

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF SEPTEMBER 23, 2026

REGULAR MEETING

TO: Bill Wilde, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: Erica Sanchez, Assistant Executive Officer

AGENDA ITEM #1: Georgetown Divide Public Utility District Annexation of Irrigation
Parcels; LAFCO Project No. 2025-03

LAFCO PROJECT: 2025-03

APPLICANT: Georgetown Divide Public Utility District

RECOMMENDATION

Staff recommends that the Commission:

1. Open the public hearing on this matter;
2. Consider the information in the Executive Officer's report and receive and discuss the presentation from staff relating to the proposal;
3. Receive public comments;
4. Close the public hearing on this matter;
5. Find that the project is exempt from provisions of the California Environmental Quality Act under Categorical Exemption §15319 and direct staff to file the Notice of Exemption in compliance with CEQA and local ordinances implementing the same;
6. Adopt LAFCO Resolution L-2026-09 (Attachment F), adding any additional conditions the Commission finds appropriate and approve the Georgetown Divide Utility District Annexation of Irrigation Parcels;
7. Waive the Conducting Authority Proceedings in accordance with Government Code §56663, or set the Conducting Authority proceedings for this proposal on December 2, 2026, and direct the Executive Officer to open the protest period and notify the appropriate parties, pursuant to Government Code §57000 and local policies;
8. Direct the Executive Officer to complete the necessary filings and transmittals as required by law; and
9. Determine the effective date of the approval of this proposal to be five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion once the imposed conditions are met.

DESCRIPTION OF PROJECT

The Georgetown Divide Public Utility District (GDPUD) requests annexation of 27 parcels into its service area. The affected parcels currently receive raw water from GDPUD at outside-District rates, have previously received service, or are capable of connecting to the District's existing ditch conveyance system. The proposal is supported by the affected landowners.

The parcels proposed for annexation are located in the Balderston Station area along approximately five miles of GDPUD's raw water ditch in Georgetown, extending from the western intersection of Balderston Road and Wentworth Springs Road to Homewood Drive.

PURPOSE

The purpose of the annexation is to extend the District's service area to include identified current, former, and potential irrigation customers located outside the District's boundaries but within its sphere of influence. Recent increases in outside-District irrigation rates have prompted interest from affected landowners in annexation, and GDPUD's annexation proposal addresses these parcels in a coordinated manner. The annexation would create a more logical service area by aligning District boundaries with existing and anticipated irrigation service connections.

Upon annexation, eligible customers within the affected territory would be able to receive irrigation water service at inside-District rates. Registered voters residing within the annexation area would also become eligible to vote in District elections and run for seats on the Board of Directors, allowing them to participate in decisions affecting District operations and services.

BACKGROUND**Historical Service and Out-of-Agency Service**

The majority of the parcels proposed for annexation currently receive, or have historically received, seasonal irrigation water from the GDPUD ditch system, several others are agreeable to inclusion. In several cases, irrigation service has been provided for generations. One parcel contains the site of the historic Balderston Station hotel and mercantile and has received untreated ditch water for more than a century. Current property owners retain the historical water rights associated with their properties and continue to receive irrigation water service through annual agreements with the District.

GDPUD does not have out-of-agency service agreements to serve these parcels. Government Code section 56133 generally requires LAFCO approval before a city or district may provide new or extended services outside its boundaries; however, section 56133(e) exempts services that were being provided on or before January 1, 2001. Because GDPUD was providing irrigation water service to these parcels prior to that date, the District may continue providing out-of-agency service without obtaining LAFCO approval.

Outside-District Irrigation Water Rates

Raw water service is typically available to irrigation customers for five months out of the year from May 1 to September 30. Irrigation customers are charged a fixed monthly base charge per miner's inch. From 2018 through 2024, irrigation customers located both inside and outside the District paid the same rate of \$154.20 per miner's inch. In 2024, GDPUD completed a rate study and adopted higher rates for outside-District irrigation customers to reflect that properties outside the District do not contribute property tax revenue. Under the current rate structure, the monthly charge for one miner's inch of irrigation water is \$313.62 for outside-District customers and \$191.08 for customers within the District.

Original Annexation Proposal

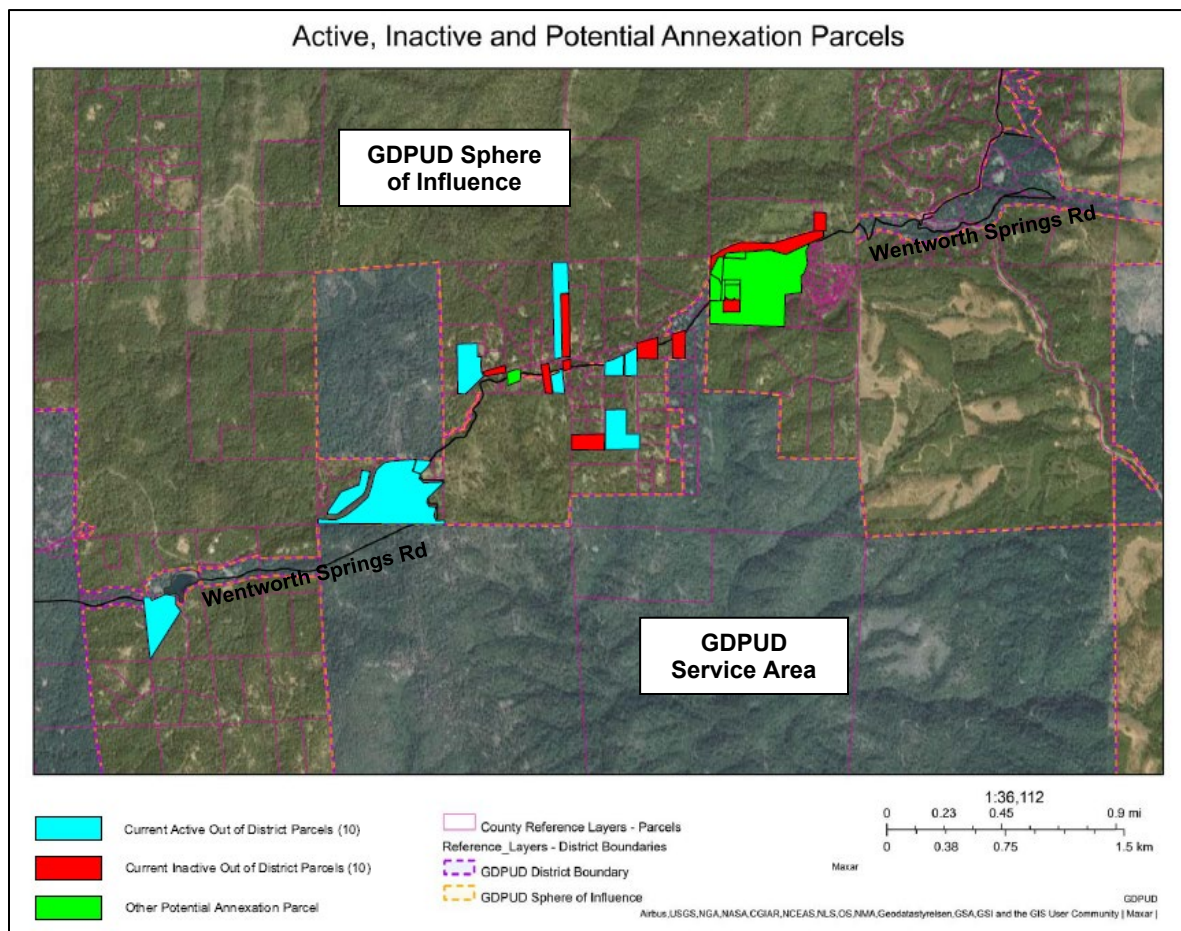
Following adoption of the revised rate structure, an outside-District irrigation customer contacted GDPUD and LAFCO to explore annexation into the District in order to become eligible for inside District rates. After receiving the application from this property owner, the LAFCO Executive Officer met with the GDPUD Board and staff to recommend extending the scope of the project to prevent processing multiple applications by individual property owners in the future. GDPUD staff subsequently identified and contacted other properties located outside the District that currently receive, previously received, or had expressed interest in receiving irrigation water service. As a result, 21 parcels: ten active irrigation customers, ten inactive former irrigation customers, and one additional interested property owner were originally included in the proposed annexation.

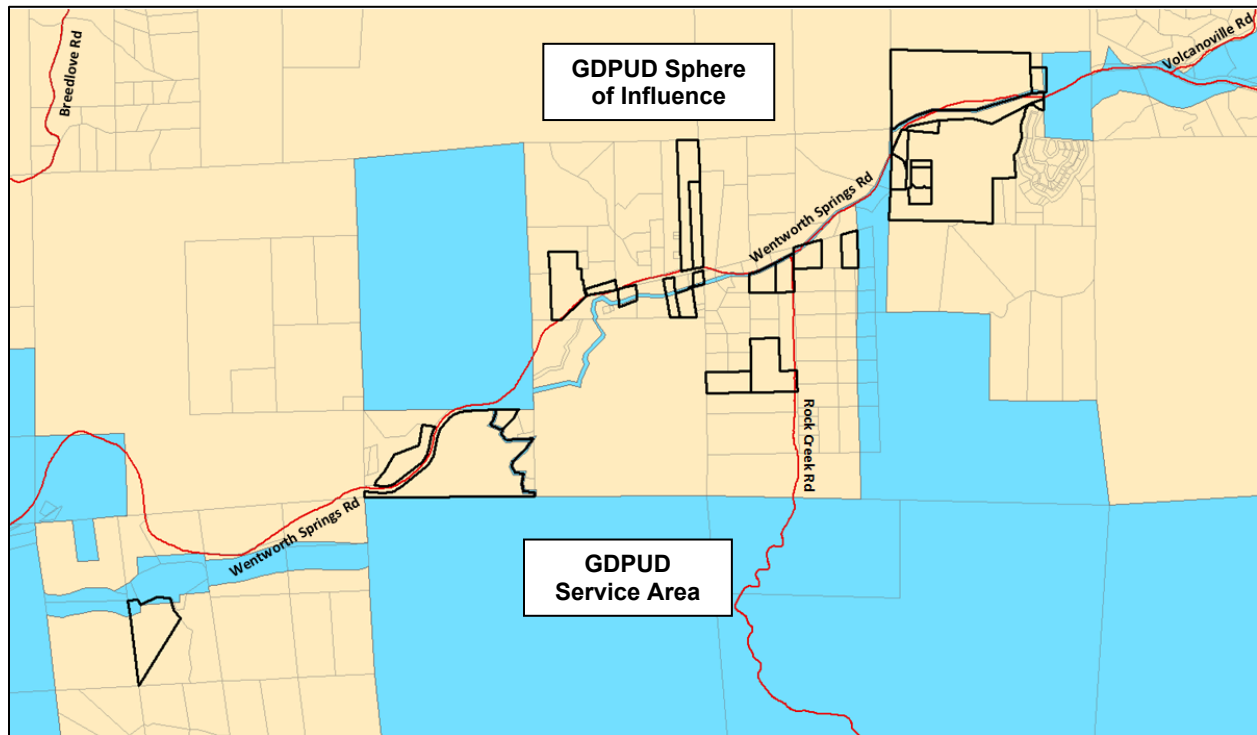
On May 8, 2025, the GDPUD Board of Directors adopted Resolution No. 2025-11 initiating proceedings to annex 21 parcels into the District (Attachment A) and approved a refund to active outside-District irrigation customers for the difference between inside- and outside-District rates beginning with the 2025 irrigation season, upon completion of the annexation.

