

****AGENDA****

AMADOR LOCAL AGENCY FORMATION COMMISSION

**6:00 P.M. – THURSDAY OCTOBER 20, 2016
810 COURT STREET, JACKSON
BOARD OF SUPERVISORS CHAMBERS**

Please Note: All LAFCO meetings are recorded. Anyone who wishes to address the Commission must speak from the podium and should print their name on the Meeting Speaker list, which is located on the podium.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the LAFCO staff, at (209) 418-9377, by e-mail to amador.lafco@gmail.com. Requests must be made as early as possible, and at least two business days before the start of the meeting.

Meeting Materials are available for Public Review at the LAFCO desk, located at the County Planning Department, 810 Court Street, Jackson, and may also be posted on the Amador LAFCO website.

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF THE MINUTES OF JULY 21, 2016**
- 5. APPROVAL OF CLAIMS TO OCTOBER 20, 2016**
- 6. PUBLIC FORUM –PUBLIC COMMENT**

Any person may address the Commission on any subject within the jurisdiction of LAFCO which is not on the agenda. No action may be taken at this meeting. There is a five (5) minute limit.

- 7. AMENDMENT OF THE RANCH HOUSE ESTATES COMMUNITY SERVICE DISTRICT (CSD) SPHERE OF INFLUENCE, LAFCO PROJECT 291; RESOLUTION #2016-09; (Public hearing)**

Sphere of influence amendment to allow for the detachment of 81.75 acres from district and adopt a coterminous sphere for the district's post-detachment boundaries. A zero sphere of influence was adopted by LAFCO 12/18/14. CEQA: Exempt Section 15061(b)(3), no possibility that the action will have a significant effect on the environment.

**8. HOMESTEAD DETACHMENT FROM RANCH HOUSE ESTATES
COMMUNITY SERVICE DISTRICT, LAFCO PROJECT # 293;
RESOLUTION #2016-10; (Public hearing)**

Proposed detachment of approximately 81.75 acres including the Homestead subdivision and 4 adjacent parcels. Road maintenance service has never been provided by the district. CEQA: Exempt Section 15061(b)(3), no change in service or service responsibility and no possibility that the action will have a significant effect on the environment.

**9. REPORT AND PRESENTATION OF CITY BOUNDARY VERIFICATION
AND GIS MAPPING**

10. OTHER BUSINESS, REPORTS

- a. Correspondence
- b. Commissioner Announcements
- c. Executive Officer's Report
- d. Budget Reports (in the review binder at the dais)
- e. Legislation and Project Status Report

11. ADJOURNMENT

Note: The next regular LAFCO meeting is scheduled for November 17, 2016.

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 48 hours before the hearing will be distributed to the Commission. If you wish to submit written material at the hearing, please supply 10 copies.

NOTE: State law requires that a participant in LAFCO proceedings who has a financial interest in the decision and who has made a campaign contribution of more than \$390 to any Commissioner in the past year must disclose the contribution. If you are affected, please notify commission staff before the hearing.

**PLEASE DO NOT REMOVE POSTING BEFORE:
October 20, 2016**

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

810 COURT STREET ♦ JACKSON, CA 95642 ♦ (209) 223-6380

MINUTES

July 21, 2016

DRAFT

This meeting was available via live audio streaming and was digitally recorded.

1. **Call to Order, Pledge of Allegiance & Roll Call**

The July 21, 2016, meeting of the Amador Local Agency Formation Commission (LAFCO), held at the County Administration Center, 810 Court Street, Jackson, California, was called to order by Chairman Boitano at 6:00 p.m.

2. **Roll Call**

Members Present:

Louis Boitano, Chairman
Jim Vinciguerra, Vice-Chairman
Patrick Crew, City Member
Tim Murphy, City Member
Brian Oneto, County Member
Dominic Atlan, City Alternate

Staff Present:

Roseanne Chamberlain, Executive Officer
Nancy Mees, Clerk to the Commission

3. **Approval of Agenda for July 21, 2016**

Motion: It was moved by Commissioner Vinciguerra, seconded by Commissioner Crew, and carried unanimously to approve the agenda as submitted.

4. **Approval of the Minutes of May 19, 2016**

Motion: It was moved by Commissioner Oneto, seconded by Commissioner Murphy, and carried unanimously to approve the Minutes for May 19, 2016, as submitted.

5. **Approval of Claims to July 21, 2016**

Motion: It was moved by Commissioner Crew, seconded by Commissioner Vinciguerra, and carried unanimously to approve the Approval of Claims – Meeting Final, as submitted.

6. **Public Forum – Public Comment**

There were no comments.

7. **Amendment of the Rabb Park Community Service District (CSD) Sphere of Influence, LAFCO Project 289; Resolution #2016-07 (Public Hearing).**

Executive Officer Chamberlain reviewed the Executive Officer's Report in the packet, noting that the project is exempt from CEQA requirements. She also pointed out a typo on page 1, paragraph 4, of the Report: the first sentence should read, "In late December 2015..." not "2016". Rabb Park CSD, Amador Water Agency (AWA), and LAFCO have had several discussions, and have jointly come to the conclusion that Amador Water Agency can provide water better and more cheaply to Rabb Park residents than can Rabb Park CSD.

Notice was sent out to all landowners and voters within Rabb Park and within 300 feet of Rabb Park, and no objections or substantive comments have been received. Commissioner Crew asked if an election needed to be held in order for Rabb Park to opt out of Rabb Park CSD, and Executive Officer Chamberlain responded no.

Chairman Boitano opened the public hearing. Gene Mancebo, General Manager of Amador Water Agency, stated that Rabb Park had come to them seeking advice on the best way to provide water to Rabb Park residents, and the two agencies agreed it would be better and cheaper to turn service over to AWA. They have also reached an agreement that Rabb Park CSD would turn over some of its reserve money in order for Amador Water Agency to make some physical improvements on the Rabb Park water system. All remaining funds will then be disbursed to the Rabb Park CSD customers. That agreement is being drafted now.

Motion: It was moved by Commissioner Oneto, seconded by Commissioner Crew, and carried unanimously to close the public hearing.

Motion: It was moved by Commissioner Oneto, seconded by Commissioner Vinciguerra, and carried unanimously to adopt Resolution 2016-07, accepting all determinations, and directing staff to prepare all documents necessary.

8. **Dissolution of Rabb Park CSD, LAFCO Project 290; Resolution #2016-08 (Public Hearing).**

Executive Officer Chamberlain again stated there had been no comments or objections from those who had received the mailed notice. Since all concerned agencies have agreed that Amador Water Agency can provide better and cheaper service, once that responsibility is turned over to AWA, Rabb Park CSD will no longer have any need to remain in existence as it provides no other services.

