



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: June 26, 2019  
TO: Sally Zutter, Property Tax Division/Auditor's Office  
FROM: José C. Henríquez, LAFCO Executive Officer *JCH*  
SUBJECT: NOTICE OF NEW LAFCO PROJECT  
Snyder Annexation into the El Dorado Irrigation District  
LAFCO Project No. 2019-05

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 25, 2019** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **August 9, 2019** (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 006-011-022 (formerly 006-011-22) into the El Dorado Irrigation District (EID).

Other affected agencies involved in this proposal are as follows:

County Service Areas 7, 9, 9 Zone 19-Gold Trail Recreation, 10 and 10 Zone H-Library; El Dorado County Fire Protection District, El Dorado County Office of Education, El Dorado County Resource Conservation District, El Dorado County Sheriff's Department, El Dorado County Water Agency, El Dorado Union High School District, Gold Trail Union School District, Los Rios Community College; and El Dorado Irrigation District

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

Attachments: Project Information Form  
Map

Cc: Don Ashton, CAO

S:\Projects\OPEN\2019-05 Snyder Annexation into EID\2019-05 Auditor Notice Memo (AB 8).docx

#### COMMISSIONERS

Public Member: Michael Powell • Alternate Public Member: Dyana Anderly  
City Members: Mark Acuna, Cody Bass • Alternate City Member: Kara Taylor  
County Members: Shiva Frentzen, Brian Veerkamp • Alternate County Member: John Hidahl  
Special District Members: Tim Palmer, Vacant • Alternate Special District Member: Holly Morrison

#### STAFF

José C. Henriquez, Executive Officer • Erica Sanchez, Assistant Executive Officer  
Riley Nork, Assistant Policy Analyst • Denise Tebaldi, Administrative Assistant • Kara K. Ueda, Commission Counsel



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Project Name: _____	Snyder Annexation into the El Dorado Irrigation District
Project Number: _____	LAFCO Project No. 2019-05
<i>LAFCO will assign name and number</i>	

## **PROJECT INFORMATION FORM**

**Name:** Jeffery A. Snyder **Date:** 6/1/2019

**APN(s):** 006-011-20-100  
*022*

**Land Use**

Describe the present land uses in the proposal area:

The parcel is currently vacant, agricultural land with 85 goats using as pasture.

Describe the future land uses in the proposal area:

I plan to build a single family detached 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) Single family residences, RL-10 & RL-20 / AL & AR
- (South) Single family residences, AG-40 / AL
- (East) Single family residence, LA-20 / AL
- (West) Single family residence, RL-20 / AL



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?

Because I plan on building a single family detached home on this parcel.

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

*If yes, explain why these parcels are not included:*

I own the parcel to the east and that property is currently annexed and the EID water pipelines will run through this parcel.

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**Population**

What is the approximate current population of the proposal area? Currentl y,none

How many registered voters reside in the proposal area? Currentl y,none

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

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**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

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PROJECT NAME:

PROJECT NO:

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

N/A

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?

N/A

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

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?