Revised Annexation Proposal

On November 17, 2025, following an initial review and feedback from the El Dorado County Assessor's Office, Auditor's Office, and LAFCO staff, GDPUD expanded the proposal from 21 to 27 parcels and submitted an updated annexation map and parcel list (Attachment B). The six additional parcels were included because they were administratively associated with a proposed annexation parcel, under common ownership with a proposed annexation parcel, or entirely surrounded by territory proposed for annexation.

GDPUD Annexation Map, Revised 11-17-25 (full-size map included as Attachment B):





Revised Parcel List and Irrigation Service Status:

APN	Situs Address	Acres	Irrigation Service Status
062-061-003	No situs	2	Inactive / Recent
062-061-004	9400 Wentworth Springs Rd	103.06	Prospective / Common Owner Admin to Active Parcel
062-061-035	9421 Wentworth Springs Rd	1.26	Inactive / Recent
062-071-068	7470 Lion Aly	13.32	Active
062-140-047	8881 Wentworth Springs Rd	9.78	Active
062-140-048	8895 Wentworth Springs Rd	5	Inactive / Recent
062-140-049	8800 Wentworth Springs Rd	1.72	Prospective
062-150-036	8660 Wentworth Springs Rd	2.16	Inactive / Recent
062-150-039	8892 Wentworth Springs Rd	0.73	Inactive / Recent
062-150-043	2040 Mt Cedar Rd	2.4	Active
062-160-001	7060 Treehouse Ln	0.74	Prospective / Common Owner
062-160-006	No situs	1.75	Prospective / Common Owner
062-160-013	7060 Treehouse Ln	2.08	Inactive / Recent
062-160-034	7017 Treehouse Ln	1.98	Prospective / Surrounded
062-160-035	7026 Treehouse Ln	2.58	Prospective / Surrounded
062-160-036	7029 Treehouse Ln	2.12	Prospective / Surrounded
062-310-033	8505 Wentworth Springs Rd	6.48	Active
062-310-049	8728 Wentworth Springs Rd	1.72	Active
062-310-050	No situs	40.73	Active
062-320-004	8771 Wentworth Springs Rd	1.28	Inactive / Recent

062-320-029	8735 Wentworth Springs Rd	10.13	Active
062-381-041	9083 Patchwork Ln	3.24	Inactive / Recent
062-381-048	1991 Rock Creek Rd	3.77	Inactive / Recent
062-381-050	2121 Tipton Hill Rd	9.99	Active
062-381-051	2160 Tipton Hill Rd	5	Inactive / Recent
062-430-031	2000 Rock Creek Rd	3.33	Active
062-430-032	2040 Tipton Hill Rd	3.33	Active

27 Parcels**Total Acres: 241.68**

DISCUSSION OF STATUTORY AND POLICY CONSIDERATIONS

Government Code §56668 and El Dorado LAFCO Policies and Guidelines require consideration of 29 separate factors in the review of each proposal. These factors are organized into the following categories: I. Services, II. Costs and Revenues, III. Boundaries, IV. Potential Effects on Others and Comments, and V. Land Use Population and Planning. Each factor is addressed in the relevant sections of this report and individually summarized in Attachment E.

I. SERVICES

Need for Services

District-wide, irrigation water supports a variety of agricultural uses, including Christmas tree farms, vineyards, pasture, orchards, and hay production. The affected parcels either currently receive raw water from GDPUD at outside-District rates, have previously received service, or are capable of connecting to the District's existing raw water conveyance system and have expressed interest in obtaining service. Annexation would make the parcels eligible to receive irrigation water service at inside-District rates.

Existing and Necessary Infrastructure to Deliver Service

Existing infrastructure serving the annexation area includes a raw water conveyance system consisting of open canal, concrete and earthen-lined ditch, and 30 to 36-inch diameter conduits extending approximately five miles. No GDPUD infrastructure or facility improvements are required to provide raw water service to the annexation area.

Raw water is delivered through District-approved measuring devices, typically irrigation water boxes, with each parcel receiving one miner's inch of water from the District's ditch system. Installation of measuring devices is performed in accordance with District requirements at the customer's expense.

Applicants for irrigation service must provide a legally recorded easement authorizing water conveyance to the subject parcel and granting the District rights of ingress and egress for inspection, installation, and maintenance.

Timely Availability of Water Supply

GDPUD's primary water supply is surface water stored in Stumpy Meadows Reservoir. The District's 2024 Water Supply and Demand Summary (Attachment C, Exhibit A) reports a firm yield of 12,200 acre-feet, with 3,389 acre-feet remaining after accounting for projected demand at full utilization. The District subsequently updated its Water Supply and Demand Summary in March 2026. The 2025 Summary reports a firm yield of 13,190 acre-feet, with 4,178 acre-feet remaining after accounting for projected demand at full utilization.

GDPUD estimates that the existing outside-District customers use approximately 9.5 miner's inches of water per month during the irrigation season. According to the District's Service Plan Form (Attachment C), one miner's inch is equivalent to 0.0495 acre-feet per day, or approximately 7.7 acre-feet over a 150-day irrigation season.

If all 27 annexed parcels were to receive seasonal irrigation service at one miner's inch per parcel, total untreated water demand would be approximately 27 miner's inches per month, equivalent to 1.34 acre-feet per day, or approximately 200.48 acre-feet over the irrigation season.

Based on the District's available water supply and the projected demand associated with the annexation, adequate water supply is available to serve the annexation area under either the 2024 or 2025 estimate.

Ability of Annexing District to Provide Service

GDPUD's irrigation system includes more than 70 miles of canals, ditches, and pipelines that provide untreated water to approximately 515 raw water customers. The canal system is organized into 18 service routes, each with a finite conveyance capacity.

The existing system is capable of serving irrigation demand within established service routes, subject to available capacity within each route. Raw water service is provided under contract upon acceptance of Seasonal Irrigation Application and is renewed annually.

Irrigation season typically extends from May 1 through September 30; however, the GDPUD Board of Directors may modify the irrigation season in response to drought, climatic conditions, water supply availability, regulatory requirements, or other operational considerations.

Alternatives for Service

Raw water supplied through GDPUD's ditch system is the primary existing source of irrigation water for the subject parcels. The parcels receive domestic water from private wells, however those wells generally lack the capacity to provide irrigation water at the scale of one miner's inch, and development of new groundwater supplies for dedicated irrigation use would be cost-prohibitive. Raw water service through GDPUD's ditch system is the most feasible and available alternative for irrigation service to the subject parcels.

Service Impacts to Existing District Customers

There are not expected to adversely affect service to existing GDPUD customers or neighboring properties. The District-initiated annexation is supported by the full GDPUD Board and is consistent with applicable GDPUD and LAFCO policies governing extensions of service and boundary adjustments.

Coordination of Applications

No additional LAFCO actions or coordinated applications are required for the proposed annexation beyond this proceeding.

The annexing territory is within the Georgetown Fire Protection District for fire protection services and the Georgetown Divide Recreation District for recreation services. No service extensions or boundary adjustments involving other local agencies have been identified as necessary in connection with the annexation.

II. COST AND REVENUES

Cost to Provide Service

GDPUD's raw water rates are established through a cost-of-service rate structure supported by the District's most recent rate study. The rate structure includes a fixed monthly base charge per miner's inch for untreated irrigation water service.

For the proposed annexation area, service costs are expected to be recovered through a combination of the established base charges and revenue associated with the negotiated property tax exchange agreement. Based on this structure, GDPUD appears to have a reasonable mechanism in place to recover the costs of providing service to the annexation territory.

Prior to the 2025 irrigation season, the GDPUD Board authorized refunds to active outside-District irrigation customers in an amount equal to the difference between the outside-District and inside-District irrigation rates, pending completion of the annexation.

Assessed Value

According to the County Assessor's Office, the 27 subject parcels are located within Tax Rate Area 083-045. In fiscal year 2025-26, the affected territory had a combined land value of \$1,927,409 and a total assessed value of \$6,563,131.

Property Tax Exchange Agreement

Revenue and Taxation Code §99.01 authorizes local agencies to negotiate the allocation of future property tax increment associated with a jurisdictional change.

On February 10, 2026, the El Dorado County Board of Supervisors adopted Resolution No. 039-2026, approving a property tax exchange agreement for the proposed annexation and allocating 7.6513 percent of future property tax increment generated within the annexation territory to GDPUD (Attachment D). On March 2, 2026, the GDPUD Board adopted Resolution No. 2026-06 accepting the property tax exchange agreement.

The negotiated allocation applies only to future increases in taxable assessed value occurring after the effective date of the annexation. Future property tax increment consists of additional property tax revenues generated from increases in assessed value resulting from new construction, property improvements, reassessments upon change of ownership, or other events that increase taxable assessed value. The agreement does not reallocate property tax revenues attributable to the existing assessed value of the annexation territory.

Sufficiency of Revenues

GDPUD will receive revenue from the negotiated property tax exchange agreement, which will provide supplemental funding toward service costs, as well as fixed monthly base charges associated with untreated water service, which are the primary source of revenue for covering those costs. GDPUD anticipates that the combined revenues will offset the cost of serving the annexation territory but are not expected to exceed the cost of providing service.

III. BOUNDARIES

Proximity to District Boundaries / Sphere of Influence

Government Code section 56375.5 requires that LAFCO actions involving changes of district boundaries be consistent with the affected agency's sphere of influence. The affected parcels are located within GDPUD's sphere of influence and are adjacent to existing GDPUD service boundaries.

The proposed annexation is consistent with the sphere of influence and represents a logical extension of existing district boundaries.

Creation of Irregular Boundaries

The proposed annexation includes 27 parcels located in the Balderston Station area along approximately five miles of GDPUD's raw water conveyance system. While most of the parcels are not contiguous with one another, the annexation area is contiguous with the existing District boundary and reflects the location of current and prior irrigation service connections.

The annexation will result in an irregular boundary; however, the boundary reflects GDPUD's historical irrigation service and is appropriate given the distribution of existing and prior service connections. The proposal is intended to bring existing and former outside-District irrigation customers into the District, rather than to extend service to previously unserved properties.

During initial agency review, six additional parcels were identified by the El Dorado County Assessor's Office, Auditor-Controller's Office, and LAFCO staff for inclusion. These parcels were added due to common ownership with, or administrative association with, active outside-District service parcels, or to avoid the creation of District-surrounded islands.

The annexation map has been reviewed by the El Dorado County Surveyor's Office and the proposed boundaries conform to the existing lines of assessment and ownership of the affected parcels.

Topographical Information

Raw water would be delivered to the affected parcels from existing irrigation delivery points within GDPUD's ditch system via a gravity-fed distribution system. There are no topographical constraints that would impede service delivery to the affected parcels.

Local Hazard Mitigation Plan / Fire Hazard Severity Zone

The California Department of Forestry and Fire Protection (CAL FIRE) designates fire hazard severity zones (FHSZ) within state responsibility areas based on vegetation, topography, and fire history. FHSZ classifications include moderate, high, and very high fire hazard levels.