Commissioner Vinciguerra had some questions regarding number of customers and whether they were all residential, which were answered by Dutch Green, General Manager of Rabb Park CSD. Since the agreement between Rabb Park CSD and AWA has not yet been finalized and adopted, Commissioner Crew asked whether adoption of the current resolution should be postponed. Executive Officer Chamberlain said the resolution does not itself dissolve the CSD because another hearing and other steps must occur before the dissolution is final and can be recorded.

Chairman Boitano opened the public hearing. There were no comments.

Motion: It was moved by Commissioner Murphy, seconded by Commissioner Crew, and carried unanimously to close the public hearing.

Motion: It was moved by Commissioner Vinciguerra, seconded by Commissioner Murphy, and unanimously carried to adopt Resolution #2016-08, accepting all determinations, and directing staff to prepare/perform all necessary documents and proceedings.

9. Other Business, Reports

- a. Correspondence – CALAFCO is requesting Board nominations and award nominations. Commissioners were requested to speak to Ms. Chamberlain if they had any nominations. There were also two handouts from Calaveras LAFCO regarding an Ethics Training Workshop and a Finance and Fiscal Responsibility Workshop being held in that county. We will be sending the notices to our special districts.
- b. Commissioner Announcements – Commissioner Boitano said he had received an email from PG&E regarding removal of dead trees in hardship cases. He also thought someone such as Wood Angels might consider then cutting up the felled trees for firewood distribution.
- c. Executive Officer’s Report – Executive Officer Chamberlain stated there was a response in the Pass-Around Binder to the Commission’s comment letter to the Planning Department regarding the County’s General Plan. Ms. Chamberlain also remarked that she had very much enjoyed working with Rabb Park CSD and AWA on Projects 289 and 290, and that the three groups had worked together very well.
- d. Budget Reports – in binder, provided at the dais. Executive Officer Chamberlain said the agency transfer funds are due by September 1.
- e. Legislation and Project Status Report – Executive Officer Chamberlain reported that the bill regarding provision of water to Indian reservations has progressed, and the annual LAFCO Omnibus bill is continuing. One of the more controversial bills, which dealt with Disadvantaged Unincorporated Communities (DUC), has died, but a bill that would make any mobile home park a DUC is up for approval. A bill that would have required additional public records has died, while a bill requiring online posting of agendas by public agencies has gone to fiscal committee. A project status report is in the binder at the dais.

10. Adjournment

The Commission, by consensus, cancelled the August 18, 2016, meeting. Therefore, the next regular LAFCO meeting is scheduled for September 15, 2016.

Chairman Boitano adjourned the meeting at 6:29 p.m.

Louis Boitano, Chairman
LOCAL AGENCY FORMATION COMMISSION

ATTEST: _____
Nancy Mees, Clerk to the Commission

APPROVAL OF CLAIMS - PACKET DRAFT

AGENDA OF OCTOBER 20, 2016

APPROVAL OF CLAIMS TO

October 20, 2016

Agenda Item 5

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>INV.DATE</u>	<u>AMOUNT</u>
R Chamberlain 7/18/16-9/19/16	Consulting Services Labor** Expense Total, includes ATT**	9/19/2016 9/19/2016	\$ 3,663.00 \$ 392.88
N Mees 7/20/16-8/23/16	Clerical & Admin**	8/23/2016	\$ 372.00
R Chamberlain 9/20/16-10/17/16	Consulting Services Labor Expense Total, includes mileage	10/17/2016 estimate 10/17/2016 estimate	\$ 5,220.00 \$ 280.00
N Mees 8/23/16-10/18/16	Clerical & Admin	10/18/2016 estimate	\$ 401.00
W Chamberlain	Legal Consulting Services	10/17/2016 estimate	\$ 135.00
Ledger Dispatch	Notice for May 6, 2016**		\$ 83.26
Ledger Dispatch	Notice for October 20, 2016		\$ 102.68
CALAFCO	Registration for Annual Conf.**		\$ 2,300.00
Aliant Insurance Services, Inc	Liability Insurance**		\$2,870.03
LAFCO Board	Meeting Stipends (Maximum of 5 @ \$50.00)		\$ 250.00
	TOTAL		\$ 16,069.85

** Note: Denotes any invoices paid prior to Commission Approval, per Policy 2.3.7

CHAIR:

Louis Boitano, Chairman

ATTEST:

Nancy Mees
CLERK TO THE COMMISSION

AGENDA ITEM # 7

TO: ALL COMMISSIONERS, ALTERNATES
FROM: ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER
SUBJECT: AMENDMENT OF THE RANCH HOUSE ESTATES CSD SOI, LAFCO PROJECT #291;
RESOLUTION #2016-09
DATE: MEETING OF OCTOBER 20, 2016

DESCRIPTION AND BACKGROUND

The amendment of the sphere of influence of the Ranch House Estates CSD is requested by the district to allow for the detachment of the Homestead subdivision area (Pine Park Estates) and four additional parcels. A municipal Service review is the prerequisite information for a sphere amendment or update. The detachment is contained elsewhere in this meeting agenda.

Sphere and MSR Issues: LAFCO's municipal services review (MSR), completed in 2008 and updated in 2014 found that Ranch House Estates CSD did not meet many of the legal requirements for community service districts. The district did not have a valid board of directors, had not submitted an action authorizing the County Auditor to collect assessments, had not held meetings and did not have an appointed general manager. The Municipal Service Review identified dissolution of the district as an option for government reorganization. A zero sphere of influence was adopted for the district by LAFCO in December 2014.

Reactivation of the District: Since 2014, citizens of Ranch House Estates CSD collaborated with LAFCO and took the initiative to reactivate the district. The Board of Supervisors appointed a district board of directors. Regular board meetings are being held and the district is substantially complying with state laws. Jim Simmons is the General Manager, and under his leadership, the district has adopted policies and bylaws. They are currently seeking to buy district insurance. Communication and transparency have improved. I have reviewed the district's progress, worked with the general manager, attended a board meeting, and I conclude that a sphere amendment is appropriate for the commission to consider.

District History and Services: At formation in 1977, the Ranch House Estates CSD was intended to provide water and road maintenance. As the land use entitlements and subdivision progressed, water services came to be provided by Amador Water Agency. The original shorter roads (Shadow Glen Ct., Dogwood Ct. and Valley View Ct.) were not constructed to county standards and were rejected by the county for dedication. The district maintains these roads. The

Pine Park Estates subdivision (Homestead) was properly annexed into Ranch House Estates CSD in 1984, however roads there are county-maintained. The district never provided service of any kind to this adjacent subdivision and no assessments have been paid to the district from this area.

Planning Department comments identify the separate subdivision of the four parcels outside Pine Park Estates which are proposed by the district for detachment. Susan Grijalva recommends that these additional parcels remain in the boundaries of Ranch House Estates CSD because they will use the district roads on the same basis as district parcels. If so, the parcels should also remain in the sphere.

