

# 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 11 PM 1:52

## MEMO

DATE: June 6, 2013

TO: Sally Zutter, Property Tax Division/Auditor's Office

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: NOTICE OF NEW LAFCO PROJECT

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

This letter constitutes notice under Revenue and Taxation Code §99(b). LAFCO is requesting your initiation of the tax revenue re-distribution process. The project map and information forms are attached for your convenience.

The proposal is subject to Section 99.01 of the Revenue and Taxation Code. Project notice has also been given to the Assessor's office and their report will be due to you by **July 6, 2013** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **July 21, 2013** (Revenue and Taxation Code §99(b)(1)(B)(3)).

The LAFCO proposal will alter the service area and/or boundary for the following Subject Agency: Cameron Park Community Services District

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

Other affected agencies involved in this proposal are as follows:

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

Please notify me as soon as possible if any other agencies may be affected by this proposal.

Attachments: Map  
Project Information Forms

Cc: Terri Daly, CAO

S:\Projects\OPEN\2013-03 Cameron Hills Annexation to CPCSD\2013-03 Auditor 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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### 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.):

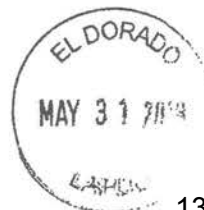
TM08-1473 Approved by EDC Board of Supervisors on 7/21/2009

Z07-0027

PD07-0017

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

(North)	<u>Developed residential HDR R1 parcels</u>
(South)	<u>Developed residential HDR R1 parcels</u>
(East)	<u>Developed residential HDR R1 parcels</u>
(West)	<u>Vacant residential HDR R1A parcels</u>



**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? <sup>0</sup> \_\_\_\_\_

How many registered voters reside in the proposal area? <sup>0</sup> \_\_\_\_\_

What is the projected future population of the proposal area? <sup>115</sup> \_\_\_\_\_

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:

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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





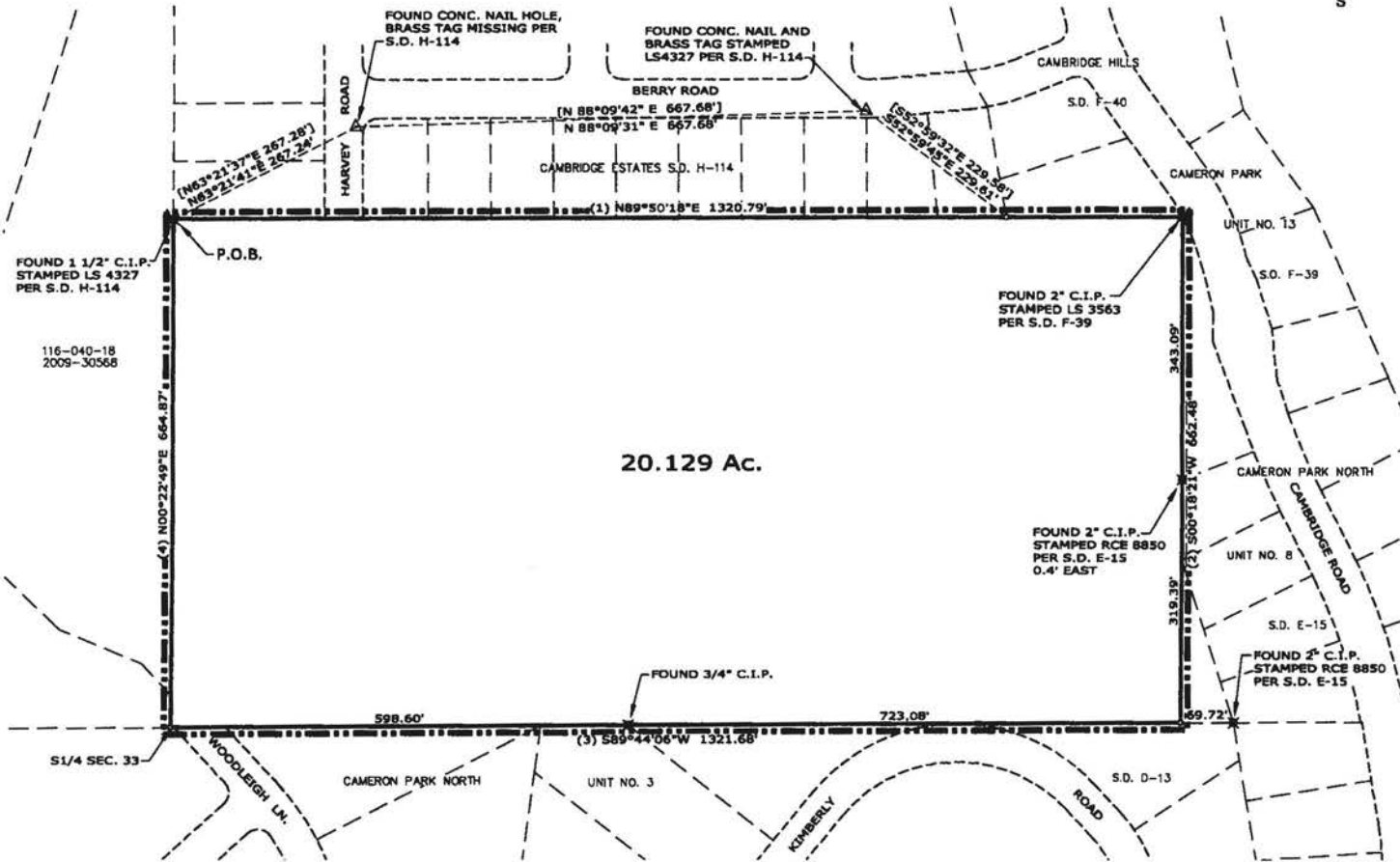
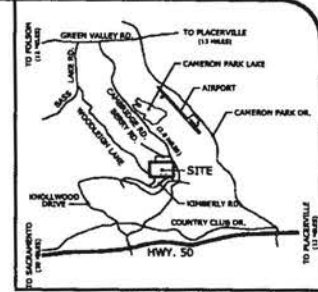
**BASIS OF BEARINGS**

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 'W' 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



**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. MOSBACHER, P.L.S. 5084  
 ASSOCIATE LAND SURVEYOR  
 COUNTY OF EL DORADO



APPROVED BY  
 LOCAL AGENCY FORMATION COMMISSION  
 EL DORADO COUNTY CA 95667

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 DEPUTY OFFICER