

# **\*\*AGENDA\*\***

## **AMADOR LOCAL AGENCY FORMATION COMMISSION**

**6:00 P.M. – THURSDAY FEBRUARY 16, 2017  
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](mailto: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 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 DECEMBER 15, 2016**
- 5. APPROVAL OF CLAIMS TO FEBRUARY 16, 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. ELECTION OF OFFICERS: CHAIRMAN & VICE-CHAIRMAN (No written materials)**
- 8. ADOPTION OF POLICIES RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES**

The Commission will consider policies to clarify the definition of DUCs contained at 56033.5. CEQA: Categorically Exempt §15061(b)(3)).

- 9. DESIGNATION OF SIGNATURE AUTHORITY FOR 2017**
- 10. MEETING SCHEDULE FOR 2017**

## **11. 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

### **1. ADJOURNMENT**

Note: The next regular LAFCO meeting is scheduled for March 16, 2017. This meeting may be cancelled by the Commission.

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 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:  
February 17, 2017**

# AMADOR LAFCO



## LOCAL AGENCY FORMATION COMMISSION

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

### MINUTES

December 15, 2016

 **DRAFT**

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

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

The December 15, 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  
Brian Oneto, County Member  
Dominic Atlan, City Alternate

Staff Present:

Roseanne Chamberlain, Executive Officer  
Nancy Mees, Clerk to the Commission  
William Chamberlain, Legal Counsel

3. **Approval of Agenda for December 15, 2016**

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

4. **Approval of the Minutes of October 20, 2016**

**Motion:** It was moved by Commissioner Oneto, seconded by Commissioner Atlan, and carried unanimously to approve the Minutes for October 20, 2016, as submitted.

5. **Approval of Claims to December 15, 2016**

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

6. **Public Forum – Public Comment**

Former LAFCO Commissioner Ted Novelli thanked the Commissioners and staff for all the help they had given him while he was on the Commission, and commented that Louis Boitano will be greatly missed once he leaves the Commission.

8. **Bingham-Hodge (BLA) Detachment from Jackson Valley Irrigation District, LAFCO Project #294; Resolution #2016-13 (Notice and Public Hearing waived pursuant to §56662).**  
(The chair took Item 8 on the agenda out of order to accommodate audience members in attendance for this item.)

Executive Officer Chamberlain referred to the Executive Officer's Report in the packet, commenting that this detachment is a simple, straight-forward project as it is merely a completing a previously approved boundary line adjustment. The Board's action will detach a portion of the parcel from JVID.

Commissioner Oneto asked about the difference in acreage stated in the Resolution versus that stated on the Exhibit A map. Ms. Chamberlain responded that the current map is a draft and that the final map will state the correct acreage.

There were no comments.

**Motion:** It was moved by Commissioner Oneto, seconded by Commissioner Vinciguerra, and carried unanimously to adopt Resolution 2016-13, accepting all determinations and directing staff to prepare all documents necessary.

7. **Resolutions of Appreciation for Pat Crew (Resolution #2016-11) and Louis Boitano (Resolution #2016-12).**

Commissioner Boitano read and presented, a Resolution of Commendation to Commissioner Crew for his work on the LAFCO Commission. Commissioner Vinciguerra then read and presented a Resolution of Commendation to Commissioner Boitano for his work on the LAFCO Commission.

**Motion:** It was moved by Commissioner Oneto, seconded by Commissioner Atlan, and carried unanimously to approve both Resolutions.

Commissioner Boitano stated that he had enjoyed being on the LAFCO Commission as it had been one of his favorite appointments, and that he will miss it and everyone involved with LAFCO.

9. **Disadvantaged Unincorporated Communities.**

Executive Officer Chamberlain reported that in 2011 SB284 concerning Disadvantaged Unincorporated Communities (DUCs) was passed, and that she has been trying ever since to determine whether Amador County has any, and if so, where. She commented that this legislation was one of those passed with great intentions, but that it is more applicable to communities in the Central Valley. However, all counties are required to follow it.

The definitions within the legislation are unclear, but it does allow local LAFCOs to adopt their own definitions. Ms. Chamberlain recommended that Amador LAFCO adopt a set of definitions pertinent to this county. Since other counties have already done much of the work in this area, she would like direction from the Commission to use some of the definitions provided in the policies of these other counties as a template for drafting Amador County policies regarding identifying DUCs within Amador county. She added that the new GIS System will greatly help in mapping local DUCs, but that she will also have to talk with each of the cities to write policies that will

handle the unique geography of Amador County.

