



LOCAL AGENCY FORMATION COMMISSION
550 Main Street, Suite E. Placerville, CA 95667
(530) 295-2707 • lafco@edlafco.us • www.edlafco.us

M E M O

VIA EMAIL

DATE: July 8, 2021
TO: Sally Zutter, Property Tax Division/Auditor's Office
FROM: Erica Sanchez, LAFCO Assistant Executive Officer
SUBJECT: NOTICE OF NEW LAFCO PROJECT
Pacileo Annexation into the El Dorado Irrigation District
LAFCO Project No. 2021-03

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 **August 8, 2021** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **August 23, 2021** (Revenue and Taxation Code §99(b)(3)).

The LAFCO proposal will alter the service area and/or boundary for the following Subject Agency:
El Dorado Irrigation District

Project Description: Annexation of APN 092-060-055 into the El Dorado Irrigation District (EID).

Other affected agencies involved in this proposal are as follows:

County Service Areas 7, 9, 9 Mother Lode Recreation Tax, 10 and 10 Zone H-Library; Diamond Springs/El Dorado Fire Protection District, El Dorado County Office of Education, El Dorado County Resource Conservation District, El Dorado County Sheriff's Department, El Dorado Union High School District, El Dorado County Water Agency, Los Rios Community College District, Mother Lode Union School District; and El Dorado Irrigation District

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

Attachments: Project Description and Map
Project Information Forms

Cc: Don Aston, CAO

S:\Projects\OPEN\2021-03 Pacileo Annexation to EID\AB-8 Notifications\2021-03 Auditor Notice Memo (AB 8).docx

COMMISSIONERS

Public Member: Michael Powell • Alternate Public Member: Holly Morrison
City Members: Cody Bass, Jackie Neau • Alternate City Member: Patricia "Patty" Borelli
County Members: John Hidahl, Wendy Thomas • Alternate County Member: George Turnbo
Special District Members: Tim Palmer, Vacant • Alternate Special District Member: Michael Saunders

STAFF

Erica Sanchez, Assistant Executive Officer
Malathy Subramanian, Commission Counsel

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

LANDOWNER APPLICATION (\$56000)

DATE: 07/02/2021

FILE NUMBER: 2021-03
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(s): RICHARD F. & VIRGINIA E PACILEO
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: 5290 CHINA HILL ROAD EL DORADO, CA 95623

E-MAIL: pacileo@hughes.net TELEPHONE: (530) 622-2022

ASSESSOR'S PARCEL NO(s): 092-060-55-100
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)
EID

LOCATION: (Closest major county road intersection or road junctions)
CHINA HILL ROAD & FLICKER LANE EL DORADO

PURPOSE: (Clearly state reason for proposal)
EID MUNICIPAL WATER

ACRES: .08

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
RICHARD PACILEO	5290 CHINA HILL RD	EL DORADO 95623
VIRGINIA PACILEO	" " "	" " "

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

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

PACIFIED

Name: RICHARD F & VIRGINIA E Date: 07/02/2021

APN(s): 092-060-55-100

Land Use

Describe the present land uses in the proposal area:

SINGLE FAMILY RESIDENTIAL

Describe the future land uses in the proposal area:

SAME AS ABOVE

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.): THE PROPOSED USE IS FOR A SINGLE FAMILY DWELLING

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

(North) SINGLE FAMILY DWELLING
(South) ACROSS ROAD, VACANT AGRICULTURAL LAND
(East) SINGLE FAMILY DWELLING
(West) SINGLE FAMILY DWELLING



City Annexations Only

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

N/A

Does the proposed use conform to this zoning?

Yes _____ No

Environmental Review (CEQA)

Who is/was the lead agency for this project? LAFCO

Lead agency Project Planner or contact person _____

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

If yes, attach a copy.

If no, explain:

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

- Exemption Class _____
- Negative Declaration _____
- Mitigated Neg. Dec. _____
- 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 No _____

Is the project area within the necessary Spheres of Influence?

Yes 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?