Boundary Confusion: County maintained maps of Ranch House Estates CSD had never shown the Pine Park Estates subdivision (Homestead) within the boundaries of the Ranch House Estates CSD boundaries. The district boundaries only showed the original formation area and two smaller annexations east of Highway 88. Staff research following the 2008 MSR revealed the boundary history and the accurate boundaries of the district.

Please note that the analysis here is presented on an abbreviated basis and does not duplicate the contents of the two Municipal Services Reviews that have been thoroughly reviewed by the commission. The information contained in the 2008 and 2014 Municipal Services Reviews describe Ranch House Estates CSD in detail and are made a part of the record of this action. The 2014 MSR update is attached.

CEQA

LAFCO is the lead agency for the project. The Executive Officer has reviewed the proposal and determined that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3) of the Public Resources Code, in that there is no change in services or service demand and no possibility that the project could have a negative effect on the environment (Notice of Exemption attached).

RECOMMENDATIONS

The Executive Officer recommends that the Commission take the following actions:

1. Hold the public hearing and adopt LAFCO Resolution #2016-09, making determinations and amending the sphere of influence for the Ranch House Estates CSD to exclude the Homestead subdivision area (Pine Park Estates) and retain the additional parcels (east of Highway 88) within the sphere of influence.
2. Find that the project is exempt from the provisions of CEQA pursuant to Section 15061(b)(3) and direct staff to prepare a Notice of Exemption pursuant the California Code of Regulations.
3. Direct staff to complete the necessary filings and transmittals as required by law.

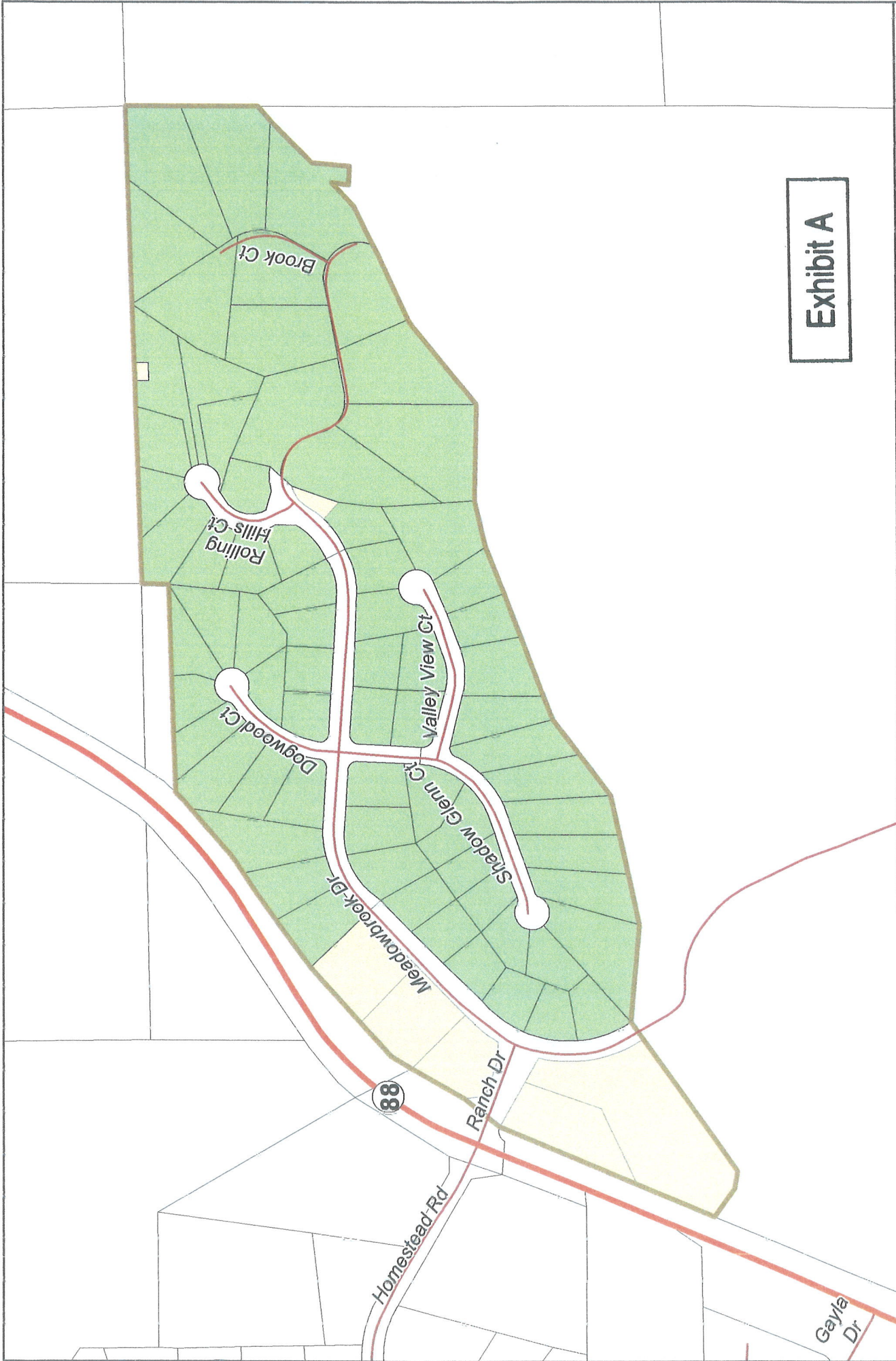


Exhibit A

Ranch House Estates CSD Boundary and Sphere of Influence
 Amended 10/20/2016
 LAFCO Project #291
 LAFCO Resolution 2016-09

- Parcel NOT Assessed
- Parcel Assessed
- Parcels



Map created September 9, 2016 for Amador LAFCO by:
 Amador County Transportation Commission GIS staff
 117 Valley View Way, Sutter Creek CA 95685 (209) 267-2282

The Amador County Transportation Commission assumes no responsibility arising from the use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County office.

AMADOR LAFCO

 **DRAFT**

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION MAKING DETERMINATIONS AND AMENDING THE SPHERE OF INFLUENCE FOR THE RANCH HOUSE COMMUNITY SERVICES DISTRICT

LAFCO RESOLUTION NUMBER 2016-09

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with §56000, et seq. of the Government Code, and specifically in accordance with §56425; and

WHEREAS, a comprehensive municipal services review has been completed, updated and found by LAFCO to be adequate and complete on May 22, 2014; and

WHEREAS, a written statement of the functions and classes of services provided by the Ranch House Community Services District was filed with LAFCO in 2005 and no changes to these services have occurred since that time; and

WHEREAS, the functions and classes of services authorized for the Ranch House Community Services District are: to acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental works.