Audience member Ted Novelli commented that he agreed with Executive Officer Chamberlain, and that he recalled from his time on the LAFCO Commission some areas which he believed might qualify as DUCs.

**Motion:** It was moved by Commissioner Vinciguerra, seconded by Commissioner Atlan, and carried unanimously to instruct Executive Officer Chamberlain to draft a set of policies regarding defining DUCs in Amador County and to bring them back to the Board.

## 10. Other Business, Reports

- a. Report of CALAFCO Conference, Commissioners and Legal Counsel – Executive Officer Chamberlain reported that she thought the DUC workshop had been good, and that she had thereby learned that we can tap into a lot of the work already done by LAFCOs in other counties. Commissioner Boitano remarked that the guest speakers had been good. Legal Counsel William Chamberlain reported there had been interesting discussions among the attorneys at the Legal Counsel session about minimizing risks and costs. Commissioner Vinciguerra remarked that he felt the GIS session was informative.
- b. Correspondence – Executive Officer Chamberlain stated there were letters in the packet to and from the Amador Vintners’ Association regarding wine contributions for the State Conference, and that there was a letter of thanks from CALAFCO for Amador’s attendance at the conference.
- c. Commissioner Announcements – Commissioner Boitano reported that the county has signed a contract for removal of hazardous trees along roadways, waterways, etc. Commissioner Vinciguerra asked when the Commission would know who the new County LAFCO Representative will be. Commissioner Boitano responded that the Board of Supervisors will appoint a new LAFCO Commissioner at the first of the year. Commissioner Atlan will move into Commissioner Crew’s position until the City appoints a replacement.
- d. Executive Officers Report – in packet. Ms. Chamberlain recommended that the January Commission meeting be cancelled as there will not be anything ready in time for that agenda.
- e. Budget Report – in the review binder at the dais.
- f. Legislation Report – Executive Officer Chamberlain reported that there were three bills passed in 2016 that may impact Amador County. SB1266 requires that LAFCOs keep track of Joint Power Agreements within the county, and that she will begin collecting that data. The CALAFCO Omnibus Bill provided some good clarifications in the Cortese-Knox legislation. An environmental justice element must now be provided for in city and county general plans. Lastly, small special districts can now skip having to do full audits every year.

## 11. Adjournment

The next regular LAFCO meeting is scheduled for February 16, 2017, as the January meeting was cancelled due to lack of agenda items being ready in time.

Chairman Boitano adjourned the meeting at 6:32 p.m.

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Presiding Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTEST: \_\_\_\_\_  
Nancy Mees, Clerk to the Commission

# APPROVAL OF CLAIMS - PACKET DRAFT

AGENDA OF February 16, 2017

APPROVAL OF CLAIMS TO

February 16, 2017

Agenda Item 5

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>INV.DATE</u>	<u>AMOUNT</u>
<b>R Chamberlain</b> 12/14/16-2/13/17	Consulting Services Labor Expense Total, includes mileage	2/16/2017 estimate 2/16/2017 estimate	\$ 6,500.00 \$ 370.84
<b>N Mees</b> 12/14/16-2/14/17	Clerical & Admin	2/16/2017 estimate	\$ 641.00
<b>W Chamberlain</b>	Legal Consulting Services	2/16/2017 estimate	\$ 180.00
<b>Amador County Surveying Dept.</b>	Printing charges**		\$ 83.00
<b>CALAFCO</b>	Dues for 2017		\$ 899.00
<b>Ledger Dispatch</b>	Publication of Notice		\$ 145.65
<b>LAFCO Board</b>	Meeting Stipends (Maximum of 5 @ \$50.00)		\$ 250.00
	<b>TOTAL</b>		\$ 9,069.49

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

CHAIR:

\_\_\_\_\_  
*Presiding Officer*

ATTEST:

\_\_\_\_\_  
*Nancy Mees*  
CLERK TO THE COMMISSION

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**AGENDA ITEM # 8**

**TO:** ALL COMMISSIONERS, ALTERNATES  
**FROM:** ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER  
**SUBJECT:** DISADVANTAGED UNINCORPORATED COMMUNITIES  
**DATE:** MEETING OF FEBRUARY 16, 2017

**BACKGROUND:**

The Commission reviewed information about Senate Bill 244 (Wolk) regarding disadvantaged unincorporated communities (DUCs) at the December meeting. Provisions of the Cortese-Knox-Hertzberg Act added by SB 244 require all LAFCOs, cities, and counties to identify and include DUCs in their long-range planning efforts and changes of organization. LAFCO is empowered to refine and clarify the definition of disadvantaged unincorporated communities by policy. All policies must be consistent with the CKH. The Commission directed the Executive Officer to consult with agencies and develop policies to further define and clarify DUCs. The proposed draft policies are attached.