The affected parcels and surrounding areas are designated as a very high fire hazard severity zone pursuant to CAL FIRE's 2024 FHSZ designations, and portions of adjacent lands are within federal responsibility areas subject to wildland fire risk.

The affected properties are with the Georgetown Fire Protection District and receive structural fire protection from that agency. Vegetation management associated with irrigated land use may provide additional benefits in reducing wildfire risk within the annexation area.

IV. POTENTIAL EFFECT ON OTHERS AND COMMENTS

Surrounding Areas

The proposed annexation is not expected to have a negative effect on adjacent areas. The annexation may provide a positive benefit by bringing existing irrigation service customers within District boundaries, aligning service delivery with jurisdictional boundaries and providing greater certainty regarding the long-term provision of irrigation water service. The proposal will not adversely affect the ability of neighboring landowners to receive irrigation water service from GDPUD or to seek annexation into the District through LAFCO.

Effect on Other Community Services

The proposed annexation is not expected to adversely affect the provision of other public services within the affected territory. Other public service providers serving the area include the Georgetown Fire Protection District (fire protection and emergency medical services), Georgetown Divide Recreation District (parks and recreation services), Black Oak Mine Unified School District (schools), and the El Dorado County Sheriff's Department (law enforcement).

Public Notice and Comment

Pursuant to State law and El Dorado LAFCO policies, notice of the proposal and public hearing was mailed to all registered voters and landowners within the affected territory and within 500 feet of its boundaries at least 21 days prior to the hearing.

Notice of the public hearing was published in the Mountain Democrat on September 2, 2026, and posted on the LAFCO website, the electronic kiosk in El Dorado County Building A, and at the LAFCO office. As of the date of this report, no public comments have been received.

Comments from Other Agencies and Affected Landowners

The proposal was circulated to affected local agencies, special districts, and County departments for review and comment in accordance with LAFCO's standard notification process, including a project notice issued in September 2025 and a hearing notification issued in July 2026. As of the date of this report, no comments or objections have been received.

V. LAND USE, POPULATION AND PLANNINGZoning and Land Use Designations, Consistency with General / Specific Plans

The proposed annexation area consists of 27 parcels, 24 of which are developed. The developed parcels include 21 single-family residential parcels, one parcel containing a single-family residence and an inactive commercial improvement, and two parcels containing non-residential improvements. The remaining three parcels are vacant and undeveloped.

El Dorado County General Plan land use designations and zoning classifications for the affected parcels are provided in the table below. The proposed annexation is consistent with the applicable land use designations and zoning and would not alter existing land use regulations.

Existing Uses, Designated Land Use, and Zoning:

APN	Acreage	Existing Use	Land Use	Zoning
062-061-003	2	Vacant	NR	RL-160
062-061-004	103.06	Single-Family Residential	NR	RL-160
062-061-035	1.26	Single-Family Residential	NR	RL-160
062-071-068	13.32	Single-Family Residential	RR	RL-10
062-140-047	9.78	Single-Family Residential	RR	RL-10
062-140-048	5	Single-Family Residential	RR	RL-10
062-140-049	1.72	Single-Family Residential / Inactive Commercial	C	CC
062-150-036	2.16	Single-Family Residential	LDR	RE-10
062-150-039	0.73	Single-Family Residential	LDR	RE-10

062-150-043	2.4	Single-Family Residential	LDR	RE-10
062-160-001	0.74	Vacant	MDR	RE-10
062-160-006	1.75	Vacant	NR	FR-160
062-160-013	2.08	Single-Family Residential	MDR	RE-10
062-160-034	1.98	Single family residence	NR	FR-160
062-160-035	2.58	Single family residence	NR	FR-160
062-160-036	2.12	Single family residence	MDR	RE-10
062-310-033	6.48	Non-Residential Improvement	RR	RL-10
062-310-049	1.72	Single-Family Residential	MDR	RE-10
062-310-050	40.73	Single-Family Residential	NR	FR-160
062-320-004	1.28	Single-Family Residential	RR	RL-10
062-320-029	10.13	Single-Family Residential	RR	RL-10
062-381-041	3.24	Single-Family Residential	LDR	RE-10
062-381-048	3.77	Single-Family Residential	LDR	RE-10
062-381-050	9.99	Single-Family Residential	LDR	RE-10
062-381-051	5	Non-Residential Improvement	LDR	RE-10
062-430-031	3.33	Single-Family Residential	LDR	RE-10
062-430-032	3.33	Single-Family Residential	LDR	RE-10

Impact on Agriculture / Open Space

The proposed annexation is not expected to adversely affect agricultural resources or open space lands. The annexation would extend eligibility for raw water irrigation service to existing and potential customers, supporting the continued agricultural use and maintenance of rural properties within the annexation areas. The availability of irrigation water may assist in maintaining existing agricultural activities, landscaping, and vegetation within the annexation area.

Adjacent zoning designations for surrounding parcels allow residential uses and varying intensities of agricultural uses by right, none of which will be impacted by the proposed annexation.

Population and Growth in the Area

The El Dorado County Elections Department has confirmed there 39 registered voters reside within the proposal area. Accordingly, the subject territory is considered inhabited per Government Code section 56046, which defines inhabited territory as an area containing 12 or more registered voters.

The majority of the affected parcels are developed with single-family residences and some non-residential improvements. Existing zoning and land use designations generally allow the development of one primary residence and one accessory dwelling unit on each parcel. The proposed annexation would not alter the development potential of the affected properties.

ENVIRONMENTAL REVIEW

GDPUD, as the Lead Agency, determined that the proposed annexation is categorically exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319 (Annexation of Existing Facilities and Lots for Exempt Facilities). LAFCO staff has independently reviewed the proposal and concurs with this determination.

Section 15319 applies to annexations involving existing facilities and developed properties that are consistent with applicable zoning and land use designations. The annexation area consists primarily of developed parcels, and the proposed extension of irrigation water service is intended to serve existing facilities and properties. No changes are proposed to land use designations, zoning, development standards, or planning policies.

The annexation would not increase the development potential of the affected parcels or result in a reasonably foreseeable change in the type or intensity of development. Any future development would remain subject to existing County regulations and the El Dorado County General Plan.

PROTEST PROCEEDINGS

If the Commission approves the annexation, conducting authority (protest) proceedings may be required because the proposal was initiated by GDPUD resolution without written consent from all affected landowners. As of March 30, 2026, the Elections Department identified 39 registered voters within the proposal area. As the affected territory is classified as inhabited under State law, registered voters and landowners within the territory are entitled to protest the proposal.

If conducting authority proceedings are required, staff recommends scheduling the protest hearing for December 2, 2026, the next regularly scheduled LAFCO meeting following the mandatory 30-day reconsideration period. At the hearing, the Commission will receive and consider any oral or written protests, objections, or evidence presented regarding the proposal.

Waiver of Protest Proceedings

Pursuant to Government Code section 56663, mailed notice was provided to all landowners and registered voters within the affected territory. The notice informed recipients that, unless written opposition to the proposal was received prior the conclusion of the Commission's proceedings, the Commission intended to waive protest proceedings. As required by statute, the notice also disclosed the potential extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency within the affected territory.

Government Code section 56663 authorizes the Commission to waive protest proceedings if no written opposition from landowners or registered voters within the affected territory is received prior to the conclusion of the Commission's proceedings. As of the date of this report, no written opposition has been received from landowners or registered voters within the affected territory.

POST-COMMISSION APPROVAL**Certificate of Completion**

If approved by the Commission, LAFCO will record the Certificate of Completion with the County Recorder-Clerk once the following requirements have been satisfied. The annexation will become effective five working days after the Certificate of Completion is recorded.

1. The mandatory 30-day reconsideration period has concluded, and any required protest proceedings have been completed; and
2. All applicable terms and conditions of the adopted resolution have been fulfilled, including payment of all LAFCO fees and State Board of Equalization fees.

State Board of Equalization Filing

Pursuant to Government Code section 54902, if the Certificate of Completion for the proposed annexation is filed with the State Board of Equalization (BOE) by December 1, 2026, the resulting tax rate area boundaries and property tax allocations will take effect for Fiscal Year 2027-28. If the Certificate is filed after December 1, 2026, they will instead take effect for Fiscal Year 2028-29.

ATTACHMENTS

- Attachment A: GDPUD Resolution 2025-11 Initiating Annexation Proceedings
- Attachment B: GDPUD Revised Annexation Map and Parcel List 11-17-25
- Attachment C: GDPUD Service Plan Form and 2024 Water Supply and Demand Summary
- Attachment D: BOS AB-8 Resolution 039-2026
- Attachment E: 2025-03 Statutory and Policy Considerations
- Attachment F: LAFCO Draft Resolution L-2026-09 and Exhibit A: Map and Legal Description

RESOLUTION NO. 2025-11
OF THE GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT
INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY

WHEREAS, the twenty-one parcels of property described on the attached map Exhibit A are, were, or have expressed interest in being provided with raw water service from the Georgetown Divide Public Utility District; and

WHEREAS, the parcels are within the Sphere of Influence of the District but lie outside the boundaries of the District and

WHEREAS, the properties were provided with service by the District prior to the enactment of Government Code Section 56133, which requires LAFCO approval for the District to provide water service to property outside the boundaries of the District; and

WHEREAS, it is appropriate to annex the property so that all property receiving service from the District is within its boundaries; and

WHEREAS, it is appropriate to annex properties that recently have had service from the District to be within its boundaries, and

WHEREAS, it is appropriate to annex properties that have expressed an interest in receiving raw water service from the District, and

WHEREAS, the annexation of the property to the District is exempt from the California Environmental Quality Act as a Class 19 exemption pursuant to Section 15319 of the CEQA Guidelines; and

WHEREAS, Government Code Section 56663 provides that LAFCO may approve an annexation without protest proceedings if all of the property owners and the District support the annexation; and

WHEREAS, the District supports the annexation of the property to the District.

Now therefore, be it hereby resolved as follows:

- A. The District hereby submits this application to the El Dorado County Local Agency Formation Commission for the annexation of the properties described in the attached Exhibit A to the Georgetown Divide Public Utility District. Further, the Board of Directors delegates to the General Manager the authority to subtract parcels from Exhibit A and to pay to LAFCO the required \$5,000.00 deposit.
- B. It is desired that the proposed annexation shall be made subject to the following terms and conditions: The properties shall be subject to all taxes, assessments, rules, regulations, ordinances and requirements of the District.
- C. The reasons for this are that the twenty-one parcels of property described on the attached Exhibit A are within the Sphere of Influence of the District and are currently provided with raw water service or have the ability to receive the service readily by the District. The properties are outside the boundaries of the District. The proposal is to annex the properties

into the District and for the properties to properly receive service with all the vested rights therein.

D. The following are the affected:

- a. El Dorado County
- b. Georgetown Fire Department
- c. Georgetown Divide Recreation Department
- d. Black Oak Mine Unified School District
- e. Los Rios Community College District
- f. El Dorado County Service Area No. 07
- g. El Dorado County Service Area No. 09
- h. El Dorado County Service Area No. 09, Zone 3
- i. El Dorado County Service Area No. 10
- j. El Dorado County Service Area No. 10, Zone G- Library
- k. El Dorado County Water Agency
- l. Georgetown Divide Resource Conservation District

E. The District hereby submits this request that proceedings be undertaken by the El Dorado County Local Agency Formation Commission for the annexation proposed herein.