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? 2 people

How many registered voters reside in the proposal area? 2 people

What is the projected future population of the proposal area? 2 people

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 CO. ROAD DEPT., SHERIFFS DEPT., DS/ELD FIRE PROTECTION
POL - AT&T

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

MUNICIPAL WATER

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

IMMEDIATELY

Please explain why this proposal is necessary at this time:

MUNICIPAL WATER

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.): NONE

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

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

NONE

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? NO

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:

NONE

Please include copies of any development agreements, pre-annexation 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: RICHARD F. PACILEO
Address: 5290 CHINA HILL ROAD
EL DORADO CALIF. 95623
Phone: (530) 622-2022

CERTIFICATION

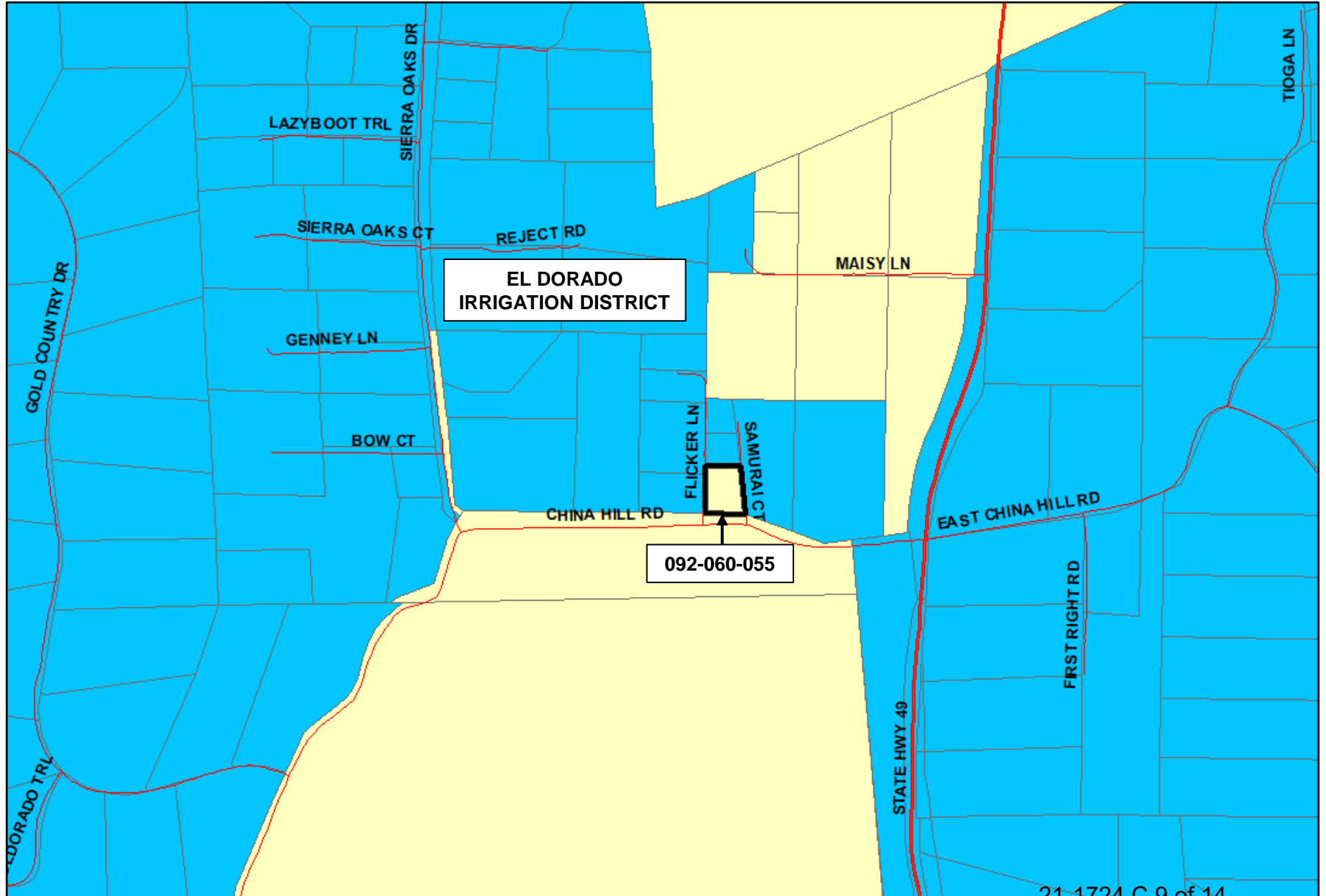
I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.

Richard F. Pacileo
Signature

07/02/2021
Date



Pacileo Annexation into EID; LAFCO Project No. 2021-03





County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667
Phone: (530) 621-5487 FAX: (530) 295-2535

JOE HARN, CPA
Auditor-Controller

BOB TOSCANO
Assistant Auditor-Controller

Date: August 16, 2021 + 60 days = Oct 15, 2021
 To: All Interested Agencies
 See Distribution List Attached
 RE: Pacileo Annexation into the El Dorado Irrigation District
 LAFCO Project No. 2021-03

- Oct 12 BOS Mtg
(or Sept 28)

The LAFCO project referenced above will annex approximately 1 parcel into the El Dorado Irrigation District.