These policies provide guidance and are not intended to preclude the LAFCO from determining, on a case-by-case basis, that under unique factual circumstances, DUCs may exist that do not meet all the criteria set forth in the policies. The policies provide for the Commission to make a determination regarding a DUC that does not meet all of the criteria set forth in the policies.

Government Code section 56033.5 defines DUCs as inhabited territory (meaning 12 or more registered voters, or as determined by commission policy), that constitute all or a portion of a community with an annual median household income (MHI) that is, as referenced in Water Code section 79505.5, less than 80 percent of the statewide annual MHI.

In discussions with the commission, planning staff and city managers, there seemed to be agreement that a disadvantaged unincorporated community as defined by statute would consist of small parcels, i.e. 1-2 acres, and would include a minimum number of parcels, such as 15, in order to define the community where the annual MHI is less than 80 percent of the statewide annual MHI referenced in section 79505.5 of the Water Code.

**DISCUSSION:**

To assess potential DUC areas, LAFCO staff used geographic information services (GIS), to look for areas near cities and city spheres of influence with small parcels (1-2 acres in size) appearing as contiguous clusters. This preliminary survey did not attempt to



distinguish land use or zoning (i.e. residential, industrial, commercial uses) and did factor in MHI.

The cities of Plymouth, Ione and Amador City do not contain any groups of small parcels that might constitute disadvantaged communities under the proposed policies adjacent to the city boundaries or sphere of influence. In areas surrounding the city of Sutter Creek we found some individual small parcels or small groups of two or three parcels, which are unlikely to contain 12 or more registered voters. The Martel area contains some small parcels which could be candidate areas, but these parcels are in industrial or commercial uses. In the area north of Jackson, small residential parcels were identified, but are not likely to meet the MHI threshold, based on the overall condition of the neighborhoods and the availability of services already extended into the area. Staff will conduct additional research in the Martel area, and the developed area north of Jackson to confirm land uses and zoning, and will also evaluate indicators of population size and household income. This will clarify which areas, if any, might be considered DUCs.

Clarifying the definition of DUCs for LAFCO purposes will not alter the parameters used by others, such as in housing elements or grant applications. The LAFCO policies will affect future changes of organization, sphere of influence determinations and the analysis in Municipal Service Reviews.

Based on GIS mapping information, legislative intent, discussions with city staff and city managers, policies adopted by LAFCOs elsewhere, the following policies to assist in defining DUCs are recommended for Amador LAFCO:

- Minimum density not less than 1 dwelling unit per acre
- Minimum number of dwelling units (15)
- Determination by LAFCO of adequate and equivalent water, wastewater, and fire services

These locally adopted policy parameters, along with the statutory requirement that the community be inhabited (12 or more registered voters) and meet the income standard (80% of MHI) will more clearly define areas that can be considered by Amador LAFCO to be disadvantaged unincorporated communities.

**RECOMMENDATION:**

1. Approve the attached policies for DUCs.
2. Update the Policies, Guidelines and Procedures Document to include Policies for Disadvantaged Unincorporated Communities.

Attachment: Policies for Disadvantaged Unincorporated Communities

## SECTION 7

### DISADVANTAGED UNINCORPORATED COMMUNITIES

7.1 For the purposes of this policy, a disadvantaged unincorporated community (DUC) means an inhabited territory with an annual median household income that is less than 80 percent of the statewide annual median household income and as defined in Government Code section 56046 and Water Code section 79505.5.

7.2 A DUC shall have at least 15 dwelling units at a density not less than one unit per acre.

7.3 **Municipal Service Reviews:** Any MSR conducted by LAFCO for a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, shall identify any DUCs within and contiguous to the sphere of influence of that city or special district and describe the present and probable needs and deficiencies for the provision of those public facilities and services within such DUC.

7.4 **Sphere of Influence Updates:** For any updates to a sphere of influence of a city or special district that provides public facilities or services related to wastewater, municipal and industrial water, or structural fire protection, the Commission shall consider and prepare written determinations regarding the present and probable needs and deficiencies for those public facilities and services for any DUC within or contiguous to the sphere of influence of the city or special district.