F. The clerk of this Board is hereby instructed to file a copy of this resolution with the El Dorado County Local Agency Formation Commission.

G. The clerk of this Board is hereby authorized to sign and submit the necessary administrative documents for this annexation process.

PASSED AND ADOPTED BY THE Board of Directors of the Georgetown Divide Public Utility District at a regular meeting of said Board, held on May 8, 2025, by the following vote of said Board:

AYES: Thornbrough, MacDonald, Stovall, Saunders, and Seaman

NOES: None

ABSTAIN: None



Donna Seaman, President, Board of Directors

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

Attest:



Nicholas Schneider, Clerk and Ex officio

Secretary, Board of Directors

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

CERTIFICATION

I hereby certify that the foregoing is a full, true, and correct copy of Resolution 2025-XX duly and regularly adopted by the Board of Directors of the Georgetown Divide Public Utility District, County of El Dorado, State of California, on this 8th day of May 2025.



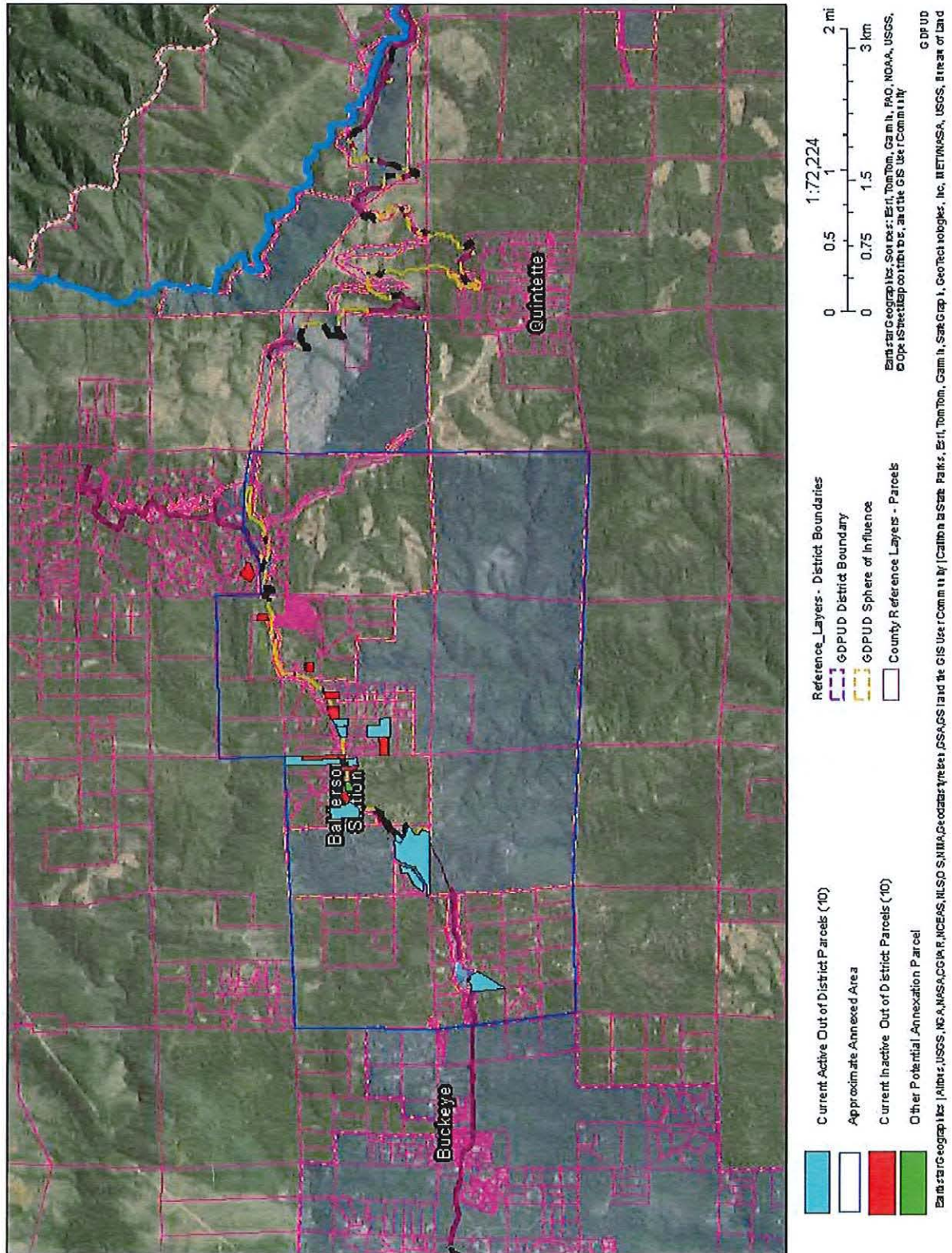
Nicholas Schneider, Clerk, and Ex officio

Secretary, Board of Directors

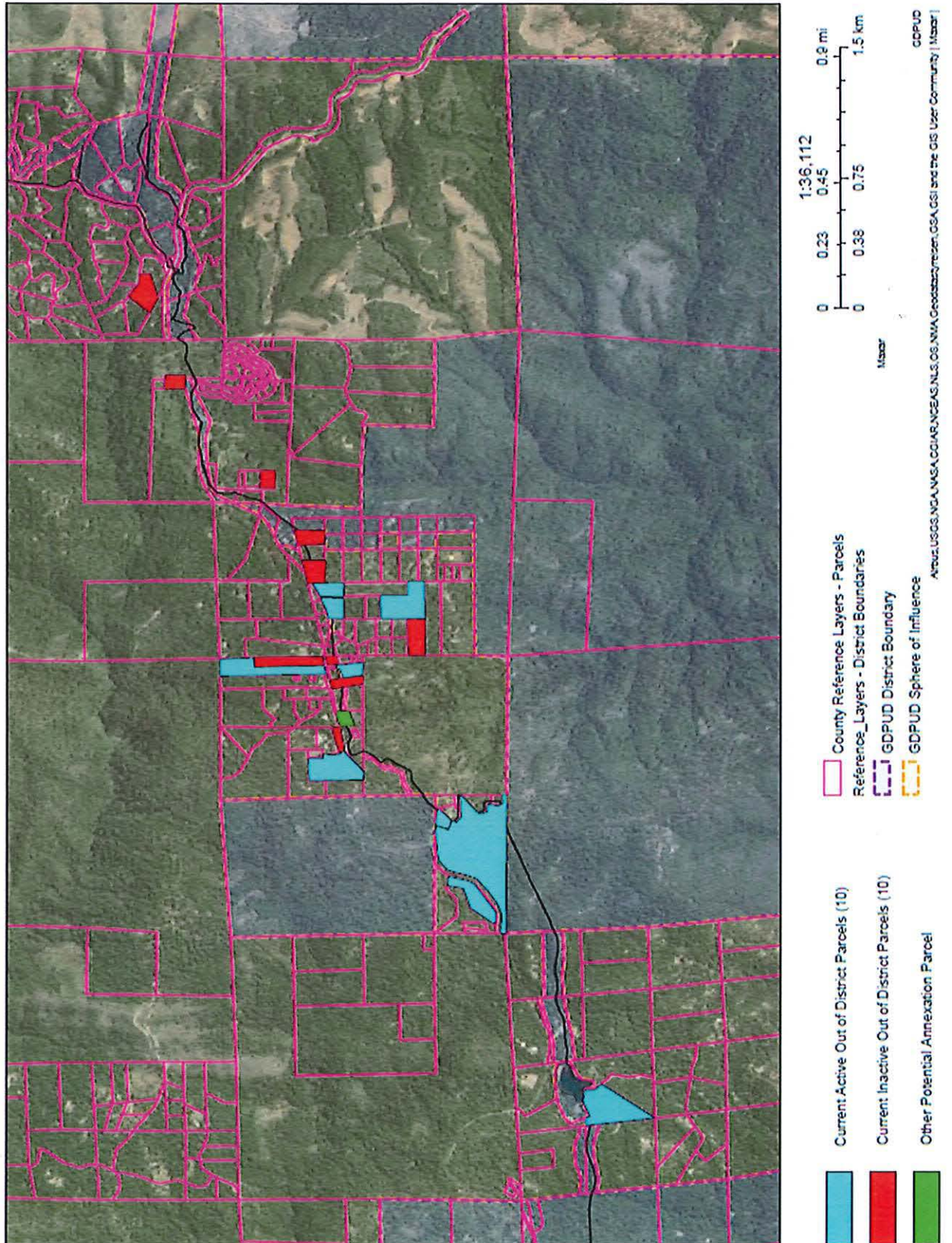
GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

EXHIBIT A

Existing Out of District Customer and Proposed Annexed Area



Active, Inactive and Potential Annexation Parcels



APNs for Annexation:

Active Customers

1. 062-071-068-000
2. 062-310-050-000
3. 062-310-049-000
4. 062-310-033-000
5. 062-320-029-000
6. 062-140-047-000
7. 062-150-043-000
8. 062-381-050-000
9. 062-430-032-000
10. 062-430-031-000

