

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667
Phone: (530) 295-2707 • Fax: (530) 295-1208
lafco@edlafco.us • www.edlafco.us

RECEIVED
HUMAN RESOURCES DEPT.

13 JUN 10 AM 10:25

MEMO

DATE: June 6, 2013

TO: Affected Agencies, Interested Agencies, and Departments

(El Dorado County Planning Department, El Dorado County Emergency Services Authority, El Dorado County Agricultural Commission, Farm Bureau, Surveyor's Office, U.S. Bureau of Reclamation, Chief Administrator's Office [El Dorado County CSA 7, 9, 9 Zone 17, 10 and 10 Zone D], El Dorado County Water Agency, El Dorado County Office of Education, El Dorado County Resource Conservation District, Los Rios Community College, Rescue Union School District, El Dorado Union High School District, El Dorado County Fire Protection District, El Dorado Irrigation District, El Dorado County Sheriff's Department)

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: Cameron Hills Annexation to the Cameron Park Community Services District;
LAFCO Project No. 2013-03

Annexation of one parcel, APN 116-010-04 (20 acres), into the Cameron Park Community Services District.

LAFCO requests your review and comment for the project listed above. The information forms and map are attached. An optional comment form is also included for your convenience.

All affected agencies will receive information from the El Dorado County Auditor for the required property tax negotiations. Please note that a 60-day time limit applies to these negotiations. If your agency will provide one or more services in the proposal that was not previously provided by any local agency, your resolution approving the property tax redistribution should be submitted to LAFCO as soon as the property tax negotiations are complete.

This letter constitutes agency notification under government code §56658 (b). Further, because all landowners in the project area have consented to this proposal, LAFCO staff may recommend the waiver of the protest hearing (also known as the conducting authority hearing) should the Commission approve this project. If your agency objects to waiving the protest hearing, please submit your objection in writing.

If you have any questions regarding this change of organization, please call me at (530) 295-2707.

Attachments: Comment Memo
Project Information Forms
Map

Cc: Cameron Park Community Services District

S:\Projects\OPEN\2013-03 Cameron Hills Annexation to CPCSD\2013-03 Agency Notice Memo (AB 8).doc

COMMISSIONERS

Public Member: Don Mette • Alternate Public Member: Niles J. Fleege
City Members: Brooke Laine, Carol A. Patton • Alternate City Member: Wendy Mattson
County Members: Ron Briggs, Ron "Mik" Mikulaco • Alternate County Member: Brian Veerkamp
Special District Members: Ken Humphreys, Vacant • Alternate Special District Member: Shiva Frentzen

STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst
Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

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COMMENT REQUEST

June 6, 2013

LAFCO requests your review and comment on the following project. Application information and a map are attached. You may comment below and/or include additional pages. Your comments will be included in the project review if received by LAFCO before July 6, 2013.

Project Name: Cameron Hills Annexation to the Cameron Park Community Services District; LAFCO Project No. 2013-03

Applicant/Petitioners: MCP Properties, LLC

APN(s): 116-010-04

Acres: 20

Location: The property is located on the north side of Kimberly Road between Cambridge Road and Woodley Lane, in the Cameron Park area.

Project Description: Annexation of one parcel, APN 116-010-04 (20 acres), into the Cameron Park Community Services District.

Purpose: To obtain recreational and fire suppression services to support the development of a proposed 41-lot residential subdivision.

Estimated Date of LAFCO Hearing: February 2014

REQUESTED COMMENT

CHECK HERE, IF NO COMMENT: _____

1. The information contained in the accompanying documents appears accurate to the best of my knowledge. Yes _____ No _____

Comment: _____

2. Is your agency or department working with the applicant on related entitlements, agreements, etc. Yes _____ No _____

Please describe: _____

3. The proposal would have an effect on my department or agency. Yes _____ No _____

Describe briefly: _____

4. Additional information or comments: _____

Attach additional pages if necessary.

Form completed by: _____ (Name/Department)

**Return to: El Dorado LAFCO
550 Main Street, Suite E ♦ Placerville, CA 95667**

Mike Applegarth
El Dorado County
CAO's Office
330 Fair Lane
Placerville, CA 95667

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LANDOWNER APPLICATION (\$56000)

DATE: 5/23/2013

FILE NUMBER: _____
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(S): MCP Properties, LLC
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Patrick McNamara
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 1107 Investment Blvd., Suite 180 El Dorado Hills, CA 95762

E-MAIL: pm@patrickmcnamara.com TELEPHONE: (916) 397-7959

ASSESSOR'S PARCEL NO(s): 116-010-04-100
If unknown, obtain from El Dorado County Assessor's Office (530) 621-5719.