7.5 Pursuant to Government Code §56375 (8)(A), a proposed city annexation of greater than 10 acres must include any DUC that is identified to be within 300 feet of the proposed city annexation. The applicant shall be responsible for all costs associated with the application.

7.6 **Need for Services:** Any area receiving wastewater, municipal and industrial water, or structural fire protection services which are determined by LAFCO to be adequate and equivalent to those services provided within city boundaries shall not be considered a disadvantaged unincorporated community.

7.7 **Legacy Community:** A legacy community is a geographically isolated community that meets DUC criteria, is at least 50 years old, and is beyond the adopted sphere of influence of any city. When approving any new or updated sphere of influence for a city or special district, the city or special district shall be required to identify any legacy community that is within one mile of the existing or proposed sphere of influence.

7.8 **Exceptions:** The Commission may determine that a community is a DUC due to its unique circumstances even when it does not meet all the criteria in these policies.

Note: These sections may be renumbered for consistency with other policies

**AMADOR LAFCO**  
LOCAL AGENCY FORMATION COMMISSION

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**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:** Policies Related to Disadvantaged Unincorporated Communities

**Project Location – Specific** (Not applicable; no physical location; adopting policies)

**Project Location - City:** \_\_\_\_\_ **NA** \_\_\_\_\_ **Project Location - County:** \_\_\_\_\_ **Amador** \_\_\_\_\_

**Description of Project:** Adoption of local policies to clarify the definition of disadvantaged unincorporated communities as permitted under Government Code 56375

**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:** No physical change and no possibility that the project could have a negative effect on the environment.

**Signature:** \_\_\_\_\_ **Date:** 2/16/17 **Title:** Executive Officer

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

POSTED ON:

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**AGENDA ITEM # 9**

**TO:** ALL COMMISSIONERS, ALTERNATES  
**FROM:** ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER  
**SUBJECT:** DESIGNATION OF SIGNATURE AUTHORITY  
**DATE:** MEETING OF FEBRUARY 16, 2017

**BACKGROUND:**

LAFCO POLICY 2.3.5 states that disbursements from the LAFCO budget require two signatures; the Executive Officer and the Commission Chair are designated to sign. (adopted July 20, 2006).

Currently, the Chairman, and two additional members designated by the commission are authorized to sign. These are the Vice-Chairman, Jim Vinciguerra, and Brian Oneto.

**DISCUSSION:**

Designating two additional signers allows for convenience and timely payment of bills, in the absence of the Chairman. Over the past six years, signatures were needed by someone other than the chairman only once or twice. Having two other possible signers is a convenience to staff and ensures timely payment processing.

Newly authorized commissioners will need to sign the Auditor's forms immediately following the meeting.

**RECOMMENDATIONS:**

1. Retain the Chairman and Vice Chair as signers.
2. Continue with Commissioner Oneto as the additional signer if he is not otherwise a signer by virtue of being the Chairman or Vice Chair.
3. If Commissioner Oneto is the Chairman or Vice Chair, designate another Commissioner as the additional signer.

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**AGENDA ITEM # 10**

**TO:** ALL COMMISSIONERS, ALTERNATES  
**FROM:** ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER  
**SUBJECT:** SCHEDULE OF MEETINGS FOR 2017  
**DATE:** MEETING OF FEBRUARY 16, 2017

**BACKGROUND:**

Policy 1.8.1 provides for a meeting schedule to be adopted annually. The regular meeting date has been the third Thursday of each month for many years. The 6:00 PM starting time has been in effect throughout 2016.

As in past years, it is very likely some meetings will be cancelled based on workload and projects. The entire CALAFCO calendar is attached.

**RECOMMENDATIONS:**

1. Continue the current meeting schedule on the third Thursday
2. Cancel other meetings as needed during the year, based on workload.

Meeting Dates for Amador LAFCO 2017

February 16	
March 16	
April 20	Proposed Budget
May 18	Final Budget Hearing
June 15	
July 20	
August 17	
September 21	
October 19	
November 16	
December 21	

Attachment: CALAFCO 2017 Events Calendar

# 2017 Events Calendar

## JANUARY

- 11 CALAFCO Board of Directors Strategic Planning Retreat (San Jose)
- 12 CALAFCO Board of Directors Meeting (San Jose)
- 18-20 CA Assn. of Sanitation Agencies Conference (Palm Springs)
- 18-20 League New Mayor & Council Academy (Sacramento)
- 27 CALAFCO Legislative Committee (Sacramento)

## FEBRUARY

- 24 CALAFCO Legislative Committee (Irvine)

## MARCH

- 8 Assn. of CA Water Agencies Legislative Symposium (Sacramento)
- 16-19 Local Government Commission Ahwahnee Conference (Yosemite)
- 24 CALAFCO Legislative Committee (Sacramento)

## APRIL

- 5-7 CALAFCO Staff Workshop (Fresno)
- 5-7 Fire District Assn. Annual Meeting (Monterey)
- 19 League of Cities Legislative Day (Sacramento)

## MAY

- 5 CALAFCO Board of Directors Meeting (Sacramento)
- 12 CALAFCO Legislative Committee (Sacramento)
- 9-12 Assn. of CA Water Agencies Conference (Monterey)
- 16-17 CA Special Districts Assn. Legislative Days (Sacramento)
- 17-18 CA State Assn. of Counties Legislative Days (Sacramento)

### Sharing Information and Resources

CALIFORNIA ASSOCIATION OF  
LOCAL AGENCY FORMATION  
COMMISSIONS

1215 K Street, Suite 1650  
Sacramento, CA 95814  
916-442-6536

## JUNE

- 23 CALAFCO Legislative Committee (Conference call)
- 28-29 League Mayor & Council Executive Forum (Monterey)

## JULY

## AUGUST

- 11 CALAFCO Legislative Committee (Conference call)
- 18 CALAFCO Board of Directors Meeting (Irvine)
- 22-24 CA Assn. of Sanitation Agencies Annual Conference (San Diego)

## SEPTEMBER

- 13-15 League Annual Conference (Sacramento)
- 25-28 CA Special Districts Assn. Annual Conference (Monterey)
- 27-29 Regional Council of Rural Counties Annual Conference (South Lake Tahoe)

## OCTOBER

- 25-27 CALAFCO Annual Conference (San Diego)
- 26 CALAFCO Annual Business Meeting (San Diego)
- 27 CALAFCO Board of Directors Meeting (San Diego)

## NOVEMBER

- 3 CALAFCO Legislative Committee (2018) (Conference call)
- 27-30 CA State Assn. of Counties Annual Conference (Sacramento)
- 28-30 Assn. of CA Water Agencies Conference (Anaheim)

## DECEMBER

- 1 CA State Assn. of Counties Annual Conference (Sacramento)
- 1 Assn. of CA Water Agencies Conference (Anaheim)
- 8 CALAFCO Board of Directors Meeting (Sacramento)
- 15 CALAFCO Legislative Committee (2018) (Sacramento)



# AMADOR LAFCO



## LOCAL AGENCY FORMATION COMMISSION

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P.O. BOX 22-1292 ♦ SACRAMENTO, CA 95822  
810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

January 20, 2017

Ranch House Estates  
Board of Directors  
P.O. Box 1245  
Pine Grove, CA 95665

RE: Clarification of LAFCO Work and Charges

Dear Board Members:

Jim Simmons recently sent me the minutes of your December 13<sup>th</sup> meeting. There are a number of statements about the status of the LAFCO work and charges for the Homestead Detachment project that should be clarified. It was a pleasure working with Jim and all of you to accomplish this detachment and I believe we did so as efficiently as possible.

The detachment is complete and has been recorded. LAFCO appreciates your timely payment of the LAFCO charges for work done on the project. Four parcels proposed by the district were not included in the detachment as a result of the request of county Planning Department staff, not the Planning Commission. Those parcels were not part of the RHECSD subdivision, but were subdivided at a later date, and included in the original formation of the District.

LAFCO charges are based on time and materials because LAFCO projects vary tremendously in the effort needed to see them through the hearing process and because of unanticipated complications that may be encountered. The \$1,000 deposit was not an estimate of projected total costs. LAFCO staff did the detachment work as economically as possible given the nature of your detachment and the research needed to get it approved. Jim and I identified numerous ways to minimize the district's cost, such as re-using the original Homestead annexation map for the detachment since the area detaching was identical. The failure of county/LAFCO staff to file the original formation with the State Board of Equalization did not affect the charges for the detachment. I am currently working with the State Board of Equalization (BoE) on a remedy for establishing the district with BoE, including reconstruction of a map, satisfactory to BoE, based on the legal description of the district at formation. None of the work to correct problems associated with district formation has been charged to the district. LAFCO is assuming all cost to remediate the errors made in the past. Please call if you have any additional questions.

Sincerely,

Roseanne Chamberlain, Executive Officer