



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: November 6, 2023

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

FROM: Shiva Frentzen, LAFCO Executive Officer *shiva frentzen*

SUBJECT: NOTICE OF NEW LAFCO PROJECT
Brand Annexation to the Georgetown Divide Public Utility District
LAFCO Project No. 2023-01

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 **December 6, 2023** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **December 21, 2023** (Revenue and Taxation Code §99(b)(3)).

The LAFCO proposal will alter the service area and/or boundary for the following Subject Agency: Georgetown Divide Public Utility District.

Project Description: Annexation of a single parcel, APN 088-031-061 (120 acres, formerly APNs 088-031-032, -033, -034, -035, -036 and -037), into the Georgetown Divide Public Utility District (GDPUD) for water service.

Other affected agencies involved in this proposal are as follows:

El Dorado County CSAs 7, 9, 10 and 10 Zone G-Library; Garden Valley Fire Protection District, Georgetown Divide Recreation District, Georgetown Divide Resource Conservation District, Kelsey Cemetery District, El Dorado County Office of Education, Black Oak Mine Unified School District, Los Rios Community College District, El Dorado County Sheriff's Department, and El Dorado County Water Agency.

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: Tiffany Schmid, CAO

S:\Projects\OPEN\2023-01 Brand Annexation to GDPUD\AB-8 Distribution\2023-01 Auditor Notice Memo (AB 8).docx

COMMISSIONERS

Public Member: Bill Wilde • Alternate Public Member: Dawn Hodson

City Members: John Clerici, Tamara Wallace • Alternate City Member: Nicole Gotberg

County Members: John Hidahl, George Turnbo • Alternate County Member: Wendy Thomas

Special District Members: Brian Veerkamp, Timothy J. White • Alternate Special District Member: Michael Saunders

STAFF

Shiva Frentzen, Executive Officer • Erica Sanchez, Assistant Executive Officer

Malathy Subramanian, Commission Counsel

24-0020 D 1 of 14



LOCAL AGENCY FORMATION COMMISSION
 550 Main Street, Suite E. Placerville, CA 95667
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LANDOWNER APPLICATION (\$56000)

DATE: Received 10/31/2023

PROJECT NAME: Brand Annexation to Georgetown Divide PUD

PROJECT NUMBER: 2023-01
LAFCO will assign a project name & number

GENERAL INFORMATION

PETITIONER(s): Thomas Brand
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: 1552 Mountain View Dr, Solvang CA 93463

E-MAIL: thomas.h.brand@aero.org

TELEPHONE: 805-263-5192

ASSESSOR'S PARCEL NO(s): 088-031-061-000
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)*
 Georgetown Divide Public Utility District

LOCATION: *(Closest major county road intersection or road junctions)*
 Shepherder Ridge Rd cross street Stewart Mine Rd

PURPOSE: *(Clearly state reason for proposal)*
 Provide utility water to a single family home property

ACRES: 120

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:

<i>Name</i>	<i>Address</i>	<i>City, Zip</i>
ThomasBrand	1552 Mountain View Dr	Solvang, 93463

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 Name: Brand Annexation to Georgetown Divide PUD
 Project Number: 2023-01
LAFCO will assign name and number

PROJECT INFORMATION FORM

Name: Thomas Brand **Date:** 10/10/2023
APN(s): 088-031-061-000

Land Use

Describe the present land uses in the proposal area:

This parcel is currently vacant, rural residential land without any structure except for a small metal storage shed with no utilities.

Describe the future land uses in the proposal area:

I plan on building a single family home consistent with the current zoning.

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 consistent with current zoning. No discretionary permits are required.

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

- (North) Rural Residential property with single family homes
- (South) BLM Exempt Property
- (East) Rural Residential property with single family homes
- (West) BLM Exempt Property



City Annexations Only

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

Not Applicable. I am not annexing to a city

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 Erica Sanchez

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

If yes, attach a copy.

If no, explain:

I believe LAFCO will be the lead agency, and because LAFCO has not acted on it yet an environmental review has not been prepared.

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 X No _____

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

If not, explain: I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

Do the proposed boundaries follow parcel lines? Yes No

If not, explain: I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

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

I am the only the only parcel west of the current boundary line. The parcel is bordered north-west, west, and south by BLM forest. The east side of my parcel in on the district boundary line. I am the only parcel in the area and need to be annexed to receive potable water. This is the reason I am submitting this application.

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? Zero (0)

How many registered voters reside in the proposal area? Zero (0)

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

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:

County Service Area 7 provides road maintenance and fire protection and suppression is provided by Garden Valley Fire Protection District. The County Sheriff's Department provides police services.

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

We are requesting Municipal Water from the Georgetown Divide Public Utility District.

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

These services can be extended immediately. The GDPUD boundary is on the property line and the District has a main water line that feeds fire hydrants and residences adjacent to our parcel.

Please explain why this proposal is necessary at this time:

This parcel that I plan to build on does not have a well and needs potable water. The ground water in the area is overtaxed with existing wells. Use of District Utility Water will have a positive impact on the local watershed environment.

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.*):

A residential water line will have to be extended onto my property. A main water trunk line already exists along Stewart Mines Rd that runs parallel to the parcel property line.

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

Hook up and a water meter for the GDPUD water line will be privately financed per standard GDPUD processes.

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

As indicated earlier, potable water can be obtained via a new well. The cost of a new well would be more prohibitive than a new utility water line. The underground water shed in the local area is overtaxed and using utility water would have a positive environmental impact on this. Local residence have informed me that the current well water is very harsh and most residences only use it for ancillary purposes and purchase bulk water for cooking and drinking.

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

The Parcel is within the Georgetown Divide Public Utilities District (GDPUD)

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

If yes, please explain:

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

Yes

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial JP

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 X

If yes, explain:

No detachment is included in the proposal

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-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: Thomas Brand
Address: 1552 Mountain View Dr
Solvang, CA 93463
Phone: 805-263-5192

CERTIFICATION

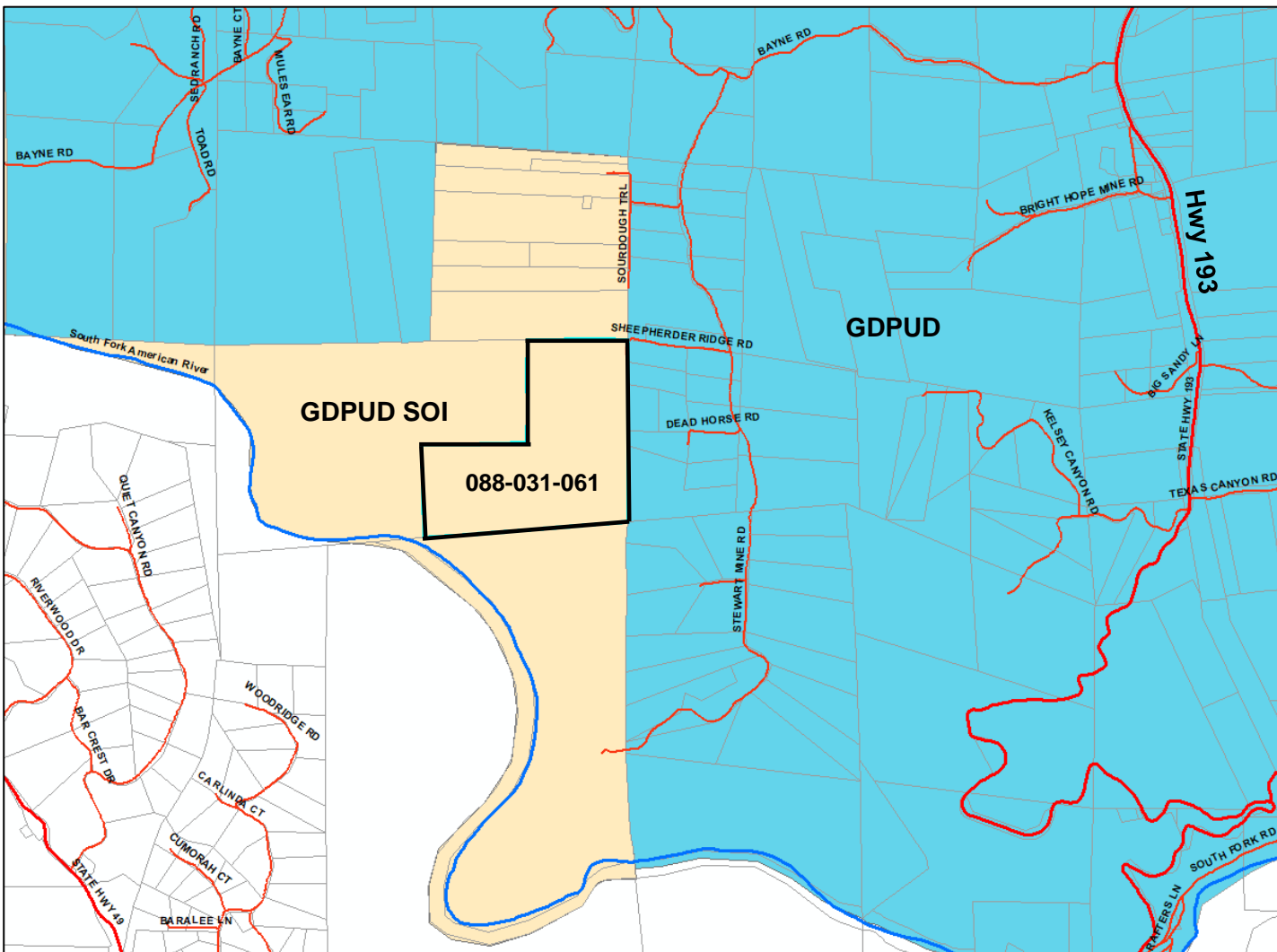
I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.


Signature

10/10/2023
Date

Brand Annexation to the Georgetown Divide Public Utility District LAFCO Project No. 2023-01

Annexation of a single parcel, APN 088-031-061 (120 acres, formerly APNs 088-031-032, -033, -034, -035, -036 and -037), into the Georgetown Divide Public Utility District (GDPUD) for water service. Annexation into GDPUD is requested by the landowner to obtain water service for a future single-family residence. The property is currently vacant, no development is proposed at this time. The subject parcel was formed in 2023 as part of an approved Certificate of Compliance application to merge 6 parcels split improperly in the 1980s back into the original 120-acre parcel. The parcel is located on the west side of Shepherder Ridge Road, approximately 1,300 feet west of the intersection with Stewart Mine Road, in the Kelsey area.





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

TSUNG-KUEI HSU
Assistant Auditor-Controller

Date: December 8, 2023

CAO DEC 11 '23 PM 4:23

To: All Interested Agencies
See Distribution List Attached

RE: Brand Annexation to the Georgetown Divide Public Utility District
LAFCO Project No. 2023-01

The LAFCO project referenced above will annex a single parcel 088-031-061 (formerly APNs 088-031-032, 033, 034, 035, 036, and 037) approximately 120 acres into Georgetown Divide Public Utility District for water service.

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,

A handwritten signature in black ink, appearing to read "Sally Zutter".

Sally Zutter, Accounting Division Manager

Enclosure

cc: LAFCO (see next page address)
Project File

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 ✓
1107 Investment Blvd., Suite 240
El Dorado Hills, CA 95762

Garden Valley Fire Protection District ✓
Attn: Chief
P.O. Box 408
Garden Valley, CA 95633

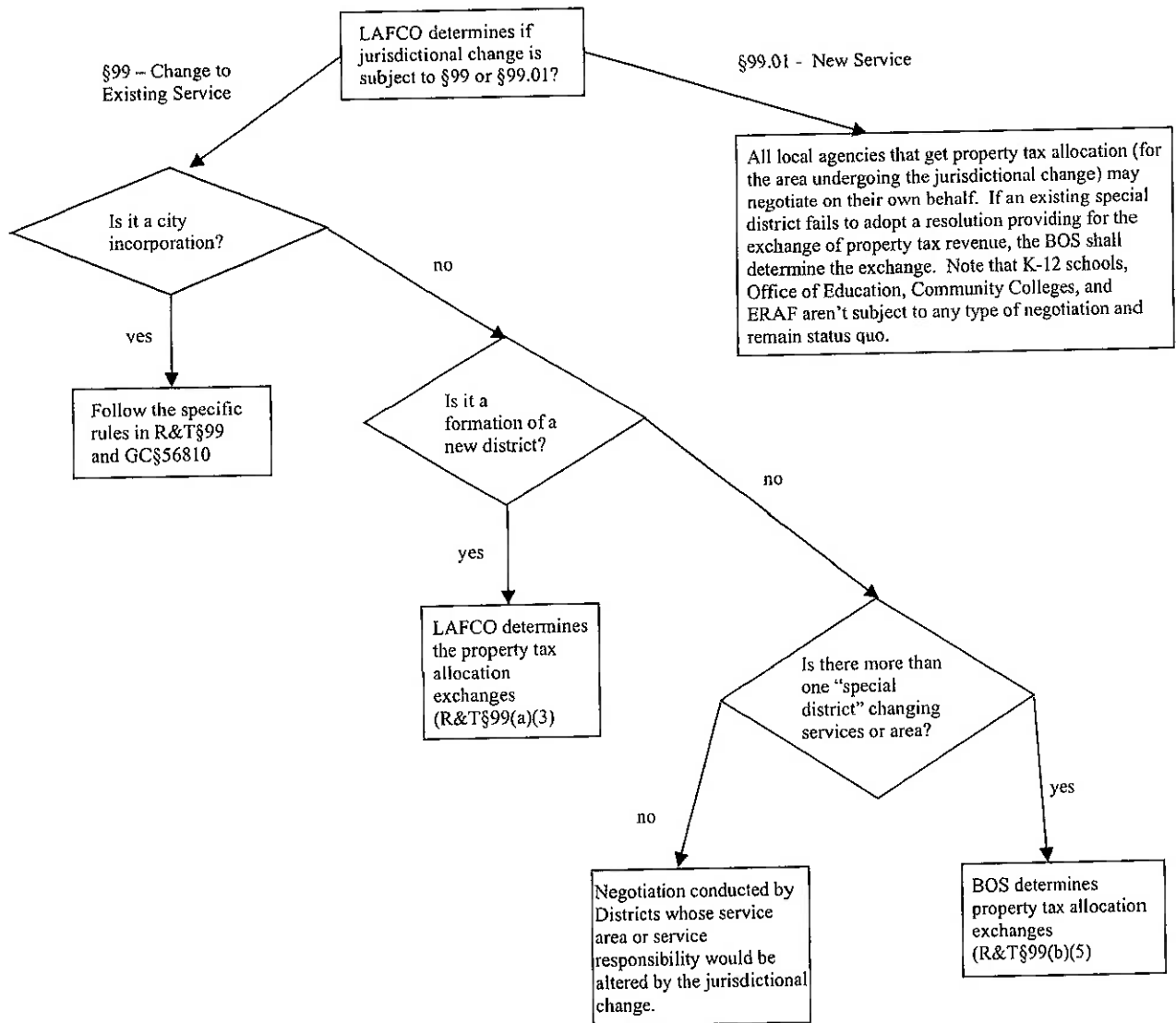
Georgetown Divide Recreation District ✓
Attn: General Manager
P O Box 274
Pilot Hill, CA 95664