WHEREAS, the municipal services review identified the potential need for reorganization of Ranch House CSD, and a zero sphere of influence was adopted by LAFCO on December 18, 2014. Substantial effort since then, to address the findings and determinations of the municipal services review and to improve district performance, has been made by the district board of directors; and

WHEREAS, this sphere amendment, which would adopt a sphere of influence consistent with the service area of the District, recognizes improvements made by the district board of directors and is taken by Amador LAFCO in anticipation of a detachment of the Homestead subdivision area from the District; and

WHEREAS, at the times and in the form and manner required by law, the Executive Officer has given notice of the hearing by this Commission; and

WHEREAS, upon the date, time and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the Sphere of Influence, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, the environmental document and determination, plans for providing service, previously adopted spheres of influence and proposed amendments;

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. The adoption of the Sphere of Influence for the Ranch House Community Services District is exempt from the provisions of the California Environmental Quality Act (CEQA)

AMADOR LAFCO

 **DRAFT**

LOCAL AGENCY FORMATION COMMISSION

pursuant to CEQA Guidelines Section 15061(b)(3) in that there is no possibility that the action taken by the Commission may have a significant effect on the environment.

2. The Sphere of Influence of the Ranch House Community Services District is determined to include territory as shown in the attached map Exhibit A. The Homestead subdivision area is not included in the sphere of influence.
3. Determinations with respect to the Sphere of Influence for the Ranch House Community Services District are set forth and described in the attached "Exhibit B" and by this reference incorporated herein.
4. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Amador at a regular meeting thereof, held on the 20th day of October 2016, by the following vote:

AYES:

NOES:

ABSENT:

Presiding Officer
Louis Boitano, Chairman
Amador LAFCO

ATTEST:

Nancy Mees, Clerk to the Commission
Amador Local Agency Formation Commission
Amador County, California

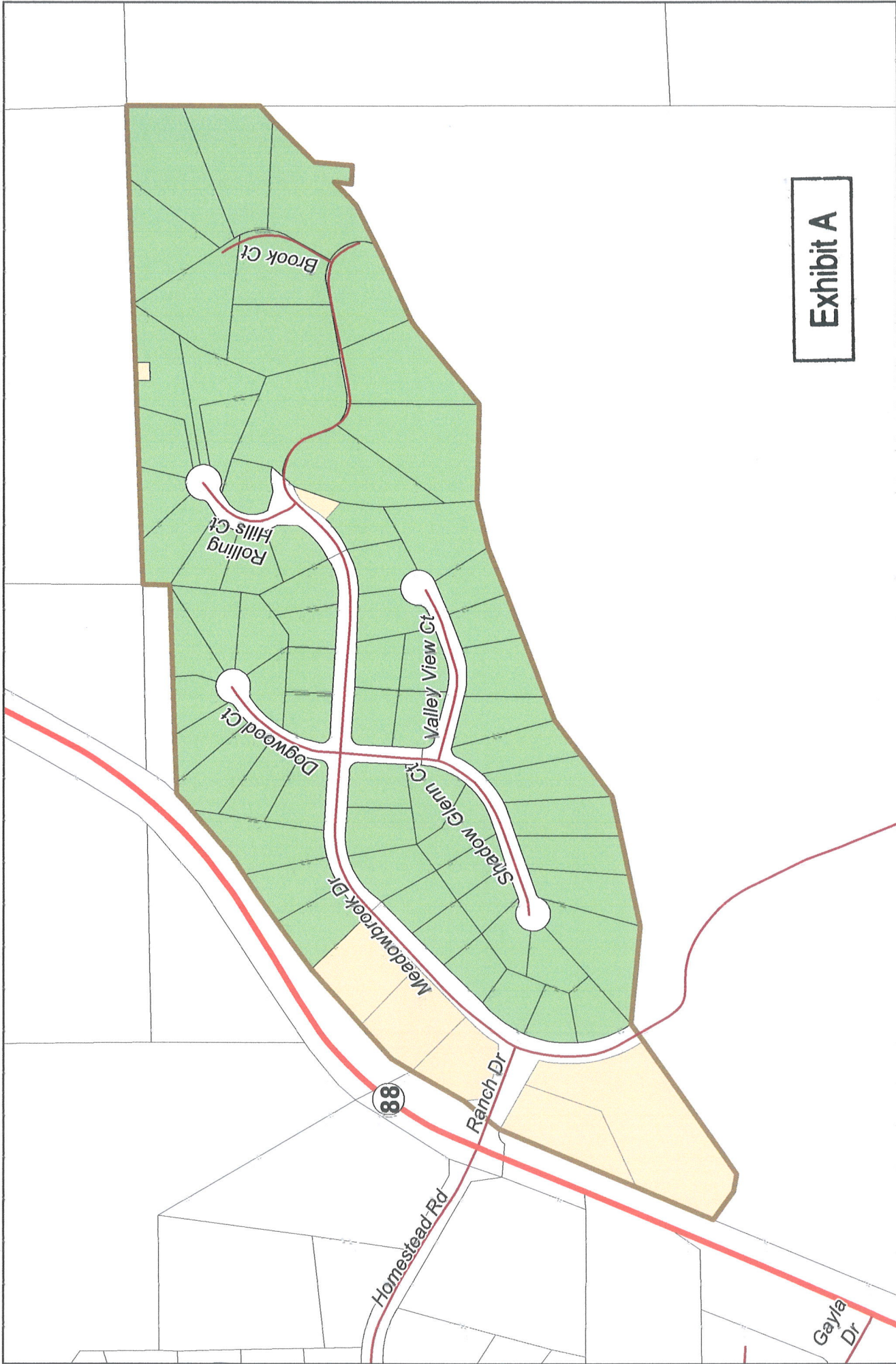


Exhibit A

Ranch House Estates CSD Boundary and Sphere of Influence
 Amended 10/20/2016
 LAFCO Project #291
 LAFCO Resolution 2016-09

- Parcel NOT Assessed
- Parcel Assessed
- Parcels



Map created September 9, 2016 for Amador LAFCO by:
 Amador County Transportation Commission GIS staff
 117 Valley View Way, Sutter Creek CA 95685 (209) 267-2282

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AMADOR LAFCO

LOCAL AGENCY FORMATION COMMISSION

Exhibit B TO LAFCO RESOLUTION NO. 2016-09

RESOLUTION MAKING DETERMINATIONS AND AMENDING THE SPHERE OF INFLUENCE FOR THE RANCH HOUSE COMMUNITY SERVICES DISTRICT

1. Ranch House CSD has made substantial improvements since the Municipal Services Review of 2014, including the installation of a functioning board, regular board meetings, adopting a policies and related bylaws and appointing a General Manager.
2. Ranch House Estates CSD is the logical provider of road maintenance services on the non-county maintained roads in the Ranch House area.
3. No services have ever been provided by the district in the Homestead subdivision area and the county is the best provider of road maintenance service in the Homestead area. No district road assessments have accrued to the Ranch House CSD from the properties in the Homestead area. A detachment of those parcels is anticipated.
4. No changes to the present and planned land uses in and around the Ranch House Community Services District are anticipated, including agricultural and open space lands.
5. No changes in the present and probable need for public facilities and services in and around the Ranch House Community Services District are anticipated. The county is and continues to be the best provider of road maintenance services in the Homestead subdivision area.
6. The Commission recognizes that the present capacity of public facilities and the adequacy of public services that the Ranch House Community Services District provides, or is authorized to provide, are adequate, however services are not planned to be provided by the district in the Homestead area.
7. The Commission identifies that the Homestead subdivision area may be a distinct community of social interest outside the area associated with the Ranch House Estates community.

