

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

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

MINUTES

APPROVED

October 20, 2016

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

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

The October 20, 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
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 October 20, 2016**

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

4. **Approval of the Minutes of July 21, 2016**

Motion: It was moved by Commissioner Vinciguerra, seconded by Commissioner Crew, and carried unanimously to approve the Minutes for July 21, 2016, as submitted.

5. **Approval of Claims to October 20, 2016**

Motion: It was moved by Commissioner Oneto, 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 Ranch House Estates Community Service District (CSD) Sphere of**

Influence, LAFCO Project 291; Resolution #2016-09 (Public Hearing).

Executive Officer Chamberlain reviewed the history of the Ranch House Estates CSD and the Homestead portion of that District. She reported that it had been a challenging district, but since 2014 has revived through a new board of directors and general manager. Due to the facts that the Homestead development has never paid CSD assessments and that all its roads are maintained by the county, Ranch House Estates is requesting that it be detached from the CSD. There are county resolutions verifying its acceptance of the maintenance of the roads in the Homestead portion.

The County Planning Department requested that the five parcels east of Highway 88 be left in the Ranch House Estates CSD. It was noted that when these parcels are developed, the owners will most likely be using the roads in Ranch House on the same basis as other district residents, and could not have direct driveways to Highway 88. Ranch House CSD has agreed to allow those parcels to remain part of the District.

Commissioner Atlan asked a question regarding how the parcels are assessed, and Executive Officer Chamberlain responded that the County Assessor has a table of assessments and that each parcel is currently assessed \$25, although that cost may have to increase in the future. Commissioner Crew asked if all the parcels are served by the same water agency. Ms. Chamberlain said that Ranch House Estates CSD had never provided water service, and that all the parcels, including Homestead, have always been served by the Amador Water Agency. Therefore, this detachment will not affect water service.

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

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

Motion: It was moved by Commissioner Crew, seconded by Commissioner Vinciguerra, and carried unanimously to adopt Resolution 2016-09, directing staff to hold a public hearing (conducting authority) and to prepare all documents necessary.

8. Homestead Detachment from Ranch House Estates CSD, LAFCO Project 293; Resolution #2016-10 (Public Hearing).

Executive Officer Chamberlain stated that all the pertinent information was in the documents in the meeting materials. There was brief discussion of the detachment.

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

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

Motion: It was moved by Commissioner Oneto, seconded by Commissioner Atlan, and unanimously carried to adopt Resolution 2016-10, accepting all determinations, and directing staff to prepare all necessary documents.

9. Report and Presentation of City Boundary Verification and GIS Mapping

Executive Officer Chamberlain introduced Cindy Engel of ACTC and thanked her for her work in researching and creating all the city boundary maps. She also thanked ACTC for allowing Cindy

the time to do so. Ms. Engel gave a history of the lack of consistency in city boundary maps being used by LAFCO, the cities, the county, and the Board of Equalization, thus necessitating this mapping project. The goal is to create one set of accurate maps that can then be used by all agencies, and to put the maps online for easy access. The next project will be to use the same process to verify the boundaries of the various districts.

Ms. Chamberlain and Ms. Engel presented a Power Point presentation to show the work done, the now accurately mapped city boundaries, and the areas that are still problems. Ms. Chamberlain reported that all city annexations had been researched, missing documents searched for and found, and written boundary descriptions mapped out and verified. The remaining discrepancies that could not be accounted for will be dealt with in the future, either by GIS corrections, Board of Equalization corrections, or additional annexations, depending on the cause of the discrepancy. Needed correctory annexations will be tacked on to future annexations that take place in that city.

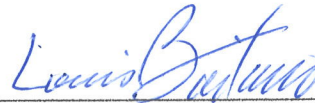
10. Other Business, Reports

- a. Correspondence – none.
- b. Commissioner Announcements – the annual CALAFCO conference will be next week in Santa Barbara.
- c. Executive Officer’s Report – in writing in the meeting materials.
- d. Budget Reports – in binder, provided at the dais.
- e. Legislation and Project Status Report – Executive Officer Chamberlain reported that there is no pending legislation that will have much effect on Amador County.

11. Adjournment

The next regular LAFCO meeting is scheduled for November 17, 2016, although Executive Officer Chamberlain stated that it may be cancelled due to lack of agenda items being ready in time.

Chairman Boitano adjourned the meeting at 7:01 p.m.



Louis Boitano, Chairman
LOCAL AGENCY FORMATION COMMISSION

ATTEST: 
Nancy Mees, Clerk to the Commission