Georgetown Divide PUD ✓
Attn: General Manager
P O Box 4240
Georgetown, CA 95634

Kelsey Cemetery District ✓
Attn: B Villalobos
6085 Shasta Road
Garden Valley, CA 95633

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. 2023-01 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 2023/2024

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
088-031-061	083029	120 acres	\$294,779	\$294,779	N/A	\$294,779	
Sub- Totals							

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 Rebecca Klare

Date 11-8-2023

Cc: Sally Zutter

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2023/24 EXHIBIT 2023-01-A

LAFCO Project #:	2023-01
Project Name:	Brand Annexation to the Georgetown Divide Public Utility District
Annexation Per R&T Code Section:	99.01
Existing Tax Rate Area # (TRA):	083-029
Net Assessed Value Per Assessor:	\$294,779
H/O Exemption Assessed Value:	\$0
Total Assessed Value Subject to AB-8:	\$294,779
Estimated 1% Property Tax Revenue:	\$2,948

<u>Agency</u>	<u>County Tax Code</u>	<u>SBE District Code</u>	Estimated Portion of Current Tax Revenue <u>(note 1)</u>	Estimated Current Share of Tax Levy in Existing TRA <u>(note 1)</u>
County General Fund	11101	N/A	\$909	30.8314%
County Capital Outlay Fund	11111	N/A	\$21	0.7105%
Road District Tax	11112	N/A	\$101	3.4379%
CSA#7	13104	0122	\$68	2.3078%
Kelsey Cemetery District	14202	0050	\$4	0.1315%
Garden Valley Fire	14404	0056	\$226	7.6506%
Georgetown Divide Rec	14501	0078	\$101	3.4267%
County Water Agency	14801	0207	\$33	1.1217%
Georgetown Divide PUD	14803	0195	\$0	
CSA#9	N/A	0123	\$0	
CSA#10	N/A	0191	\$0	
CSA#10, Zone G - Library	N/A	0227	<u>\$0</u>	
Total Local Agencies:			<u>\$1,463</u>	<u>49.6181%</u>
Black Oak Mine Unif	15301	0036	\$1,258	42.6865%
Los Rios Jt Community College	15402	0046	\$168	5.6925%
County School Services	15501	N/A	\$59	2.0029%
Total School Agencies:			<u>\$1,485</u>	<u>50.3819%</u>
Grand Total:			<u>\$2,948</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: 2023-01 Brand Annex to GDPUD Estimate Rev and Dist
 Print Date: 12/8/2023
 Completed By: Auditor-Controller, Property Tax Division