Per LAFCO, this proposal is subject to Section 99.01 of the Revenue and Taxation Code. The agencies included in the Tax Rate Area are shown on the enclosure.

Pursuant to Revenue and Taxation Code §99(b)(1)(B) and §99(b)(2), enclosed is the schedule estimating the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the current fiscal year plus the proportion of the property tax revenue attributable to each local agency.

Pursuant to §99(b)(1)(B)(3), the Auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to §99(b)(2) that is subject to a negotiated exchange.

Except as otherwise provide by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. This negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years. Note that the eligible to negotiate varies depending on whether the jurisdictional change is subject to §99 or §99.01. A decision matrix of who is eligible to negotiate is attached.

Except as otherwise provided by law, pursuant to §99(b)(1)(B)(6), within the 60 day negotiation period the negotiating local agencies will present adopted resolutions agreeing to accept the exchange of property tax revenues to the LAFCO executive officer.

Sincerely,

Sally Zutter, Accounting Division Manager

Enclosure

cc: LAFCO (see next page address)
Project File

OAD AUG 16 '21 PM 8:53

Listing of Interested Agencies for Distribution of Attached Letter

County General Fund; Road District Tax; County Capital Outlay Fund; all County Service Areas and their respective zones of benefit as shown on the exhibit(s).

Attn: CAO and/or Assistant CAO
330 Fair Lane
Placerville, CA 95667

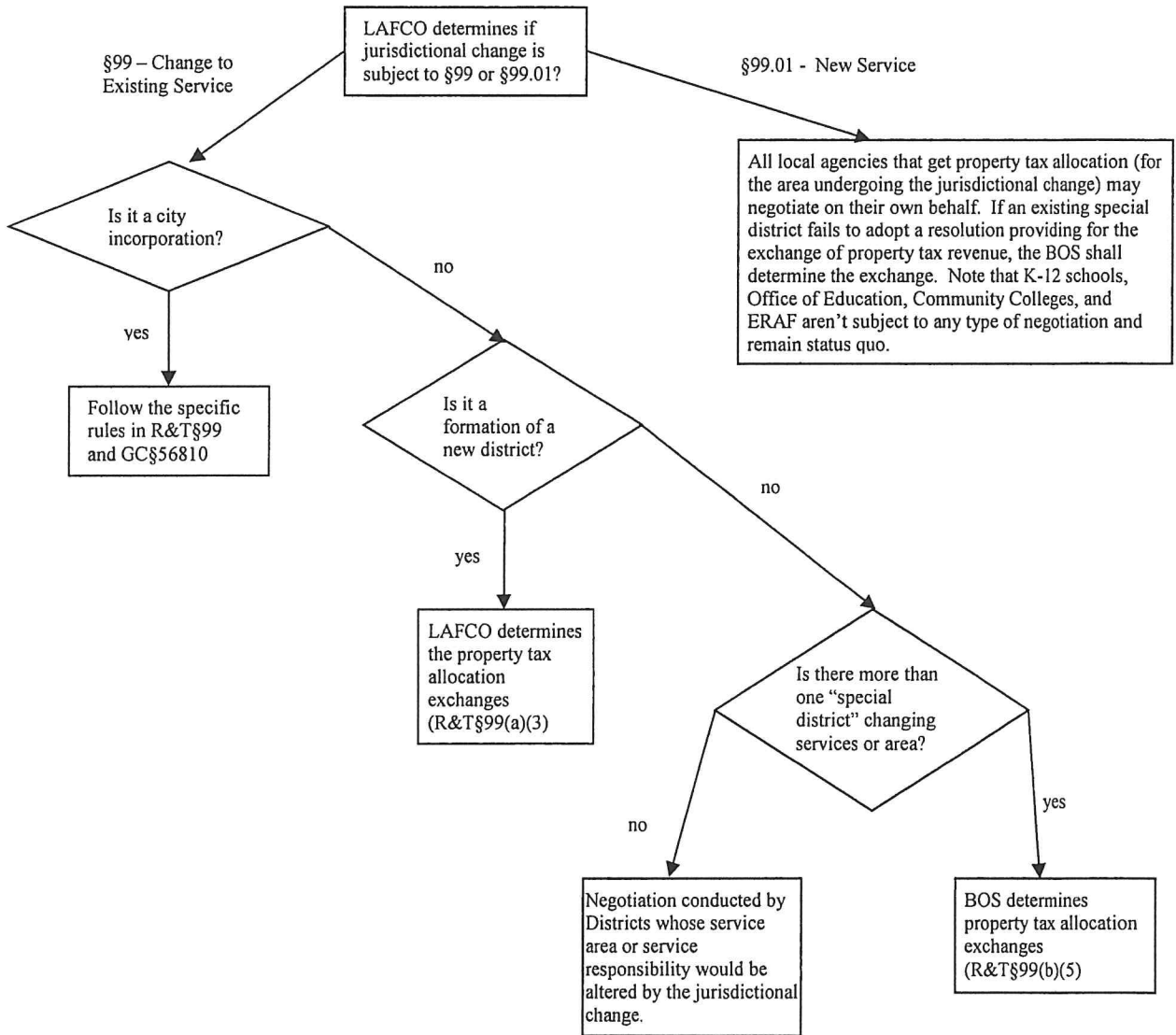
County Water Agency
4330 Golden Center Drive, Suite C
Placerville, CA 95667