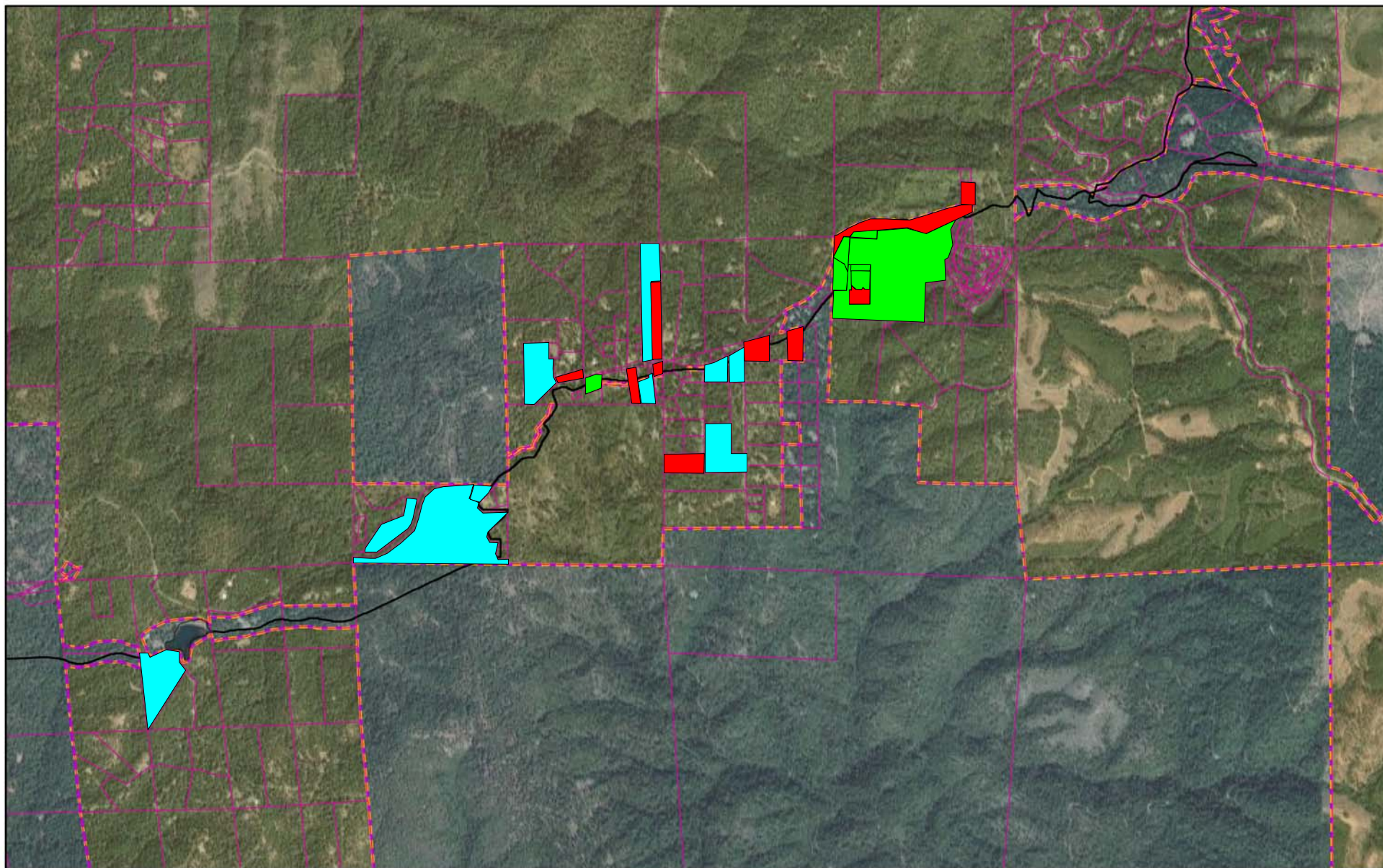
Inactive/Recent Customers

1. 062-320-004-000
2. 062-150-036-000
3. 062-140-048-000
4. 062-150-039-000
5. 062-381-051-000
6. 062-381-048-000
7. 062-160-013-000
8. 062-061-003-000
9. 062-381-041-000
10. 062-061-035-000

Prospective Customers

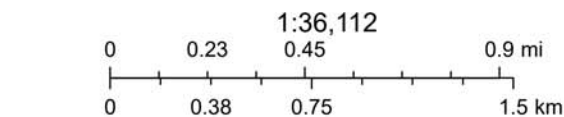
1. 062-140-049-000

Active, Inactive and Potential Annexation Parcels



- Current Active Out of District Parcels (10)
- Current Inactive Out of District Parcels (10)
- Other Potential Annexation Parcel

- County Reference Layers - Parcels
- Reference_Layers - District Boundaries
- GDPUD District Boundary
- GDPUD Sphere of Influence



Maxar

**Georgetown Divide Public Utility District Annexation of Irrigation Parcels
LAFCO Project No. 2025-03**

APN	Situs Address	Acres	Irrigation Service Status
062-061-003	No situs	2	Inactive
062-061-004	9400 Wentworth Springs Rd	103.06	Prospective
062-061-035	9421 Wentworth Springs Rd	1.26	Inactive
062-071-068	7470 Lion Aly	13.32	Active
062-140-047	8881 Wentworth Springs Rd	9.78	Active
062-140-048	8895 Wentworth Springs Rd	5	Inactive
062-140-049	8800 Wentworth Springs Rd	1.72	Prospective
062-150-036	8660 Wentworth Springs Rd	2.16	Inactive
062-150-039	8892 Wentworth Springs Rd	0.73	Inactive
062-150-043	2040 Mt Cedar Rd	2.4	Active
062-160-001	7060 Treehouse Ln	0.74	Prospective
062-160-006	No situs	1.75	Prospective
062-160-013	7060 Treehouse Ln	2.08	Inactive
062-160-034	7017 Treehouse Ln	1.98	Prospective
062-160-035	7026 Treehouse Ln	2.58	Prospective
062-160-036	7029 Treehouse Ln	2.12	Prospective
062-310-033	8505 Wentworth Springs Rd	6.48	Active
062-310-049	8728 Wentworth Springs Rd	1.72	Active
062-310-050	No situs	40.73	Active
062-320-004	8771 Wentworth Springs Rd	1.28	Inactive
062-320-029	8735 Wentworth Springs Rd	10.13	Active
062-381-041	9083 Patchwork Ln	3.24	Inactive
062-381-048	1991 Rock Creek Rd	3.77	Inactive
062-381-050	2121 Tipton Hill Rd	9.99	Active
062-381-051	2160 Tipton Hill Rd	5	Inactive
062-430-031	2000 Rock Creek Rd	3.33	Active
062-430-032	2040 Tipton Hill Rd	3.33	Active

27 Parcels

Total Acres:

241.68



LOCAL AGENCY FORMATION COMMISSION

1190 Suncoast Ln, Suite 11, El Dorado Hills, CA 95762
(530) 295-2707 • lafco@edlafco.us • www.edlafco.us

Project Name: GDPUD Annexation of Irrigation Parcels

Project Number: 2025-03

Service Plan Applicant Form

Applicant Name: GDPUD Date: August 11, 2025

Assessed Parcel Number(s):

See Attached

Section 1: Enumeration of Services

- a. Services that are needed and that will be extended to the proposed area if annexation is approved:

No services will need to be extended as part of this annexation. Parcel proposed to be annexed into the District general have or have had irrigation services.

- b. Describe in detail, the size, location and capacity of any existing infrastructure that will be utilized after annexation (you may need to consult with the annexing agency to obtain this information):

Existing infrastructure includes a raw water conveyance system made of open canal and either concrete or earthen lined ditch and conduits ranging from 30 to 36-inch over a length of 5-miles

Section 2: Service Units and Capacity

- a. Number of service units required for the proposal: **1.04 acre foot per day or 156 acre feet per season**

Where:

$$\text{Miner Inch} = 0.0495 \text{ acre feet per day}$$

- b. Number of service units currently available for the area: **3,389 acre-feet**
c. Number of service units currently provided in the service area: **10 miners inches**
d. Will the entire proposal area be covered based upon the number of service units available?
Check one: ☒ Yes ☐ No (Please explain on a separate sheet.)

Section 3: Proposed Service Infrastructure

- a. What infrastructure or facility improvements will have to be built / improved / expanded to provide this service into the project area?

No infrastructure or facility improvement will have to be built/improved/expanded to provide service into the project area.

- b. Describe in detail, the size, location and capacity of new infrastructure that will be necessary to provide service.

N/A

Section 4: Conditions of Service

- a. Please include information that pertains to any conditions that have been put in place by the annexing agency. Please attach applicable documents:

No conditions have been put in place by the District

2024 WATER SUPPLY AND DEMAND SUMMARY

Georgetown Divide Public Utility District
March 2025

WATER SUPPLY

Stumpy Meadows Project

Firm Yield, AF 12,200

DEMAND - Demand is comprised of sales, losses and latent demand components.

Current Sales

Treated Water

	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>
Accounts	3,635	141	3,776
Actual Usage, AF	1,230	190	1,420
Five Year Average Usage, AF	1,187	203	1,390

Construction Water Sold, AF 1.35

Treated Water Usage, AF 1,421

Untreated Water

Active Irrigation Accounts	371	
Actual Irrigation Usage, AF		3,757

Water Use by Customers, AF 5,178

Estimated Operational Losses

Treated Water System - Treatment & Conveyance, AF 357

Other Operational Losses (a) , AF 2,894

Total Estimated Operation Losses, AF 3,251

Latent Demand (b)

Treated Water, AF

Inactive Meters	0	0
Existing Parcels	764	382

Total Latent Demand, AF 382

DEMAND AT FULL UTILIZATION, AF 8,811

REMAINING AVAILABLE WATER WITH FIRM YIELD OPERATION, AF 3,389

Notes:

AF = Acre Feet

0.5 AF of usage is estimated for inactive meters and existing parcels.

a) = Estimated conveyance and carriage losses.

b) = Represents estimated water usage, including an amount of water system losses for inactive meters, non-metered parcels within assessment districts, line extensions not yet metered using 0.5 AF of usage per meter or parcel.





RESOLUTION NO. 039-2026

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Georgetown Divide Public Utility District Annexation of Irrigation Parcels; LAFCO Project No. 2025-03.

WHEREAS, request has been made to the Board of Supervisors of the County of El Dorado for negotiations with respect to property tax revenue in accordance with Section 99 and 99.01 of the Revenue and Taxation Code; and

WHEREAS, this request related to the annexation of 27 parcels, Assessor's Parcel 062-061-003, 062-061-004, 062-061-035, 062-071-068, 062-140-047, 062-140-048, 062-140-049, 062-150-036, 062-150-039, 062-150-043, 062-160-001, 062-160-006, 062-160-013, 062-160-034, 062-160-035, 062-160-036, 062-310-033, 062-310-049, 062-310-050, 062-320-004, 062-320-029, 062-381-041, 062-381-048, 062-381-050, 062-381-051, 062-430-031, and 062-430-032 (approximately 241.68 acres), located along approximately five miles of Georgetown Divide Public Utility District's raw water conveyance system (ditch) in the Georgetown area, spanning from the western intersection of Balderston Road and Wentworth Springs Road to Homewood Drive, namely LAFCO Project Number 2025-03, to be annexed to the Georgetown Divide Public Utility District for raw water service for irrigation purposes; and

WHEREAS, negotiations for a redistribution of property tax increments have been concluded, and the Georgetown Divide Public Utility District has adopted its resolution accepting the annexation and property tax increment distribution plan.

NOW, THEREFORE, BE IT RESOLVED by the El Dorado County Board of Supervisors that the property tax increment with respect to the above-mentioned 27 parcels to be annexed to the Georgetown Divide Public Utility District will be distributed as shown on Exhibit 2025-03-A.

BE IT FURTHER RESOLVED that El Dorado County authorizes an exemption from the requirement for LAFCO to hold an additional information hearing 60 days before the regular hearing to consider the proposed annexation. For purposes of Government Code Section 56857(e), the County supports the annexation of the above-mentioned 27 parcels to the Georgetown Divide Public Utility District, LAFCO Project No. 2025-03.

BE IT FURTHER RESOLVED that the Clerk to the Board of Supervisors is hereby directed to transmit notice of this resolution to the affected agencies and the El Dorado County Local Agency Formation Commission.