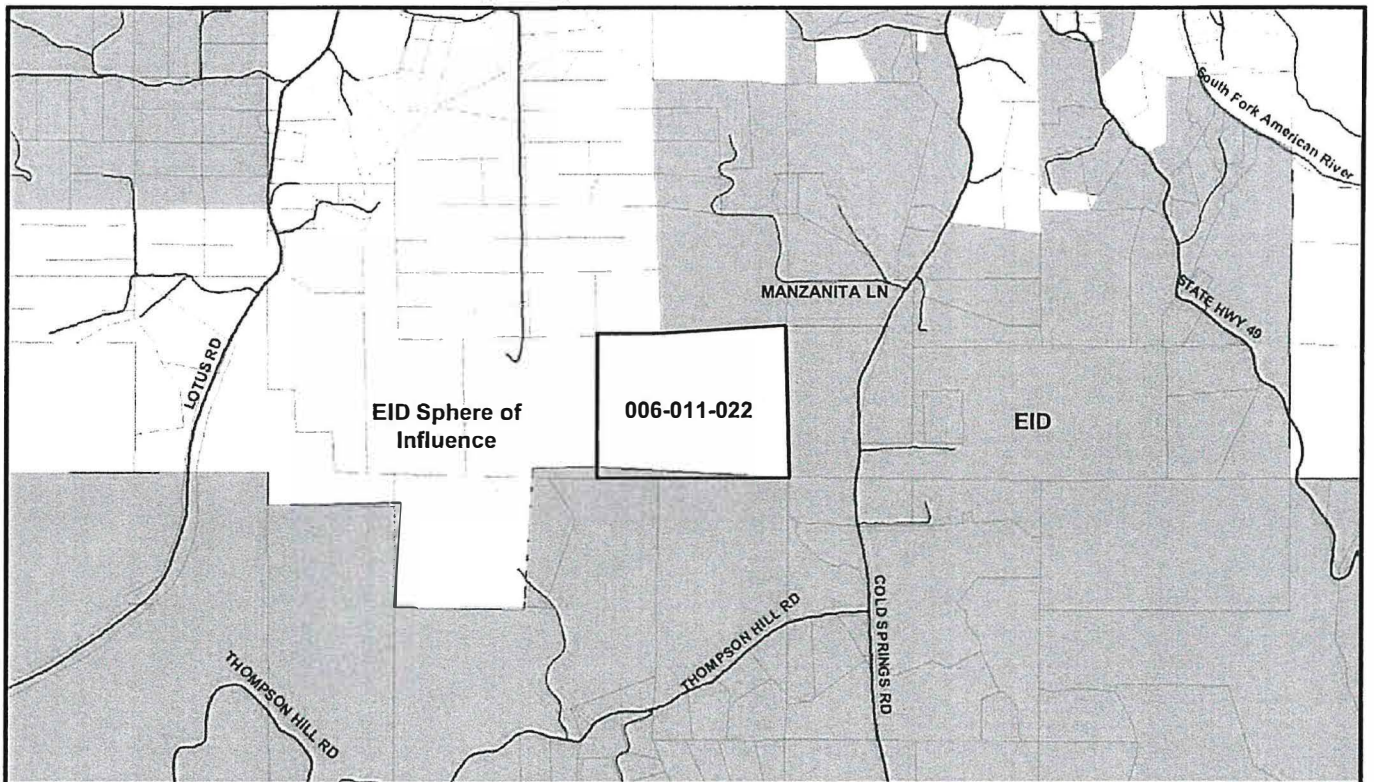
Yes \_\_\_\_\_ No \_\_\_\_\_

*If yes, explain:*

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

**Snyder Annexation into the El Dorado Irrigation District  
LAFCO Project No. 2019-05**

The landowner of APN 006-011-022 is requesting annexation into the El Dorado Irrigation District (EID) in order to receive water service for a future single-family residence. The 60-acre parcel is within EID's sphere of influence and is adjacent to the current EID boundaries. The parcel is in the Gold Hill area, southwest of the intersection of Cold Springs Road and Manzanita Lane.







# 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: July 25, 2019

To: All Interested Agencies  
See Distribution List Attached

CAD JUL 25 '19 PM4:35

RE: Snyder Annexation into the El Dorado Irrigation District  
LAFCO Project No. 2019-05

The LAFCO project referenced above will annex 1 parcel, AN 006-011-022-000, approximately 60 acres 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,