AMADOR LAFCO
LOCAL AGENCY FORMATION COMMISSION

Notice of Exemption

TO: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
 X County Clerk
County of Amador

FROM: Public Agency:
Amador LAFCO
810 Court Street, Jackson, 95642
Contact: 209-418-9377
amador.lafco@gmail.com

Project Title: Sphere of Influence amendment for Ranch House Estates CSD, LAFCO Project #291 and Homestead Detachment from Ranch House Estates CSD; LAFCO Project # 293

Project Location – Specific Highway 88 & Homestead Road

Project Location - City: _____ NA **Project Location - County:** _____ Amador

Description of Project: Detach approx. 81.75 acres from the boundaries of the Ranch House Estates CSD; Amendment of Sphere of Influence consistent with the detachment.

Name of Public Agency Approving Project: Amador LAFCO

Name of Person or Agency Carrying out Project: Amador LAFCO

Exempt Status: (check one)

Ministerial

Declared Emergency

X Categorical Exemption Section 15061(b)(3) of the Public Resources Code

Statutory Exemptions. State code number:

Reasons why project is exempt: Originally intended district services have never been needed or provided in the past and no district services are planned for the future. Homestead subdivision roads maintained by Amador County. No change in services or service demand and no possibility that the project could have a negative effect on the environment.

Signature: _____ **Date:** 10/20/16 **Title:** Executive Officer

 X Signed by Lead Agency Date received for filing at OPR: _____
_____ Signed by Applicant

POSTED ON:

AGENDA ITEM # 8

TO: ALL COMMISSIONERS, ALTERNATES
FROM: ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER
SUBJECT: EXECUTIVE OFFICER'S REPORT AND RECOMMENDATION
HOMESTEAD DETACHMENT FROM THE RANCH HOUSE ESTATES COMMUNITY SERVICE DISTRICT; (LAFCO PROJECT #293)
DATE: MEETING OF OCTOBER 20, 2016

DESCRIPTION OF PROJECT

This proposal for detachment of the Homestead area and four additional parcels is the Ranch House Estates Community Services District. The proposal consists of a district detachment consisting of approximately 81.75 acres. Notice has been published, posted and individually mailed to all affected landowners and registered voters within the project area and within 300' of the detachment area.

LOCATION

The detachment area is located west of Highway 88 at Homestead Road. Descriptive maps are attached.

PURPOSE

The proposal would detach the Pine Park Estates (Homestead) subdivision area from the district because the district has never provided service to the area. There is no need for service and alternate service providers are in place. The district has requested a sphere amendment to create a sphere that accurately describes the area the District now serves and to allow for the detachment at Agenda Item #7 on this agenda.

CEQA

LAFCO is the lead agency for the project. The Executive Officer has reviewed the proposal and determined that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3) of the Public Resources Code, in that there is no change in services or service demand and no possibility that the project could have a negative effect on the environment (Notice of Exemption attached).

BACKGROUND and LAND USE

At formation in 1977, the Ranch House Estates CSD was originally intended to provide water and road maintenance to residential parcels planned for development. As the land use entitlements and subdivision progressed, water services came to be provided by Amador Water Agency. The original shorter roads (Shadow Glen Ct., Dogwood Ct. and Valley View Ct.) were not constructed to county standards and were rejected by the county for dedication.

The district maintains these roads. The Pine Park Estates subdivision (Homestead) was properly annexed into Ranch House Estates CSD in 1984, however roads there are all county-maintained. The district never provided service of any kind to the adjacent Pine Park (Homestead) subdivision and no assessments or taxes have been paid to the district from this area.

Comments received from Susan Grijalva, Planning Director, reveal the relevant history of the subdivision's changes. The four additional parcels proposed by the district for detachment were subdivided as part of a 5-parcel map created after the original Ranch House Estates was subdivided. Four of the five parcels are not currently assessed by the district. She notes that road access/use for these parcels is the same as the parcels that are within the district and are assessed for road maintenance. She recommends these parcels remain in the district because they front onto the roads associated with the main part of the district, even though they were not part of the original Ranch House Estates subdivision map.

The Planning Director also notes that the county rejected dedication of roads in the Pine Park subdivision (Homestead Area) on the final map for the subdivision. County public works confirms Pine Park Loop, North Point Court, Homestead Road, and Greenleaf Lane are all part of the county maintained road system.

SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS

Government Code §56668 and LAFCO Policies require that the review of a proposal shall consider the factors listed below. The condensed review is presented below for the commission's consideration.

<i>FACTOR TO CONSIDER</i>	<i>POLICY/STATUTE CONSISTENCY</i>	<i>COMMENT</i>
<i>1. NEED FOR SERVICES, FUTURE NEEDS</i>	Consistent	Services provided by AWA (water) and County Public Works (roads)
<i>2. ABILITY TO SERVE, TIMING, CONDITIONS</i>	Consistent	No change in services
<i>3. WATER SUPPLY</i>	Consistent	AWA provides water service
<i>4. SERVICE ALTERNATIVES</i>	Consistent	No need for alternative service
<i>5. SERVICE IMPACTS</i>	Consistent	No change in service
<i>6. COORDINATION OF APPLICATIONS</i>	Consistent	N/A; district detachment only
<i>7. COST/ADEQUACY OF</i>	Consistent	No change in service