El Dorado Irrigation District
Attn: Mike Brink
2890 Mosquito Road
Placerville, CA 95667

Diamond Springs/El Dorado Fire Protection
Attn: Chief
501 Pleasant Valley Road
Diamond Springs, CA 95619

Local Agency Formation Commission
550 Main Street, Suite E
Placerville, CA 95667

WHO DETERMINES PROPERTY TAX REVENUE EXCHANGES



Reference: R&T§99 et seq.
 Prepared by: El Dorado County Auditor-Controller
 Revised Date: 3/31/09

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

Assessor's Report

Return to
Property Tax Division of the Auditor's Office & LAFCO

Please review the parcel list for LAFCO Project No. 2021-03 and complete with information for the current fiscal year.

1. List the tax rate and acres for each parcel, assessed value for land only, total assessed value, and net assessed value.
2. Identify any parcels which will be split by the proposal and note them in the comment section. Assign assessed values allocable to the resultant sub-divided parcels proposed for the current fiscal year.

All information and values are for the current fiscal year of 2021

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
092-060-055	078-001	0.83	9,562	95,748	7,000	88,748	
Sub-Totals	078-001	0.83	9,562	95,748	7,000	88,748	

Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels.

Please identify any administrative parcels or islands near the vicinity of the proposal.

APN	TRA	Size/Acres	Land Value	Imp. Value	Total	Comment

Check this box only if the total net amount of property taxes for the subject territory(ies) affected by this proposal do not exceed the limits specified in Revenue & Taxation Code §155.20(b).

Completed By Karen Hyder Date 7/27/21

Cc: Sally Zutter

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2021/22 EXHIBIT 2021-03-A

LAFCO Project #: 2021-03
Project Name: Pacileo Annexation into the El Dorado Irrigation District
Annexation Per R&T Code Section: 99.01
Existing Tax Rate Area # (TRA): 078-001
Net Assessed Value Per Assessor: \$88,748
H/O Exemption Assessed Value: \$7,000
Total Assessed Value Subject to AB-8: \$95,748
Estimated 1% Property Tax Revenue: \$957

Agency	County Agency Number	SBE District Code	Estimated Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)
County General Fund	11101	N/A	\$287	29.9612%
County Capital Outlay Fund	11111	N/A	\$6	0.6214%
Road District Tax	11112	N/A	\$29	3.0066%
County Water Agency	14801	0207	\$9	0.9811%
Diamond Springs/El Dorado Fire	14401	0054	\$221	23.1016%
El Dorado Irrigation District	14802	0071	\$0	
CSA#7	13104	0122	\$19	2.0183%
CSA#9	N/A	0123	\$0	
CSA#9, Mother Lode Recreation	N/A	0124	\$0	
CSA#10	N/A	0191	\$0	
CSA#10, Zone H - Library	N/A	0229	<u>\$0</u>	
Total Local Agencies:			<u>\$572</u>	<u>59.6902%</u>
Mother Lode Elementary	15107	0013	\$183	19.0723%
El Dorado High	15201	0032	\$133	13.9323%
Los Rios Jt Community College	15402	0046	\$48	4.9785%
County School Services	15501	N/A	\$22	2.3267%
Total School Agencies:			<u>\$386</u>	<u>40.3098%</u>
Grand Total:			<u>\$957</u>	<u>100.0000%</u>

Note 1: Revenue estimates shown are PRE: SDAF, ERAF I, ERAF II, ERAF III, VLF Swap, and/or Triple Flip.

Filename: 2021-03.xlsx
 Print Date: 8/16/2021
 Completed By: Marsha Tover