	2,660.13
Account Type: Charge		Ship Via:
		<b>SUBTOTAL</b>
		<b>TAX</b>
		<b>SHIPPING</b>
		<b>TOTAL</b>
		<b>AMOUNT DUE</b>

RECEIVED  
MAR 11 2005  
ECONOMIC &  
PLANNING SYSTEMS

ATTENTION: ACCOUNTS PAYABLE  
PLEASE PAY DIRECTLY FROM  
THIS INVOICE  
OUR TERMS ARE NET 30 DAYS

Please pay from this invoice

Thank you for allowing us to serve you.

OK to pay  
3/10/05  
RJC

Pick Up     Delivery  
 Cash        Charge     Check # \_\_\_\_\_ Amount Received \_\_\_\_\_

Received by \_\_\_\_\_

Date \_\_\_\_\_





# County of El Dorado General Services Dept.

360 Fair Lane  
Placerville, California 95667-4197  
530-621-5671 fax 530-295-2538

Invoice No. OCT04CDDB

## INVOICE

### Customer

Name LAFCO  
Address 550 Main Street, Suite E  
City Placerville State Ca ZIP 95667  
Phone \_\_\_\_\_

Date 03/15/2005  
Order No. \_\_\_\_\_  
Rep \_\_\_\_\_  
FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	Print Shop Billing for October 2004	\$13.56	\$13.56
			<b>SubTotal</b> \$13.56
			Shipping & Handling \$0.00
			Taxes State _____
			<b>TOTAL</b> \$13.56

### Payment Details

- Cash
- Check
- Credit Card

Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

SubTotal	\$13.56
Shipping & Handling	\$0.00
Taxes State	
<b>TOTAL</b>	<b>\$13.56</b>

Office Use Only

*3/28/05  
OK to  
Pay  
PC*



# County of El Dorado General Services Dept.

Invoice No. July04CDDDB

360 Fair Lane  
Placerville, California 95667-4197  
530-621-5671 fax 530-295-2538

## INVOICE

### Customer

Name LAFCO - Inc.  
Address 550 Main Street, Suite E  
City Placerville State Ca ZIP 95667  
Phone \_\_\_\_\_

Date 03/15/2005  
Order No. 691455  
Rep \_\_\_\_\_  
FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	Print Shop Billing for July 2004	\$18.40	\$18.40

### Payment Details

- Cash
- Check
- Credit Card

Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

SubTotal	\$18.40
Shipping & Handling	\$0.00
Taxes State	
<b>TOTAL</b>	<b>\$18.40</b>

Office Use Only

*Handwritten notes:*  
Sheep  
03-10  
OK to go  
3/25/05  
RFK

**Central Duplicating Direct Billing - Sept, 2004**

---

LAFCO  
 2850 FAIRLANE COURT  
 PLACERVILLE, CA 95667

<i>Index Code</i>	<i>User Code</i>	<i>Job Number</i>	<i>Job Description</i>	<i>Completed Date</i>	<i>Job Price</i>	
861100						<i>theor pro</i>
Job ID 486		0828	1 colored maps	9/13/2004	\$16.30	<i>-03-10</i>
Job ID 460		5809	19 comb binding only	9/21/2004	\$20.00	<i>-HSR01-1</i>
<i>Total for Index Code</i>				861100	\$36.30	<i>OK to pay 3/28/05 RGC</i>

# Classified Advertising Invoice

The Mountain Democrat  
 1360 Broadway  
 P.O. Box 1088  
 Placerville, CA 95667  
 Phone: (530) 622-1255  
 Fax: (530) 622-7894

4

ROSEANNE CHAMBERLAIN  
 LAFCO  
 ELD LOCAL AGENCY FORMATION  
 COMMISSION  
 550 Main Street, Suite E  
 Placerville, CA 95667

Cust#: 04100047-000  
 Phone: (530)295-2707  
 Date: 03/02/05  
 Due Date: 04/01/05

Ad#	Text	Start	Stop	Days	Amount	Prepaid	Due
02512712-001	NOTICE OF AVAIL	03/02/05	03/02/05	1	47.25	0.00	47.25
02512719-001	NOTICE OF PUBLI	03/02/05	03/02/05	1	22.50	0.00	22.50



Please return a copy with payment

Total Due

69.75

# Classified Advertising Invoice

**The Mountain Democrat**  
 1360 Broadway  
 P.O. Box 1088  
 Placerville, CA 95667  
 Phone: (530) 622-1255  
 Fax: (530) 622-7894

4

ROSEANNE CHAMBERLAIN  
 LAFCO  
 ELD LOCAL AGENCY FORMATION  
 COMMISSI  
 550 Main Street, Suite E  
 Placerville, CA 95667