<i>SERVICES, FACILITIES</i>		
8. <i>EFFECT IN AREA AND ADJACENT AREAS</i>	Consistent	No change in service; no significant effects noted
9. <i>ALTERNATIVES, COST & ADEQUACY</i>	Consistent	No change in service, service levels, costs
10. <i>SUFFICIENCY OF REVENUES, A.V.</i>	Consistent	No change, no assessments paid previously
11. <i>"BEST INTEREST"</i>	Consistent	Reduces district boundaries where services have never been provided
12. <i>BOUNDARIES: LOGICAL, CONTIGUOUS</i>	Consistent	Follows parcel lines, neighborhood lines
13. <i>TOPOGRAPHY</i>	Consistent	No significant topographic features
14. <i>SPHERES OF INFLUENCE</i>	Consistent	SOI amendment proposed; Agenda #7, Oct 20, 2016
15. <i>EFFECT ON ADJACENT AREAS, COMMUNITIES</i>	Consistent	No change anticipated; no significant untoward effects
16. <i>COMMENTS FROM LANDOWNER OR OWNERS</i>	Consistent	No landowner comments
17. <i>EFFECT ON OTHER COMMUNITY SERVICES</i>	Consistent	None; no change anticipated
18. <i>OTHER AGENCY COMMENTS, OBJECTIONS</i>	Consistent	Planning Department Comments
19. <i>FAIR SHARE OF REGIONAL HOUSING</i>	Consistent	No change or effect anticipated
20. <i>LAND USE, ZONING DESIGNATIONS</i>	Consistent	R1-A, residential
21. <i>POPULATION</i>	Consistent	No change anticipated
22. <i>CONSISTENCY WITH GENERAL PLANS, SPECIFIC PLANS, ZONING</i>	Consistent	No changes anticipated
23. <i>AGRICULTURE LANDS AND OPEN SPACE LANDS</i>	Consistent	No change; no adjacent agriculture; no effect on agriculture
24. <i>ENVIRONMENTAL JUSTICE</i>	Consistent	No effect noted; no change

DETERMINATIONS

The Commission should review the factors summarized above, 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 “inhabited” per Government Code §54046. Application for this detachment is made subject to Government Code §56650 et. seq. by resolution of the

- Ranch House Estates CSD.
2. The territory proposed for detachment is not within the Sphere of Influence of the Ranch House Estates Community Service District, as amended October 20, 2016.
 3. The boundaries are definite and certain and conform to lines of ownership and parcel lines.
 4. The detachment will provide a logical and orderly boundary. Parcels outside the Homestead area on the east side of Highway 88, which were created by Parcel Map No. 141 in 1971, are appropriate to remain within the district.
 5. The detachment will have no effect on the services otherwise provided in the area and will not result in negative impacts to the cost and adequacy of service and is in the best interests of the affected area.
 6. The detachment will not have an adverse effect on agriculture and open space lands, will not have an adverse effect on environmental justice, and will not affect the county's ability to achieve its fair share of the regional housing needs.
 7. The detachment is found to be exempt under Section 15061(b)(3) of the Public Resources Code, in that there is no change in services or service demand and no possibility that the project could have a negative effect on the environment.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Modify the proposed detachment area to include only the Homestead area west of Highway 88. Parcels proposed for detachment east of Highway 88 are recommended to remain within the district.
2. Adopt Resolution #2016-10, making determinations, adding conditions and approving the Homestead Detachment from the Ranch House Estates CSD Community Services District.
3. Direct the Executive Officer to prepare a Notice of Exemption pursuant to Section 15061(b)(3) of the Public Resources Code.
4. Direct the Executive Officer to hold Conducting Authority proceedings in compliance with Resolution ##2016-10, and Government Code Section 57000 et. seq.
5. Direct the executive officer to complete the necessary filings and transmittals as required by statute and policy.

Attachments:

Resolution 2016-10

Exhibit A – Descriptive Maps (final map to follow approval)

Exhibit B – Conditions

Notice of Exemption

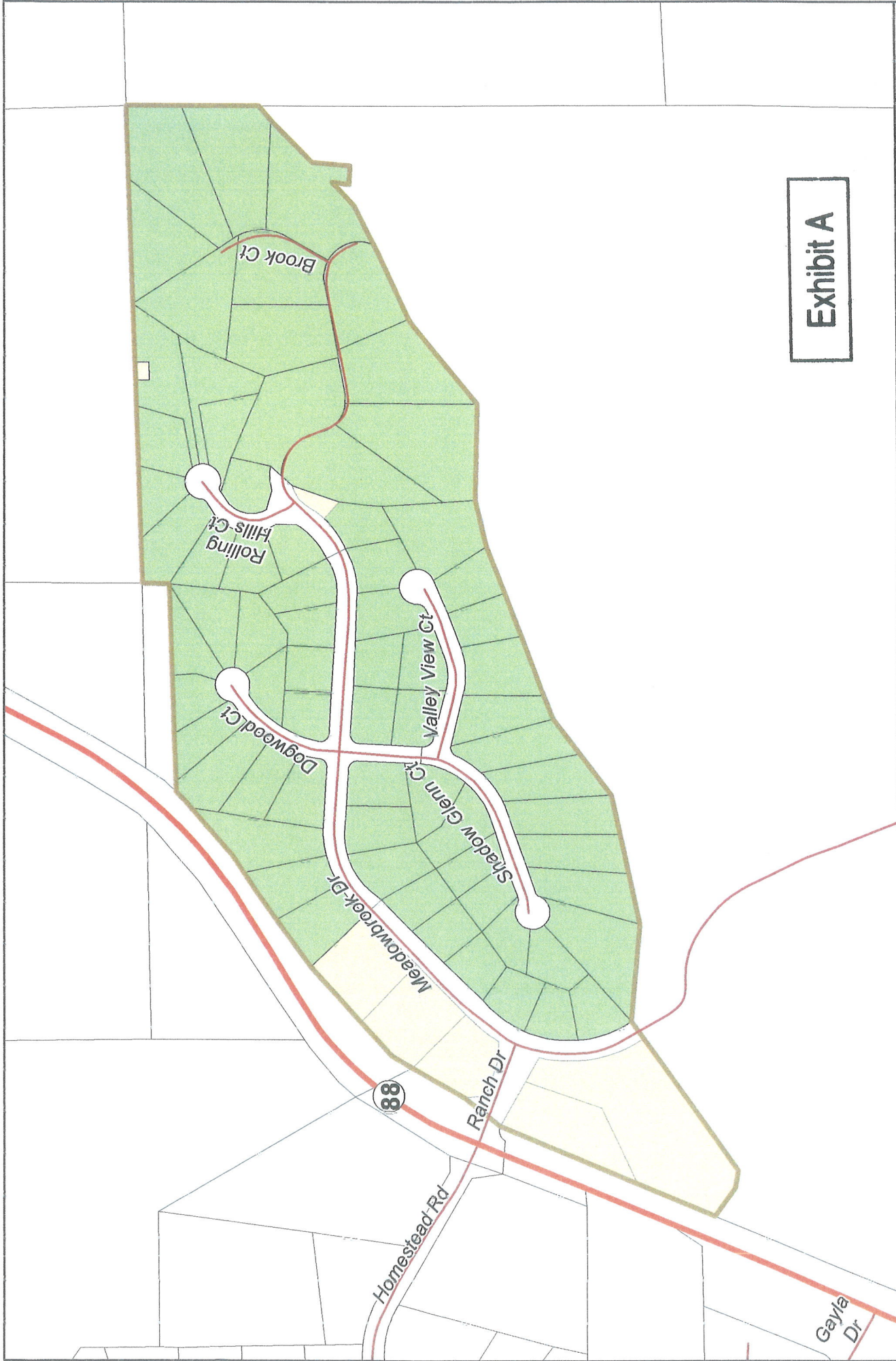



Exhibit A

Ranch House Estates CSD Boundary and Sphere of Influence
 Amended 10/20/2016
 LAFCO Project #291
 LAFCO Resolution 2016-09