Type of Project: Annexation Reorganization Detachment SOI Other

AGENCY/DISTRICT: *(List all agencies whose boundaries would be changed by this proposal)*

Cameron Park CSD
Cameron Park Fire Department

LOCATION: *(Closest major county road intersection or road junctions)*

Between Woodleigh Lane and Cambridge Road, North of Kimberly Road in Cameron Park

PURPOSE: *(Clearly state reason for proposal)*

To provide recreational and fire prevention services to the proposed subdivision

ACRES: 20

The following persons *(not to exceed three)* are designated as chief petitioners to receive copies of the Notice of Hearing and the Executive Officer's Report on this proposal at the addresses shown:

Name	Address	City, Zip
Patrick McNamara	1107 Investment Blvd., Suite 180	El Dorado Hills, CA 95762
Olga Sciorelli	3233 Monier Cir.	Rancho Cordova, CA 95742

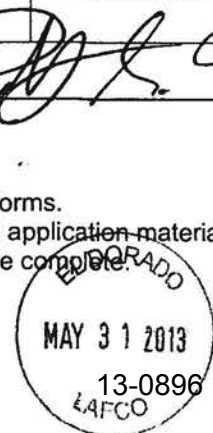
Must be signed by a Representative of, or Petitioner, named above: 

FEES

(See Attached Fee Schedule)

One-Half of the LAFCO fee is due with these forms.

This portion of the fee is non-refundable. Remaining fees and application materials will be required after the property tax negotiations are complete.



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PROJECT INFORMATION FORM

Name: Cameron Hills

Date: 5/23/2013

APN(s): 116-010-04

Land Use

Describe the present land uses in the proposal area:

Vacant residential parcel designated HDR with R1PD zoning

Describe the future land uses in the proposal area:

41-lot Residential Subdivision

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (i.e., zone change, property division, 404 permit, etc.):

TM08-1473 Approved by EDC Board of Supervisors on 7/21/2009
Z07-0027
PD07-0017

Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

(North) Developed residential HDR R1 parcels

(South) Developed residential HDR R1 parcels

(East) Developed residential HDR R1 parcels

(West) Vacant residential HDR R1A parcels



City Annexations Only

What is the approved pre-zoning which will become effective upon annexation?

Does the proposed use conform to this zoning? Yes _____ No _____

Environmental Review (CEQA)

Who is/was the lead agency for this project? El Dorado County

Lead agency Project Planner or contact person Mel Pabalinas

Has the lead agency certified/approved the environmental document? Yes x No _____

If yes, attach a copy.

If no, explain:

MND is attached

If the environmental review is pending, what type of environmental document is being prepared?

- Exemption Class _____
- Negative Declaration _____
- Mitigated Neg. Dec. x _____
- Supplemental EIR _____
- EIR _____

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

Boundaries

Is the project area contiguous to the district or city? Yes _____ x No _____

Is the project area within the necessary Spheres of Influence? Yes x No _____

If not, explain:



Do the proposed boundaries follow parcel lines? Yes No

If not, explain:

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

The project is an island

Do any of the landowners own additional lands contiguous to the project area? Yes No

If yes, explain why these parcels are not included:

Population

What is the approximate current population of the proposal area? 0

How many registered voters reside in the proposal area? 0

What is the projected future population of the proposal area? 115

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes No

Agriculture and Open Space

Is any of the territory under Williamson Act Contract? Yes No

Expiration date _____

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes No

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes No



Services

List agencies currently providing service to the project area:

El Dorado County Sheriff Department
El Dorado County Fire Prevention District
Rescue Union School District

Describe the services to be extended as a result of this proposal:

Recreational and fire prevention services

Indicate when these services can be feasibly extended to the project area:

End of 2014

Please explain why this proposal is necessary at this time:

Annexations to CSD and Fire Department are conditions of approval and shall be addressed prior to filing of the Final Map

Describe existing capacity and improvements and /or any upgrades to infrastructure that will be required as a result of this project *i.e., roads, sewer, water or wastewater facilities, etc.*):

Roads, water and sewer services will be extended to provide service for this project

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations:

Improvement will be funded by the developer
Maintenance will be administered through formation of Zone of Benefit

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services:

If the subject parcel is not annexed to CP CSD, future residents will have to pay higher admission fee for use of CP CSD facilities.

The emergency services will be provided by Cameron Park Fire Department



Will the proposal area be included within any special zone or division?

No

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No

If yes, please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness?

Not known as this time

Will the proposal territory be liable for payment of its share of existing indebtedness?

Yes _____ No

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency?

Yes _____ No

If yes, explain:

Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.



Other

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

Please include copies of any development agreements, pre-annex ation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Name: Olga Sciorelli, P.E.
Address: 3233 Monier Cir.
Rancho Cordova, CA 95742
Phone: (916) 638-0919

CERTIFICATION

I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.


Signature

5/29/13
Date



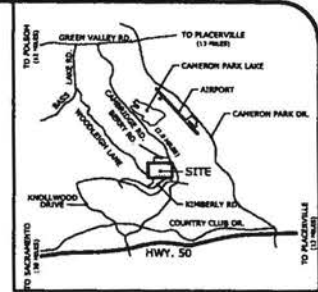
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE PLAT OF "CAMBRIDGE ESTATES" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK "H" OF MAPS, PAGE 114 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 33, THE BEARING BEING NORTH 89°50'18" EAST.