Cust#: 04100047-000  
 Phone: (530)295-2707  
 Date: 03/30/05  
 Due Date: 04/29/05

Ad#	Text	Start	Stop	Days	Amount	Prepaid	Due
02512955-001	NOTICE OF PUBLI	03/30/05	03/30/05	1	18.00	0.00	18.00

Please return a copy with payment

**Total Due**

**18.00**



## County of El Dorado

Information Technologies  
360 Fair Lane, Placerville, CA 95667  
530 621-5513 Fax 530 295-2512

**Customer** **Date:** 3/4/2005  
**Name** EL DORADO LAFCO  
**Address** 550 MAIN STREET  
**City** Placerville CA 95667  
530-295-2707

### BILLING

Date	Description	Payments	Charges	Balance
08/12/04	FY 03/04 BALANCE FORWARD			\$0.00
09/01/04	WEB CHGS- JULY		\$180.00	\$180.00
09/28/04	PAYMENT CK# 041	\$180.00		\$0.00
09/30/04	WEB CHGS-AUGUST		\$90.00	\$90.00
10/13/04	WEB CHGS-SEPT		\$135.00	\$225.00
10/20/04	Payment CK#080	\$90.00		\$135.00
11/08/04	WEB CHGS- OCT		\$75.00	\$210.00
11/10/04	Payment Ck#105	\$135.00		\$75.00
11/22/04	Payment CK# 121	\$75.00		\$0.00
12/08/04	WEB CHGS NOV		\$90.00	\$90.00
01/06/05	WEB CHGS DEC		\$60.00	\$150.00
01/10/05	Payment CK#157	\$90.00		\$60.00
02/01/05	Payment CK# 170	\$60.00		\$0.00
02/07/05	WEB Chgs		\$60.00	\$60.00
03/04/05	PC Chgs		\$75.00	\$135.00
03/04/05	Web Chgs		\$309.00	\$444.00
02/25/05	Payment CK # 186	\$60.00		\$384.00

Please send Remittance to:  
Information Technologies  
360 Fair Lane Bldg. B  
Placerville, CA 95667



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 4/6/05.



Susan Stahmann, Clerk to LAFCO

	<b>AGENDA - (Double Sided - 7)</b>	Meeting Date: 4/27/05	Mailed: 4-6-05	
√	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
	<b>AGENDA - (e-mailed) 4-6-05</b>			
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	bosone@co.el-dorado.ca.us	

e-m	Ford, Frank	Citizens for Good Government	fordcgg@pacbell.net
e-m	Fraser, John	EID	jfraser@innercite.com
e-m	Fratini, Corinne	LAFCO	cfratini@co.el-dorado.ca.us
e-m	Frye, Larry R., Chief	EDH County Water	Larry@edhfire.com
e-m	Georgetown Gazette-Ctrl Disp	Newspaper	gazette@d-web.com
e-m	Gibson, Thomas	LAFCO Counsel	Thomas.Gibson@bbklaw.com
e-m	Grace, Lori	EID	lgrace@eid.org
e-m	Graichen, Barbara	Consultant	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



c-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	
	<b>INCORPORATION ONLY</b>			
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	
	<b>AGENDA (Single-Sided)</b>			
√	Post- B, C & LAFCO (3)			
√	Agenda Item File	Districts for Budget		
√	Agenda Item Person			
	<b>PACKET (20) - Mailed</b>			
√	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 957
√	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
	<b>*Ask RC if Scott &amp; Barbara</b>	packet		
	<b>TOPICS - Mailed -</b>			
√	Conference Table (2 copies)			2737 Carnelian Cir. EDH
√	Project Files	<b>All EID- Linda MacDonald-EID</b>	<b>Bell Ranch-Ken Wilkinson</b>	P. O. Box 1983 Pcvl 956
√	Misc. Topics to People	<b>All Smith Flat-Jenna Lollis</b>	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 April 27, 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:

Revised Cost Estimate to Complete Proceedings; Proposed Incorporation of the City of El Dorado Hills; LAFCO Project No. 03-10

Proposed Incorporation of the City of El Dorado Hills, LAFCO Project No. 03-10, Public Hearing (Continued from April 18, 2005)

Consideration of Policy 6.7.23, Duration of Fiscal Impact Mitigation for Incorporation Revenue Neutrality

Fisher Annexation, Project 04-10, annexation of 0.39 acres into EID, located on Guadalupe Dr. near Francisco Dr. in El Dorado Hills, CEQA Exempt §15319

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: APRIL 6, 2005**

c:\shared\susan\05Apr27\Legal

*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*