Parcel NOT Assessed
 Parcel Assessed
 Parcels


 0 125 250 500 Feet

Map created September 9, 2016 for Amador LAFCO by:
 Amador County Transportation Commission GIS staff
 117 Valley View Way, Sutter Creek CA 95685 (209) 267-2282

The Amador County Transportation Commission assumes no responsibility arising from the use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County office.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

TO: AMADOR LAFCO
FROM: SUSAN C. GRIJALVA, PLANNING DIRECTOR
DATE: SEPTEMBER 28, 2016
RE: LAFCO #291 and #293 – RANCH HOUSE ESTATES CSD DETACHMENT

Per discussion with the LAFCO Executive Officer it is this Department's understanding the basis for the Detachment request is founded on the assertion water service for all lots is now being provided by AWA and those lots being proposed to be Detached are served by roads that are in the County Maintained Road System. These circumstance would, thereby negate the need to be included in the CSD which now only provides road maintenance services for those roads within the Ranch House Estates Subdivision that are not within the County Maintained Road System.

Based on the above information the Planning Department offers the following comments and observations:

Ranch House Estates Side:

APNs 038-210-052-000; 038-210-057-000; 38-390-0021-000 and 38-390-022-000 are proposed to be detached based on the fact they are not currently paying into the road maintenance assumedly because they are not "technically" part of the Ranch House Estates Subdivision (RHE). These parcels were created by Parcel Map No. 141 in 1971, after the creation of the RHE lots which was done in 1966 by a subdivision map recorded in Book 2 of Subdivisions at Page 17. However, APN 038-390-023-000 which **is not** proposed for Detachment is also **not** part of RHE; it was created by Parcel Map No. 141 along with the other parcels proposed for Detachment.

With the exception of APN 038-210-052-000 (which has frontage only along Ranch Dr.), all of these lots have frontage along Meadowbrook Dr., as do a majority of the RHE lots that are in the CSD and **do** contribute to the maintenance of the Ranch House Estates CSD roads. Unless there is some legal reason these parcels cannot be included in the CSD it is recommended they remain in the CSD and contribute to the maintenance of the roads. Alternatively, if those lots that are not part of the RHE Subdivision, then it would be recommended APN 038-390-023-000 be included in the Detachment since it was created by Parcel Map No. 141 as were the other parcels on the south side of Hwy 88 proposed for Detachment.

Pine Park East Side:

Based on the information set out on the cover sheets of the recorded subdivision maps the dedication of roads was rejected for "Pine Park Loop, North Point Ct., Homestead Rd. and Greenleaf Lane". Unless these roads were later accepted into the County's maintained road system it appears they are not County roads. If this is the case the Planning Department would recommend these parcels remain within the CSD. Planning has no objection to these parcels being Detached if it is determined the roads have been accepted into the County Maintained Road System.

AMADOR LAFCO
LOCAL AGENCY FORMATION COMMISSION

 **DRAFT**

810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

LAFCO RESOLUTION NO. 2016-10
RESOLUTION MAKING DETERMINATIONS, ADDING CONDITIONS AND
APPROVING THE HOMESTEAD DETACHMENT FROM THE RANCH HOUSE
COMMUNITY SERVICE DISTRICT
LAFCO PROJECT #293

WHEREAS, a resolution making application for the proposed reorganization of certain territory in the County of Amador was heretofore filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the; and

WHEREAS, the Executive Officer has examined the resolution and certified that it is complete and has accepted the proposal for filing; and

WHEREAS, the Executive Officer, pursuant to Government Code §56665 has reviewed this proposal and prepared a report including her recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the project is found by LAFCO to be exempt from the requirements of CEQA under Section 15061(b)(3) of the Public Resources Code, and there is no possibility that the reorganization could have an effect on the environment; and

WHEREAS, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the Executive Officer's report and recommendation, the environmental document and findings, plans for providing service, spheres of influence and applicable General and specific plans;

WHEREAS, the Commission does hereby make the following determinations regarding the proposal:

1. The subject territory is "inhabited" per Government Code §54046. Application for this detachment is made subject to Government Code §56650 et. seq. by resolution of the Ranch House Estates CSD.
2. The territory proposed for detachment is not within the Sphere of Influence of the Ranch House Estates Community Service District, as amended October 20, 2016.
3. The boundaries are definite and certain and conform to lines of ownership and parcel lines.
4. The detachment will provide a logical and orderly boundary. Parcels outside the Homestead area on the east side of Highway 88, which were created by Parcel Map No. 141 in 1971, are appropriate to remain within the district.
5. The detachment will have no effect on the services otherwise provided in the area and will not result in negative impacts to the cost and adequacy of service and is in the best interests of the affected area.
6. The detachment will not have an adverse effect on agriculture and open space lands, will

not have an adverse effect on environmental justice, and will not affect the county's ability to achieve its fair share of the regional housing needs.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. The Commission the project to be exempt from the requirements of CEQA under Section 15061(b)(3) of the Public Resources Code, and there is no possibility that the reorganization could have an effect on the environment.
2. The Homestead Detachment from Ranch House Estates CSD (LAFCO Project #293), is approved, subject to conditions listed below and attached as "Exhibit B" to this resolution.
3. Said territory is detached, as set forth and described in the attached descriptive map and legal description marked "Exhibit A" and by this reference incorporated herein.
4. Said territory includes approximately 81.75 +/- acres and is found to be inhabited, and the territory is assigned the following short form designation:

Homestead Detachment from Ranch House Estates CSD
LAFCO Project #293

5. The following changes of organization or reorganization are approved:
Detachment from the Ranch House Estates CSD
6. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
7. The Executive Officer is hereby directed to hold Conducting Authority proceedings for the detachment.
8. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.
9. The effective date shall be the date of recordation.