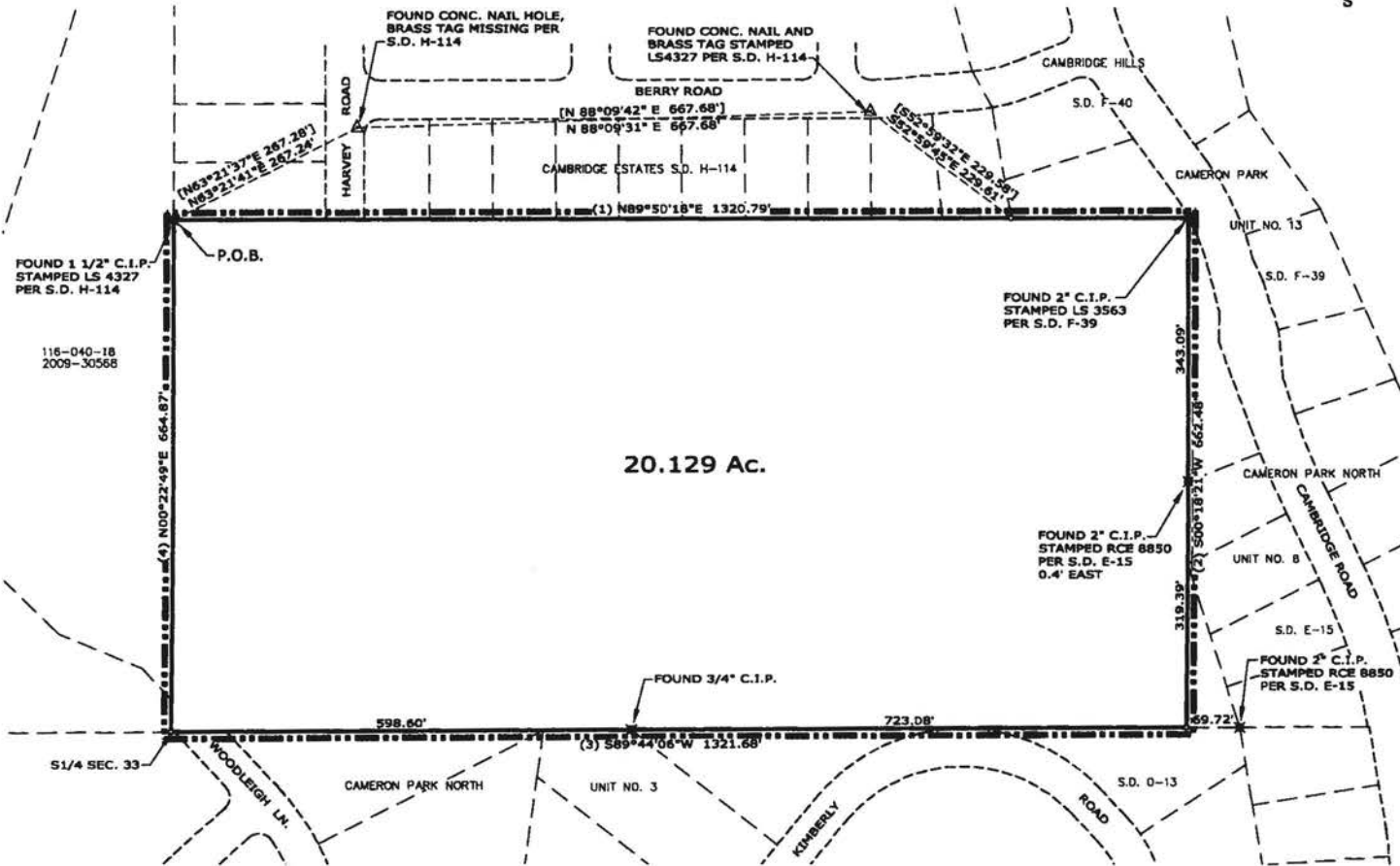
LEGEND

- DIMENSION POINT
- ⊠ FOUND MONUMENT AS NOTED
- PROJECT BOUNDARY
- ▬ CAMERON PARK COMMUNITY SERVICE DISTRICT/FIRE PROTECTION DISTRICT BOUNDARY (EXISTING)
- P.O.B. POINT OF BEGINNING

BOUNDARY MAP
L.A.F.C.O. PROJECT 2013-03
ANNEXATION TO
CAMERON PARK COMMUNITY SERVICE DISTRICT
 THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE
 SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 10 NORTH,
 RANGE 9 EAST, M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=100' SHEET 1 OF 1 MAY, 2013



VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT

THIS EXHIBIT WAS PREPARED IN MAY, 2013 AND IS FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

DATE _____

KEVIN A. HEENEY, P.L.S. 5914



COUNTY SURVEYOR'S STATEMENT

THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION, THE EL DORADO COUNTY RECORDERS OFFICE AND CONFORMS TO THE LINES OF ASSESSMENT.

DATED _____

RICHARD L. BRINER, P.L.S. 5084
 COUNTY SURVEYOR
 COUNTY OF EL DORADO

BY: PHILIP R. MOSSBACHER, P.L.S. 5084
 ASSOCIATE LAND SURVEYOR
 COUNTY OF EL DORADO



APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
 EL DORADO COUNTY CA 95667

DATE: _____

ATTEST: _____
 EXECUTIVE OFFICER