



# The County of El Dorado

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## Chief Administrative Office

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Terri Daly  
Chief Administrative Officer

330 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5530  
Fax (530) 626-5730

July 11, 2012

Cameron Estates CSD  
Attn: Hope Leja  
P.O. Box 171  
Shingle Springs, CA 95682

Subject: Deubel Annexation to Cameron Estates Community Services District,  
LAFCO Project No. 2012-03

Dear Ms. Leja:

The LAFCO project referenced above will annex approximately 40 acres into the Cameron Estates Community Services District.

By this letter, we are initiating negotiations regarding the proposed adjustments in property tax revenue allocation factors for the above described project. We are recommending a property tax increment allocation of 4.8074% to your district.

If this proposal is acceptable to the district, please notify this office in writing within the next fourteen days and proceed with the adoption of a resolution by your Board of Directors.

If you wish to discuss this matter further, please contact Mike Applegarth in my office at 621-5123.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Daly", is written over the word "Sincerely,".

Terri Daly  
Chief Administrative Officer

Enclosure

cc: José C. Henriquez, LAFCO Executive Officer



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July 11, 2012

County Water Agency  
Attn: Dave Eggerton  
4110 Business Drive, Suite B  
Shingle Springs, CA 95682

Subject: Deubel Annexation to Cameron Estates Community Services District,  
LAFCO Project No. 2012-03

Dear Mr. Eggerton:

The LAFCO project referenced above will annex approximately 40 acres into the Cameron Estates Community Services District.

We are initiating negotiations with the Cameron Park Estates CSD regarding the proposed adjustments in property tax revenue allocation factors for the above described project. This proposal described in Exhibit B also includes a change in the allocation factor for the annual property tax increment for your agency. Please review it carefully.

If you do not elect to negotiate on your own behalf, or if you so negotiate and fail to reach agreement or fail to submit a resolution documenting an agreement, the Board of Supervisors will determine the exchange of property tax revenues.

If your agency has questions or wishes to discuss this matter further, please contact Mike Applegarth in my office at 621-5123. Unless we hear from you within the next fourteen days, we plan to move forward with this proposal.

Sincerely,

Terri Daly  
Chief Administrative Officer

Enclosure

cc: José C. Henriquez, LAFCO Executive Officer

12-0880 C 2 of 4



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July 11, 2012

El Dorado County FPD  
Attn: Chief Bruce Lacher  
P.O. Box 807  
Camino, CA 95709

Subject: Deubel Annexation to Cameron Estates Community Services District,  
LAFCO Project No. 2012-03

Dear Chief Lacher:

The LAFCO project referenced above will annex approximately 40 acres into the Cameron Estates Community Services District.

We are initiating negotiations with the Cameron Park Estates CSD regarding the proposed adjustments in property tax revenue allocation factors for the above described project. This proposal described in Exhibit B also includes a change in the allocation factor for the annual property tax increment for your agency. Please review it carefully.

If you do not elect to negotiate on your own behalf, or if you so negotiate and fail to reach agreement or fail to submit a resolution documenting an agreement, the Board of Supervisors will determine the exchange of property tax revenues.

If your agency has questions or wishes to discuss this matter further, please contact Mike Applegarth in my office at 621-5123. Unless we hear from you within the next fourteen days, we plan to move forward with this proposal.

Sincerely

Terri Daly  
Chief Administrative Officer

Enclosure

cc: José C. Henriquez, LAFCO Executive Officer

12-0880 C 3 of 4

# PROPERTY TAX DISTRIBUTION

## Future Increment

### EXHIBIT B

**LAFCO Project #:** 2012-03  
**Project Name:** Deubel Annexation to Cameron Estates Community Services District  
**Annexation Per R&T Code Section:** 99.01  
**Existing Tax Rate Area # (TRA):** 054-146  
**Net Assessed Value Per Assessor:** \$152,000  
**H/O Exemption Assessed Value:** \$0  
**Total Assessed Value Subject to AB-8:** \$152,000  
**Estimated 1% Property Tax Revenue:** \$1,520

	County Agency	SBE District Code	Estimated Portion of Current Tax Revenue	Current Share of Tax Levy In Existing TRA	Possible Exchange of Tax Increment	New Future Tax Increment
<u>Agency</u>	<u>Number</u>	<u>Number</u>	<u>(note 1)</u>	<u>(note 1)</u>		
County General Fund	00001	n/a	\$518	34.0877%	-3.3725%	30.7152%
County Capital Outlay Fund	00007	n/a	\$11	0.7070%	-0.0592%	0.6478%
Road District Tax	00011	n/a	\$52	3.4207%	-0.2863%	3.1344%
County Water Agency	30045	207	\$17	1.1161%	-0.0934%	1.0227%
El Dorado County Fire	30095	055	\$240	15.8038%	-0.8038%	15.0000%
El Dorado County Fire - Shingle Springs Zone	30098	255	\$0		0.0000%	0.0000%
<b>Cameron Estates CSD</b>	<b>30235</b>	<b>085</b>	<b>\$0</b>		<b>4.8074%</b>	<b>4.8074%</b>
CSA#7	30281	122	\$35	2.2963%	-0.1922%	2.1041%
CSA#9	30291	123	\$0		0.0000%	0.0000%
CSA#9, zone 17 ponderosa recreation	30309	136	\$0		0.0000%	0.0000%
CSA#10	30283	191	\$0		0.0000%	0.0000%
CSA#10, zone D	30288	224	\$0		0.0000%	0.0000%
Total Local Agencies:			<u>\$873</u>	<u>57.4316%</u>		<u>57.4316%</u>
Buckeye Elementary	20010	005	\$290	19.0603%		
El Dorado High	20290	032	\$241	15.8511%		
County School Services	20370	n/a	\$30	1.9929%		
Los Rios Jt Community College	20320	046	\$86	5.6641%		
Total School Agencies:			<u>\$647</u>	<u>42.5684%</u>		
Grand Total:			<u>\$1,520</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.