 **DRAFT**

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Amador at a regular meeting thereof, held on the 20th day of October 2016, by the following vote:

AYES:

NOES:

ABSENT:

Presiding Officer
Louis Boitano, Chairman
Amador LAFCO

ATTEST:

Nancy Mees, Clerk to the Commission
Amador Local Agency Formation Commission
Amador County, California

Attachments: Exhibit A – Map and Legal Description
Exhibit B – Terms and Conditions

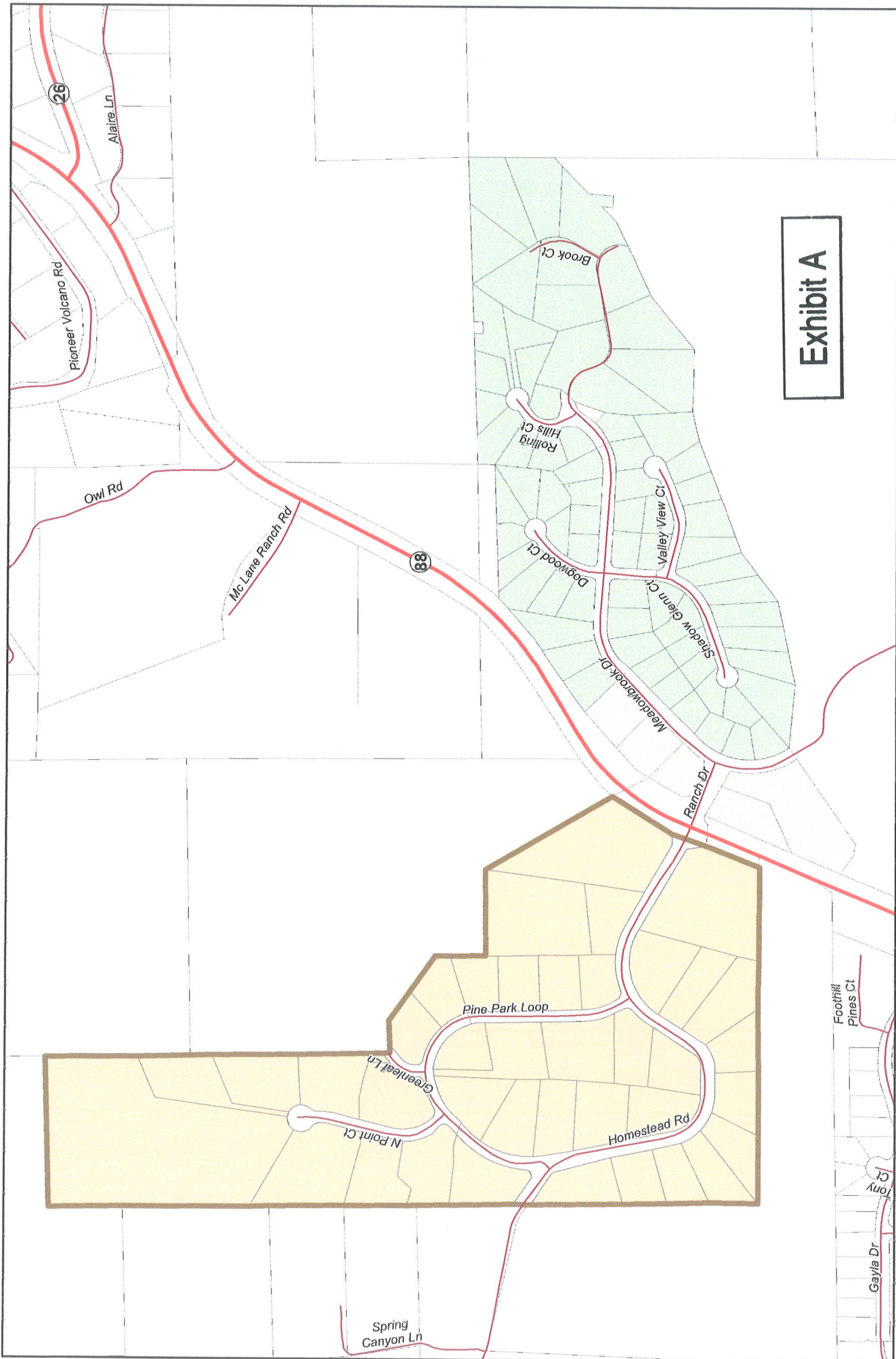


Exhibit A

Homestead Detachment from Ranch House Estates CSD LAFCO Project #293 LAFCO Resolution 2016-10

- Detachment Area
- Parcel NOT Assessed
- Parcel Assessed
- Parcels



Map created September 9, 2016 for Amador LAFCO by:
Amador County Transportation Commission GIS staff
117 Valley View Way, Sutter Creek CA 95685 (209) 267-2282

The Amador County Transportation Commission assumes no responsibility arising from the use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County office.

**EXHIBIT B TO LAFCO RESOLUTION NO. 2016-10
CONDITIONS OF APPROVAL**

**HOMESTEAD DETACHMENT FROM RANCH HOUSE ESTATES CSD
(LAFCO PROJECT #293)**

1. Upon and after the effective date of said Detachment, the affected territory, all inhabitants within such territory, and all persons entitled to vote by reasons of residing or owning land within the territory:
 - a) Shall be no longer be subject to the jurisdiction of the Ranch House Estates Community Services District.
 - b) Shall not be liable for the payment of any authorized or existing taxes, fees, assessments and any bonded indebtedness of the District, including amounts which shall become due on account of any outstanding or then authorized but thereafter issued obligations of the District;
 - c) Shall not be subject to the collection of all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment;
 - d) Shall not be subject to the rules, regulations, ordinances of the District as now existing or hereafter amended.

2. The applicant shall complete map and legal description requirements for final recording and filing, including documents required by the State Board of Equalization, within 180 days of the adoption of this resolution.

3. The Certificate of Completion shall be issued and recorded subsequent to final payment by the applicant of all LAFCO fees, costs and charges associated with the project and necessary to complete the required filings and transmittals.

AMADOR LAFCO
LOCAL AGENCY FORMATION COMMISSION

Notice of Exemption

TO: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
 County Clerk
County of Amador

FROM: Public Agency:
Amador LAFCO
810 Court Street, Jackson, 95642
Contact: 209-418-9377
amador.lafco@gmail.com

Project Title: Sphere of Influence amendment for Ranch House Estates CSD, LAFCO Project #291 and Homestead Detachment from Ranch House Estates CSD; LAFCO Project # 293

Project Location – Specific Highway 88 & Homestead Road

Project Location - City: _____ **NA** _____ **Project Location - County:** _____ **Amador** _____

Description of Project: Detach approx. 81.75 acres from the boundaries of the Ranch House Estates CSD; Amendment of Sphere of Influence consistent with the detachment.

Name of Public Agency Approving Project: Amador LAFCO

Name of Person or Agency Carrying out Project: Amador LAFCO

Exempt Status: (check one)

Ministerial

Declared Emergency

Categorical Exemption Section 15061(b)(3) of the Public Resources Code

Statutory Exemptions. State code number:

Reasons why project is exempt: Originally intended district services have never been needed or provided in the past and no district services are planned for the future. Homestead subdivision roads maintained by Amador County. No change in services or service demand and no possibility that the project could have a negative effect on the environment.

Signature: _____ **Date:** 10/20/16 **Title:** Executive Officer

Signed by Lead Agency Date received for filing at OPR: _____
 Signed by Applicant

POSTED ON: