

Attachment 8
LAFCO Letter

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

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August 12, 2009

Christopher Jordan, City Planner
City of Lone
1 East Main Street
P.O. Box 398
Lone, CA 95640

Subject: Comments on the Draft EIR for the City of Lone's General Plan Update

Dear Mr. Jordan:

Thank you for providing the City's proposed General Plan, the Draft EIR and supporting documents to LAFCO on August 11, 2009. It is unfortunate that LAFCO did not receive the documents within a timeframe that allowed for comments during the comment period.

I have made a cursory review of the DEIR, particularly the Agricultural Resources and Public Services sections, and it appears that the environmental review will be sufficient for LAFCO's review of the city's proposed sphere amendment and annexations as addressed in the DEIR.

I offer the following points based on my review:

- Amador LAFCO is the correct name of the Local Agency Formation Commission in Amador County
- Government Code Section 56076, defining sphere of influence, was amended many years ago and is quoted incorrectly with language from the obsolete version.
- DEIR page 4.1-4 and elsewhere states that the city's sphere amendment and/or annexation request is "presented" to LAFCO. The correct verb should be "proposed" by the city to LAFCO.
- Section 4.1-31 indicates that "following approval by LAFCO", the city has land use jurisdiction over the annexation area. This is incorrect. It is correct to state that the city acquires land use jurisdiction after the final completion and recording of the annexation by LAFCO. Typically this occurs after conditions of approval are satisfied, somewhat later than the date of the Commission's approval.
- Section 4.13.1 refers to the "Master Service Review (MSR)". Amador LAFCO policies do not provide for a Master Services Element of the Sphere of Influence as is required by Sacramento LAFCO in Sacramento County. The correct term should be "Municipal Services Review" as specified in Government Code 56430.

- An inconsistency is noted between page 4.13.3 and page 4.1-37. Page 4.1-37 states “At some point in the future, beyond year 2030, additional development outside the SOI and within the Planning area is anticipated to occur.” The section on fire services states “Additionally, several proposed developments in the Planning Area are abundant in natural vegetation.” These two statements seem inconsistent. Are developments currently proposed in the Planning Area, or is will development in the Planning Area be proposed at some future time around 20 or more years from now.

Thank you for your extraordinary efforts to deliver the CEQA materials to me. I appreciate the opportunity to comment. While you have explained that LAFCO's comments will be provided to the City Council before their final action on the environmental review, I understand that they may not be included in the Final EIR, with responses.

Please ensure that the City's distribution lists are updated to include LAFCO for the circulation of all environmental documents that pertain to sphere amendments and annexations, so that LAFCO may receive such documents and comment on them in a timely manner in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Roseanne Chamberlain". The signature is fluid and cursive, with a long horizontal stroke at the end.

Roseanne Chamberlain
Executive Officer