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

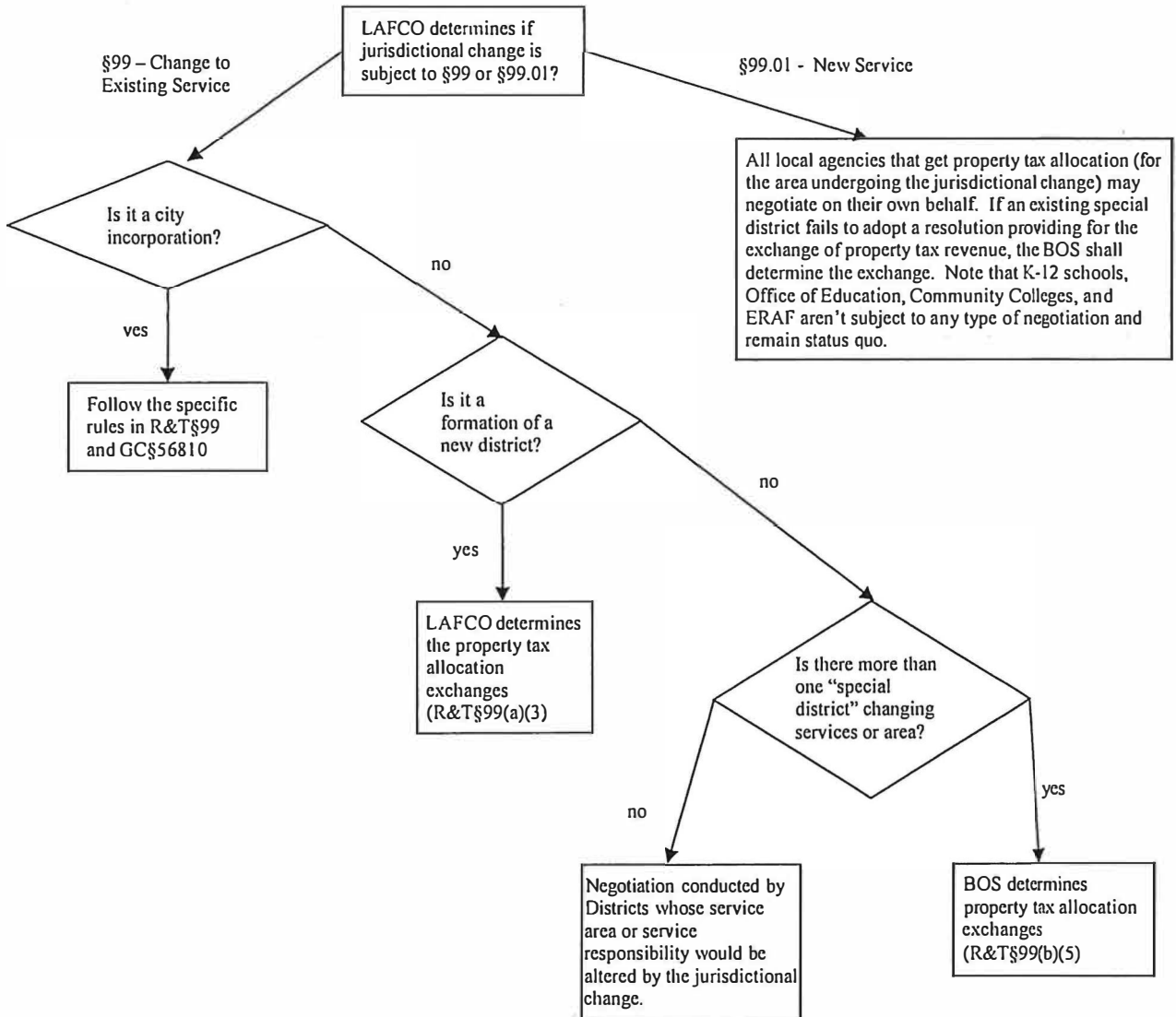
County Water Agency  
4330 Golden Center Drive, Suite C  
Placerville, CA 95667

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

El Dorado County Fire Protection  
Attn: Chief  
P.O. Box 807  
Camino, CA 95709

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

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## 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. 2019-05 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 2018/19

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
006-011-022	072-036	60	238,656	238,656	0	238,656	
<b>Sub- Totals</b>		60	238,656	238,656	0	238,656	

Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels. NONE


Please identify any administrative parcels or islands near the vicinity of the proposal. NONE

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 Breicard Date 7/24/19

Cc: Sally Zutter

# ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2018/19 EXHIBIT 2019-05-A

**LAFCO Project #:** 2019-05  
**Project Name:** Snyder Annexation into the El Dorado Irrigation District  
**Annexation Per R&T Code Section:** 99.01  
**Existing Tax Rate Area # (TRA):** 072-036  
**Net Assessed Value Per Assessor:** \$238,656  
**H/O Exemption Assessed Value:** \$0  
**Total Assessed Value Subject to AB-8:** \$238,656  
**Estimated 1% Property Tax Revenue:** \$2,387

<u>Agency</u>	<u>County Agency Number</u>	<u>SBE District Code</u>	<u>Estimated Current Tax Revenue (note 1)</u>	<u>Estimated Current Share of Tax Levy in Existing TRA (note 1)</u>
County General Fund	11101	n/a	\$870	36.4549%
County Capital Outlay Fund	11111	n/a	\$18	0.7561%
Road District Tax	11112	n/a	\$87	3.6583%
County Water Agency	14801	257	\$28	1.1936%
El Dorado County Fire	14403	055	\$235	9.8348%
El Dorado Irrigation District	14802	071	\$0	
CSA#7	13104	122	\$59	2.4557%
<b>Total Local Agencies:</b>			<b><u>\$1,297</u></b>	<b><u>54.3534%</u></b>
Gold Trail Elementary	15104	009	\$489	20.5060%
El Dorado High	15201	032	\$405	16.9519%
County School Services	15501	n/a	\$51	2.1313%
Los Rios Jt Community College	15402	046	\$145	6.0574%
<b>Total School Agencies:</b>			<b><u>\$1,089</u></b>	<b><u>45.6466%</u></b>
<b>Grand Total:</b>			<b><u>\$2,387</u></b>	<b><u>100.0000%</u></b>

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

Filename: 2019-05.xls  
 Print Date: 7/25/2019  
 Completed By: Sally Zutter