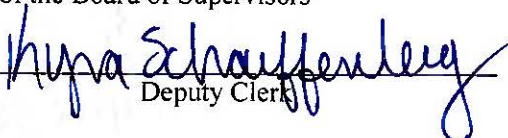
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 10th day of February, 2026, by the following vote of said Board:

Laine, Ferrero, Veerkamp, Parlin, Turnboo

Ayes:
Noes: None
Absent: None

Attest:
Kimberly Dawson
Clerk of the Board of Supervisors

By:


Deputy Clerk


Chair, Board of Supervisors
Brooke Laine

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION

FOR THE FISCAL YEAR 2025/26

EXHIBIT 2025-03-A

LAFCO Project #: 2025-03
Project Name: Georgetown Divide Public Utility District Annexation of Irrigation Parcels
Annexation Per R&T Code Section: 99.01
Existing Tax Rate Area # (TRA): 083-045
Net Assessed Value Per Assessor: \$6,331,833
H/O Exemption Assessed Value: \$56,000
Total Assessed Value Subject to AB-8: \$6,387,833
Estimated 1% Property Tax Revenue: \$63,878

	County	State BOE District	Estimated Portion of Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)	Negotiated Exchange of Tax Increment Shares	Negotiated New Future Tax Increment Shares
<u>Agency</u>	<u>Tax Code</u>	<u>Code</u>				
County General Fund	11101	N/A	\$18,556	29.0496%	-4.2312%	24.8184%
County Accum Cap Outlay Fund	11111	N/A	\$428	0.6694%	-0.0975%	0.5719%
County Road District Tax Fund	11112	N/A	\$2,069	3.2392%	-0.4718%	2.7674%
CSA #7	13104	0122	\$1,389	2.1744%	-0.3167%	1.8577%
Georgetown Fire	14405	0057	\$8,376	13.1121%	-1.9099%	11.2022%
Georgetown Divide Recreation	14501	0078	\$2,062	3.2286%	-0.4703%	2.7583%
El Dorado County Water Agency	14801	0207	\$675	1.0569%	-0.1539%	0.9030%
Georgetown Divide PUD	14803	0195	\$0	0.0000%	7.6513%	7.6513%
CSA 09	N/A	0123	\$0	0.0000%	0.0000%	0.0000%
CSA 09, Zone 003, Georgetown Cemetery	N/A	0126	\$0	0.0000%	0.0000%	0.0000%
CSA 10	N/A	0191	\$0	0.0000%	0.0000%	0.0000%
CSA 10, Zone G-Library	N/A	0227	\$0	0.0000%	0.0000%	0.0000%
Total Local Agencies:			<u>\$33,555</u>	<u>52.5302%</u>	<u>-0.0001%</u>	<u>52.5302%</u>
Black Oak Mine Unified	15301	0036	\$25,691	40.2193%		40.2193%
Los Rios Community College	15402	0046	\$3,426	5.3634%		5.3634%
Office of Education	15501	N/A	\$1,205	1.8871%		1.8871%
Total School Agencies:			<u>\$30,323</u>	<u>47.4698%</u>	<u>0.0000%</u>	<u>47.4698%</u>
Grand Total:			<u>\$63,878</u>	<u>100.0000%</u>	<u>-0.0001%</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.

SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS

Government Code Section 56668 and El Dorado LAFCO Policies and Guidelines require consideration of the following factors in the review of each proposal. The factors of consideration are grouped into the following categories: I Services, II Cost and Revenues, III Boundaries, IV Potential Effect on Others and Comments, and V Land Use Population and Planning. Each of the factors is addressed in the corresponding sections of the report, as applicable, and individually summarized below.

Summary of Statutory and Policy Considerations:

STATUTORY / POLICY FACTOR	COMMENT
I. SERVICES	
1. Need for organized services, probable future needs [§56668(b)1 and Policies 3.1.4(b), 6.1.7]	Consistent. The annexation will provide current and former outside-District irrigation customers eligibility for raw water service at inside-District rates.
2. Ability to serve, level and range of service, time frames, conditions to receive service [§56668(j), Policy 3.3]	Consistent. GDPUD has sufficient water supply and system capacity to continue providing irrigation water service to the properties.
3. Timely availability of adequate water supply [§56668(k)]	Consistent. GDPUD's firm yield is 12,200 acre-feet, with an estimated 3,389 acre-feet remaining after accounting for projected demand. Total untreated water demand from the annexed parcels is approximately 200.48 acre-feet per irrigation season. Adequate water supply is available to serve the proposal area.
4. Alternatives to service, other agency boundaries, and local gov't structure [Policies 3.3.2.2(g), 6.1.3]	Consistent. GDPUD's raw irrigation ditch system serves or is adjacent to the subject properties and has historically provided irrigation water service. Alternatives for irrigation water are limited to individual groundwater development. Annexation would align service boundaries with existing service patterns and infrastructure.
5. Significant negative service Impacts [§56668.3(b), Policy 6.2.4]	Consistent. The annexation is not expected to result in any significant negative service impacts to existing GDPUD customers or service operations.
6. Coordination of applications [Policy 3.1.9]	Consistent. No additional service applications or coordinated LAFCO actions are currently required. The proposed annexation is sufficient to address existing and prior irrigation service needs within the area.
II. COSTS AND REVENUES	
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. Irrigation water service can be provided utilizing existing capacity and infrastructure. All costs of service will be borne by the property owners.
8. Effect of proposal on cost & adequacy of service in area and adjacent areas [§56668(b) and Policies 3.3 and 6.1.8]	Consistent. The annexation is not expected to affect the cost or adequacy of service in the area or adjacent areas, as raw water service has historically been provided to the affected parcels.

Georgetown Divide Public Utility District Annexation of Irrigation Customers; LAFCO Project No. 2025-03
Summary of Statutory and Policy Considerations

9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668(c)]	Consistent. Continued irrigation water service through GDPUD's ditch system is the most feasible alternative for service to the subject parcels. This alternative is not expected to result in changes to the cost or adequacy of service in the area or adjacent areas.
10. Sufficiency of revenues, per capital assessed valuation [§56668(j)]	Consistent. GDPUD is expected to receive sufficient revenues from future property tax increment and user charges to support the costs of service.
11. Revenue producing territory [Policy 6.1.1]	Consistent. Revenue is expected to offset the costs of providing irrigation water service to the subject parcels but is not expected to exceed those costs.
III. BOUNDARIES	
12. 56668.3 "best interest" [§56668.3(a)1]	Consistent. The annexation is consistent with LAFCO and GDPUD policies and is supported by the affected landowners and the GDPUD Board. The proposal provides a benefit to the affected landowners through access to District service at established rates.
13. Spheres of Influence [56668(i); Policy 3.9.1]	Consistent. The proposed annexation area is within GDPUD's sphere of influence.
14. Creation of islands, corridors, irregular boundaries [Policies 3.9.3, 3.9.4, 3.9.7]	Consistent. The annexation will result in an irregular boundary; however, the boundary reflects GDPUD's historical irrigation service pattern and is appropriate given the distribution of service connections. The proposal is intended to bring existing and former outside-District irrigation customers into the District rather than to extend service to previously unserved properties.
15. Conformance to lines of assessment, ownership [Policy 3.9.2]	Consistent. The proposed boundaries conform to existing lines of assessment and ownership and have been reviewed for accuracy by the County Surveyor.
16. Boundaries: logical, contiguous, not difficult to serve, definite and certain [§56668(f), § 56741-cities; Policies 3.9.2, 3.9.3, 3.9.4]	Consistent. The proposed annexation will not result in areas that are difficult to serve, and existing infrastructure will be used to continue the service to the affected parcels.
17. Topography, natural boundaries, drainage basins, land area [Policies 3.9.6 and 3.9.7]	Consistent. No topographical or physical constraints are present that would hinder service to the subject parcels, and existing infrastructure is in place to serve the area.
18. Information contained in a local hazard mitigation plan, a safety element of a general plan, and any maps that identify land as a very high fire hazard zone [§56668(q)]	Consistent. The affected parcels and surrounding areas are designated as a very high fire hazard severity zone pursuant to CAL FIRE's 2024 FHSZ designations, and portions of adjacent lands are within federal responsibility areas subject to wildland fire risk.

Georgetown Divide Public Utility District Annexation of Irrigation Customers; LAFCO Project No. 2025-03
Summary of Statutory and Policy Considerations

IV. POTENTIAL EFFECT ON OTHERS AND COMMENTS	
19. Effect on adjacent areas, communities of interest [§56668(c)]	Consistent. The proposed annexation is expected to primarily benefit the annexation area and GDPUD, with no significant effects on adjacent areas.
20. Effect on other community services, schools	Consistent. The annexation is not expected to have any effect on other public service providers in the area, including schools.
21. Information or comments from landowners or owners [§56668(n)]	Consistent: The annexation was initiated by GDPUD with prior communication with the affected landowners and does not include 100 percent written landowner consent. No comments or objections have been received from affected landowners.
22. Other agency comments, objections [§56668(i); Policy 3.1.4 (l)]	Consistent. No comments or objections have been received from any affected agencies.
23. The extent to which the proposal will promote environmental justice, with respect to the location of public facilities, the provision of public services, and pollution. [§56668(p)]	Consistent. The annexation is not expected to have any impact on environmental justice with respect to the location of public facilities, the provision of public services, or pollution within the annexation area or surrounding areas.
V. LAND USE, POPULATION AND PLANNING	
24. Land use, information relating to existing land use designations [§56668(o)]	Consistent. Twenty-four of the 27 affected parcels are developed with single-family residences, an inactive commercial structure, and other non-residential improvements; the remaining three parcels are vacant and undeveloped.
25. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years [§56668(a)]	Consistent. There are currently 39 registered voters within the affected properties. The annexation is not expected to result in population growth within the proposal area.
26. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. The annexation area is located approximately three miles east of the Georgetown community core and is in proximity to other developed rural residential properties.
27. Consistency with General Plans, specific plans, zoning [§56668(h); Policy 3.1.4(g)]	Consistent. The proposed annexation is consistent with applicable land use designations and zoning and would not result in changes to existing land use regulations.
28. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §§56016, 56064]	Consistent. The proposed annexation is not expected to adversely affect the physical or economic integrity of agricultural or open space lands. The proposal would not alter existing land use designations, zoning, or permitted uses within the annexation area or surrounding lands.
29. Fair share of regional housing needs [§56668(m)]	Consistent. The proposal will not affect the County's ability to meet its Regional Housing Needs Allocation (RHNA) obligations across any income category.

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2026-09

Georgetown Divide Public Utility District Annexation of Irrigation Parcels LAFCO Project No. 2025-03

WHEREAS, on May 8, 2025, the Georgetown Divide Public Utility District (“District”) Board of Directors adopted Resolution No. 2025-11 (“petition”) initiating proceedings for the annexation of 21 parcels seeking raw water service for irrigation; and

WHEREAS, on November 17, 2025, District staff submitted an updated annexation map and parcel list, expanding the proposal to 27 parcels, based on feedback from the Assessor’s Office and LAFCO staff; and

WHEREAS, the territory proposed for annexation is shown in “Exhibit A” (hereinafter referred to as the “affected territory”); and

WHEREAS, the petition is in conformance with Government Code Section 56650 et seq.; and

WHEREAS, the proposal was assigned LAFCO Project No. 2025-03 and is referred to as the “Georgetown Divide Public Utility District Annexation of Irrigation Parcels”; and

WHEREAS, the affected territory includes the following 27 Assessor’s Parcel Numbers (APNs), consisting of approximately 241.68 acres; and

062-061-003	062-061-004	062-061-035	062-071-068	062-140-047	062-140-048
062-140-049	062-150-036	062-150-039	062-150-043	062-160-001	062-160-006
062-160-013	062-160-034	062-160-035	062-160-036	062-310-033	062-310-049
062-310-050	062-320-004	062-320-029	062-381-041	062-381-048	062-381-050
062-381-051	062-430-031	062-430-032			

WHEREAS, the affected territory is generally located in the Balderston Staging area, along approximately five miles of GDPUD’s raw water ditch in the Georgetown area, extending from the western intersection of Balderston Road and Wentworth Springs Road to Homewood Drive; and

WHEREAS, the affected territory is located within GDPUD’s sphere of influence and is contiguous to the existing District boundary; and

WHEREAS, owners of the affected territory either currently receive raw water at outside-District rates, have previously received raw water service, or have expressed interest in raw water service and are able to connect to GDPUD’s existing raw water conveyance system; and

WHEREAS, the properties were receiving water service from the District before the enactment of Government Code section 56133, which subsequently established the requirement for LAFCO approval before a district may provide new or extended services outside its jurisdictional boundaries; and

WHEREAS, Revenue and Taxation Code Section 99 requires an agreement for the exchange of property tax revenues in the event of a jurisdictional change of local agencies; and

WHEREAS, property tax exchange negotiations were completed and approved by the County of El Dorado (“the County”) on February 10, 2026 by Resolution 039-2026, and accepted by GDPUD on March 2, 2026 by Resolution 2026-06; and

WHEREAS, GDPUD, as the lead agency for this petition, determined that annexation of the property to the District is exempt from the California Environmental Quality Act (“CEQA”) as a Class 19 Categorical Exemption pursuant to Section 15319 of the CEQA Guidelines of the California Code of Regulations; and

WHEREAS, the Executive Officer examined the petition, certified that it is adequate and has accepted the petition for filing on July 23, 2026; and

WHEREAS, the Executive Officer set a public hearing for September 23, 2026 for consideration of the petition and the environmental determination and caused Notice thereof to be posted, published, and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of that date; and

WHEREAS, said Notice stated that the petition and the environmental determination would be considered by this Commission at the hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665, has reviewed this petition and prepared and distributed a report, including recommendations, and has furnished a copy of this report to each person entitled to a copy at least five (5) days prior to the September 23, 2026 meeting during which the petition was considered; and

WHEREAS, on September 23, 2026, the matter came on regularly for hearing before this Commission, at the time and place specified in the Notice of the Public Hearing; and

WHEREAS, at said hearing, the petition, the environmental determination, and the Executive Officer’s Report and Recommendations were reviewed and considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, this Commission has received, heard, discussed and considered all oral and written testimony related to the petition, including, but not limited to, protests and objections, the Executive Officer’s report and recommendations, the environmental determination, plans for providing service, spheres of influence, applicable General and Specific Plans, each of the policies, priorities and functions set forth in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, including those set forth in Government Code Sections 56668 and 56668.3, LAFCO’s Policies and Guidelines and all other materials presented as prescribed by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED, ORDERED AND FOUND by the El Dorado Local Agency Formation Commission as follows:

1. Each of the foregoing recitals is true and correct.
2. This resolution making determinations is made pursuant to and in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code Section 56000 *et seq.*, CEQA, California Public Resources Code Section 21000, *et seq.*, and all other applicable law, regulations, policies and procedures.

3. The following agencies and districts were notified concerning this petition: El Dorado County Assessor's Office, El Dorado County Auditor's Office, El Dorado County Chief Administrative Office, El Dorado County Department of Agriculture, El Dorado County Elections Department, El Dorado County Emergency Services Authority, El Dorado County Farm Bureau, El Dorado County Office of Education, El Dorado County Planning Department, El Dorado County Representing County Service Areas 7, 9, and 10, El Dorado County Sheriff's Department, El Dorado County Surveyor's Office, El Dorado County Water Agency, Garden Valley Fire Protection District, Georgetown Divide Recreation District, Georgetown Divide Resource Conservation District, Kelsey Cemetery District, Black Oak Mine Unified School District, and Los Rios Community College District.
4. There are thirty-nine (39) registered voters in the affected territory; therefore, the subject territory is considered inhabited per Government Code Section 56046.
5. The affected territory is designated Low Density Residential (LDR), Natural Resources (NR), Rural Residential (RR), Medium Density Residential (MDR), and Commercial (C) in the El Dorado County General Plan and is zoned Residential Estate, 10-Acre Minimum (RE-10); Rural Lands, 10-Acre Minimum (RL-10); Forest Resource, 160-Acre Minimum (FR-160); Rural Lands, 160-Acre Minimum (RL-160); and Commercial, Community (CC).
6. The existing uses of the affected territory and proposed annexation are consistent with the applicable land use designations and zoning established by the County's General Plan and Zoning Ordinance.
7. The proposed annexation does not include any land use changes, new development, or on-site improvements.
8. The affected territory is within a single tax rate area, TRA 083-045.
9. The total assessed land value of the affected territory is \$1,927,409 (FY 2025-2026).
10. GDPUD has planned for the provision of raw water service to the affected territory and has established an adopted fee schedule, including inside-District and outside-District rates, to support the cost of providing such service.
11. The annexation will not result in adverse impacts to the cost or adequacy of services otherwise provided in the area and is in the best interests of the affected landowners and the orderly organization of local government agencies.
12. The annexation will not affect the County's ability to meet its Regional Housing Needs Allocation (RHNA) obligations, as assigned by the Sacramento Area Council of Governments, for any income category.
13. The affected territory is located within GDPUD's sphere of influence and is contiguous to the existing District boundary.
14. The County Surveyor has reviewed the submitted legal description and maps and confirmed that they meet applicable mapping and legal description requirements.
15. The proposed annexation represents an orderly, logical, and justifiable extension of the GDPUD boundary.

16. Notice was provided to all landowners and registered voters within, and within 500 feet of, the affected territory, pursuant to Government Code Section 56157 and local policies.
17. The mailed notice disclosed the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency within the affected territory. The notice further stated that, unless written opposition to the proposal is received prior to the conclusion of the Commission's proceedings, the Commission intends to waive protest proceedings.
18. No written opposition to the proposal from landowners or registered voters within the affected territory was received prior to the conclusion of the Commission's proceedings.
19. Conducting Authority proceedings are hereby waived pursuant to Government Code Section 56663(c).

OR

18. Written opposition to the proposal from landowners or registered voters within the affected territory was received prior to the conclusion of the Commission's proceedings.
19. Pursuant to Government Code Section 57000 et seq., Conducting Authority proceedings are required for this application.

NOW, THEREFORE BE IT DETERMINED AND ORDERED as follows:

- Section 1. The petition meets the intent, policies, and priorities of this Commission, and the laws and policies within its jurisdiction and authority, including but not limited to the Georgetown Divide Public Utility District sphere of influence and the El Dorado LAFCO Policies and Guidelines.
- Section 2. Said annexation is approved, subject to conditions listed below, to the subject territory, the boundaries as set forth in the proposal as submitted and described in the attached legal description and map marked "Exhibit A" and by this reference incorporated herein.
- Section 3. Said territory includes approximately 241.68 acres and is found to be inhabited, and the territory is assigned the following short form designation:

Georgetown Divide Public Utility District
LAFCO Project No. 2025-03
- Section 4. Upon and after the effective date of said reorganization, the subject territory, all inhabitants within such territory, and all persons entitled to vote by reasons of residing or owning land within the territory:
 - (a) Shall be subject to the jurisdiction of the Georgetown Divide Public Utility District, hereafter referred to as "the District";
 - (b) Shall have the same rights and duties as if the affected territory has been a part of the District upon its original formation;
 - (c) Shall be liable for the payment of any authorized or existing taxes, fees, assessments, and any bonded indebtedness of the District, including amounts

which shall become due on account of any outstanding or then authorized but thereafter issued obligations of the District;

- (d) Shall be subject to the collection of all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such services;
- (e) Shall be subject to all of the rules, regulations and ordinances of the District as now existing or hereafter amended.

Section 5. The Certificate of Completion shall be issued and recorded subsequent to final payment of all LAFCO, State Board of Equalization and County fees, costs and charges associated with the project and necessary to complete the required filings and transmittals.

Section 6. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.

Section 7. The Executive Officer is hereby authorized and directed to file with the Clerk of the County of El Dorado, a Notice of Exemption for the reorganization, pursuant to Title 14 California Code of Regulations Section 15062.

Section 8. The Conducting Authority proceedings are waived in accordance with Government Code Section 56663.

OR

Section 8. The Executive Officer is hereby instructed to set the Conducting Authority proceeding for this annexation for December 2, 2026.

Section 9. The effective date shall be the five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion, which shall be prepared and recorded after the conditions set forth above are met.

Section 10. All interested parties, including without limitation the Georgetown Divide Public Utility District, agree that LAFCO retains in perpetuity the authority to enforce, through legal action or otherwise, all of the terms and conditions of the project approval.

Section 11. The documents and materials which constitute the record of proceedings on which these findings are based are located at 1190 Suncoast Lane, El Dorado Hills, CA 95762. The custodian of these records is the Executive Officer.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held September 23, 2026 by the following vote:

	AYE	NO	ABSTAIN	ABSENT	NOT VOTING
Commissioner Carter	☐	☐	☐	☐	☐
Commissioner Jinkens	☐	☐	☐	☐	☐
Commissioner Saunders	☐	☐	☐	☐	☐
Commissioner Turnboo	☐	☐	☐	☐	☐
Commissioner Veerkamp	☐	☐	☐	☐	☐
Commissioner White	☐	☐	☐	☐	☐
Commissioner Wilde (Chair)	☐	☐	☐	☐	☐
Alt. Commissioner Bass	☐	☐	☐	☐	☐
Alt. Commissioner Ferrero	☐	☐	☐	☐	☐
Alt. Commissioner Gilcrest	☐	☐	☐	☐	☐
Alt. Commissioner Posey	☐	☐	☐	☐	☐

ATTEST:

Executive Officer

Chairperson

L-2026-09 EXHIBIT A

ANNEXATION OF IRRIGATION PARCELS L.A.F.C.O. PROJECT NO. 2025-03

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST
SECTIONS 27, 28, 33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

COUNTY OF EL DORADO - STATE OF CALIFORNIA
JUNE, 2026
SHEET 1 OF 6

SUNICO ENGINEERING
80 Blue Ravine Road, Suite 250 — Folsom, CA 95630

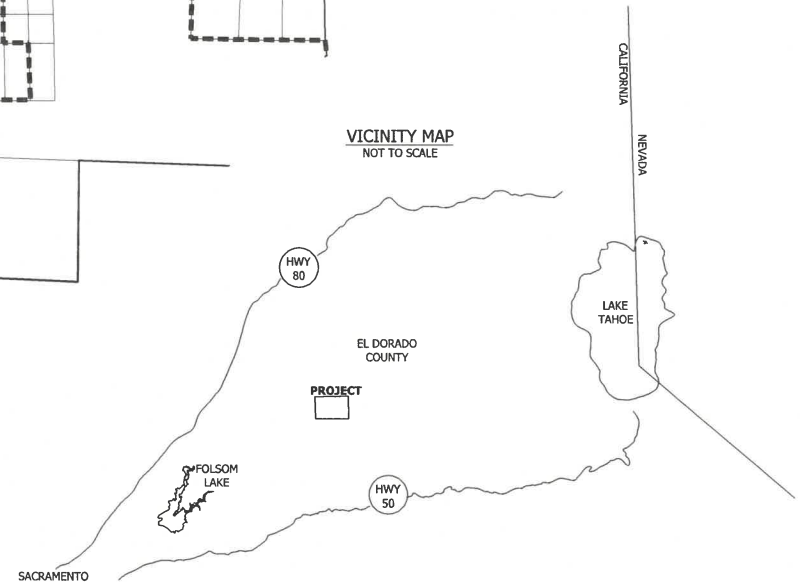
SCALE: 1" =
1000'

PARCEL INFORMATION

1 APN: 062-071-068
OWNER: SMITH
2 APN: 062-310-050
OWNER: LEA
3 APN: 062-310-033
OWNER: ALLSHOUSE
4 APN: 062-320-029
OWNER: WRIGHT
5 APN: 062-320-004
OWNER: WHITLEY
6 APN: 062-140-049
OWNER: BUCKLE
7 APN: 062-150-036
OWNER: LAYTON
8 APN: 062-150-043
OWNER: STORM
9 APN: 062-150-039
OWNER: ALLEN
10 APN: 062-140-047
OWNER: TRAINER
11 APN: 062-140-048
OWNER: NIMROD
12 APN: 062-430-032
OWNER: SILVA
13 APN: 062-430-031
OWNER: TYNAN
14 APN: 062-381-051
OWNER: KOLL

15 APN: 062-381-050
OWNER: KOLL
16 APN: 062-381-048
OWNER: RUDNEV
17 APN: 062-381-041
OWNER: COLEMAN
18 APN: 062-160-013
OWNER: WYLIE
19 APN: 062-160-035
OWNER: EBBITT
20 APN: 062-160-036
OWNER: PECK
21 APN: 062-160-001
OWNER: WYLIE
22 APN: 062-160-034
OWNER: KOLLINGS
23 APN: 062-160-006
OWNER: EMERALD
24 APN: 062-061-004
OWNER: EMERALD
25 APN: 062-061-003
OWNER: EMERALD
26 APN: 062-061-035
OWNER: CORVELLO
27 APN: 062-310-049
OWNER: TOTH

VICINITY MAP NOT TO SCALE

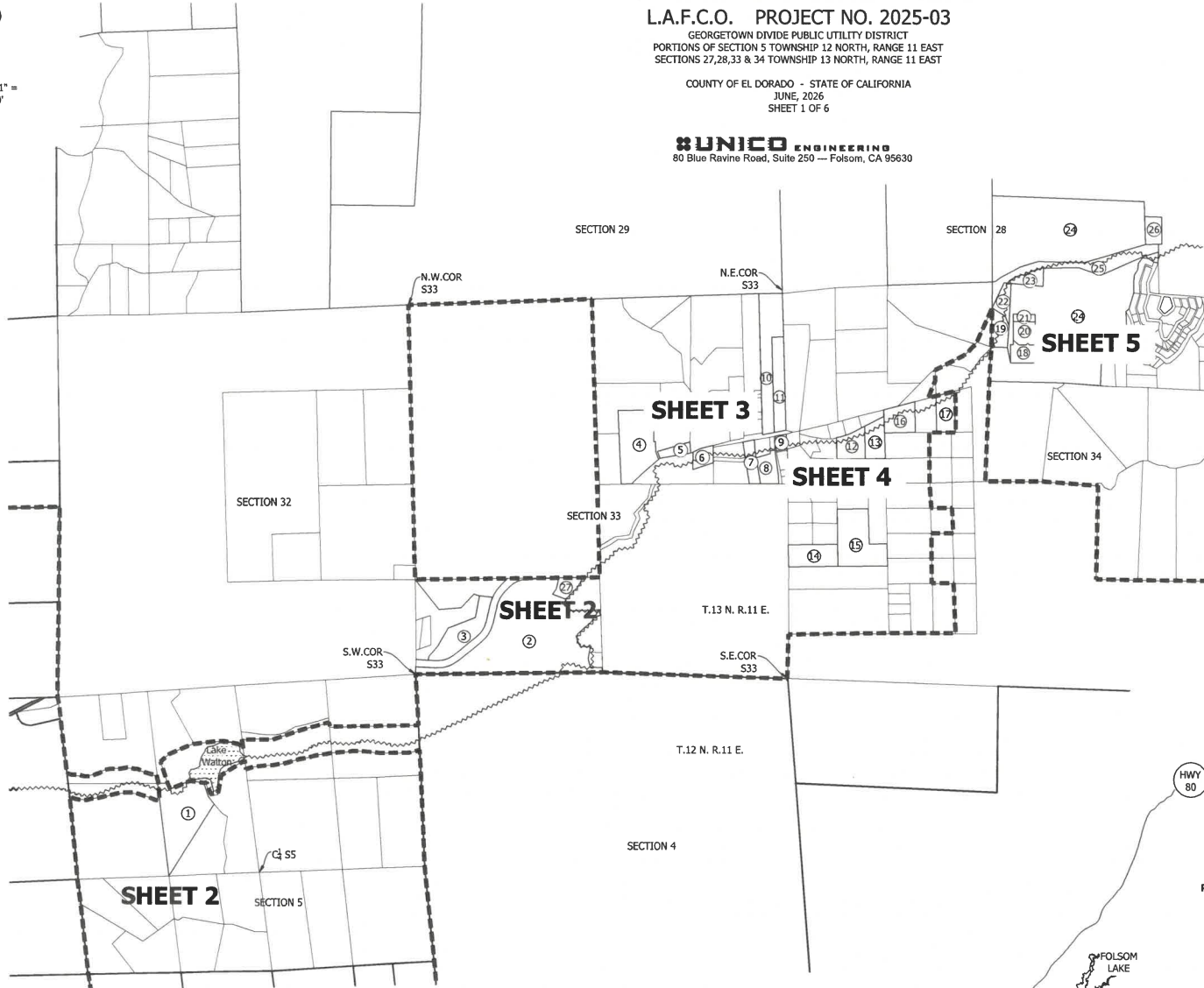


BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY SHOWN HEREON IS COMPILED FROM RECORD DOCUMENTS ON FILE WITH THE COUNTY OF EL DORADO RECORDER-CLERK.

LEGEND

① Current Parcels to be Annexed
--- GDPUD District Boundary



L-2026-09 EXHIBIT A

L.A.F.C.O. PROJECT NO. 2025-03
GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST
SECTIONS 27, 28, 33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

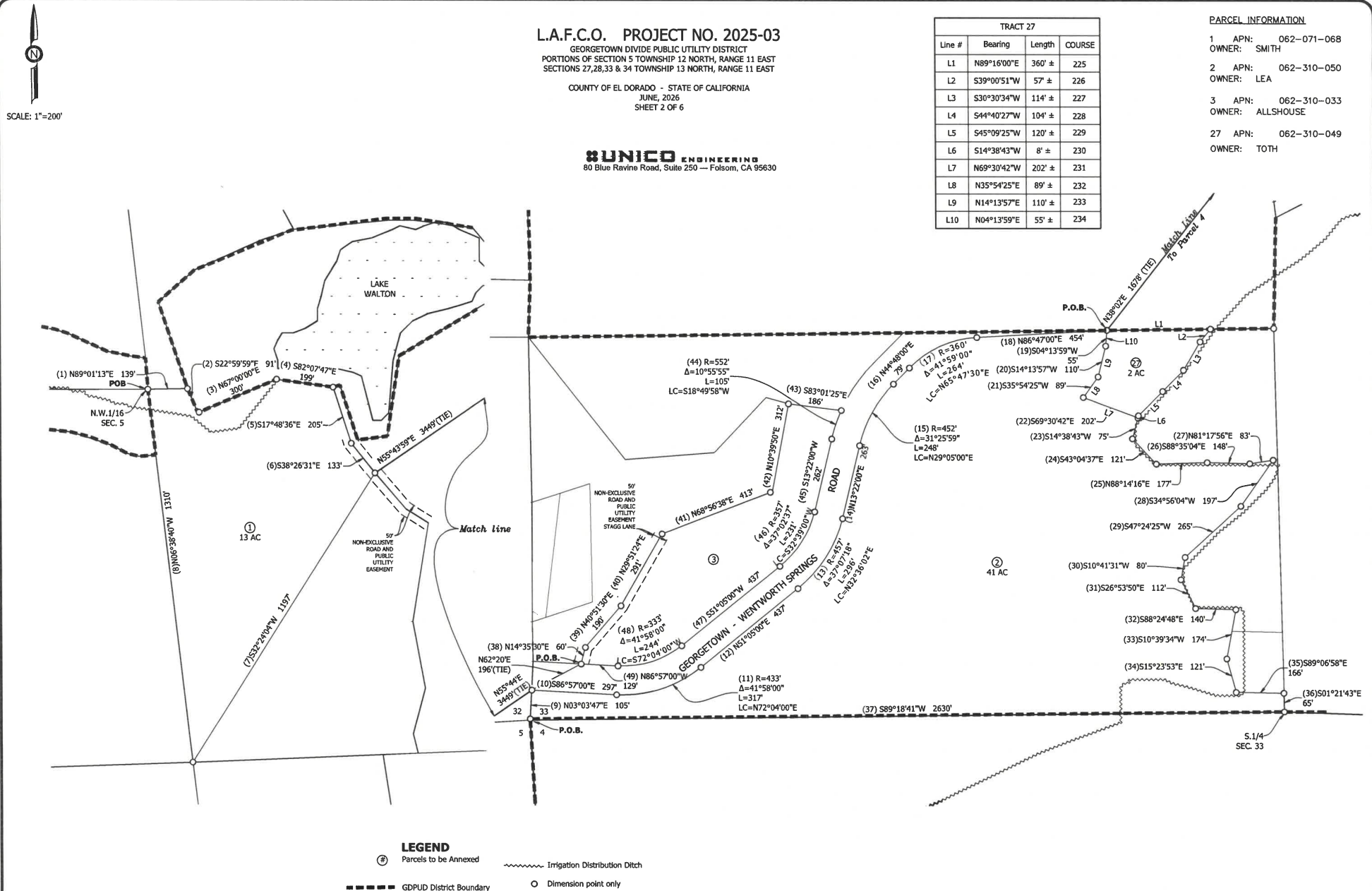
COUNTY OF EL DORADO — STATE OF CALIFORNIA
JUNE, 2026
SHEET 2 OF 6

UNICO ENGINEERING
80 Blue Ravine Road, Suite 250 — Folsom, CA 95630

TRACT 27			
Line #	Bearing	Length	COURSE
L1	N89°16'00"E	360' ±	225
L2	S39°00'51"W	57' ±	226
L3	S30°30'34"W	114' ±	227
L4	S44°40'27"W	104' ±	228
L5	S45°09'25"W	120' ±	229
L6	S14°38'43"W	8' ±	230
L7	N69°30'42"W	202' ±	231
L8	N35°54'25"E	89' ±	232
L9	N14°13'57"E	110' ±	233
L10	N04°13'59"E	55' ±	234

PARCEL INFORMATION

- 1 APN: 062-071-068
OWNER: SMITH
- 2 APN: 062-310-050
OWNER: LEA
- 3 APN: 062-310-033
OWNER: ALLSHOUSE
- 27 APN: 062-310-049
OWNER: TOTH



L-2026-09 EXHIBIT A

L.A.F.C.O. PROJECT NO. 2025-03

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST
SECTIONS 27,28,33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

COUNTY OF EL DORADO - STATE OF CALIFORNIA
JUNE, 2026
SHEET 3 OF 6

UNICO ENGINEERING
80 Blue Ravine Road, Suite 250 -- Folsom, CA 95630

PARCEL INFORMATION

4 APN: 062-320-029
OWNER: WRIGHT

5 APN: 062-320-004
OWNER: WHITLEY

6 APN: 062-140-049
OWNER: BUCKLE

7 APN: 062-150-036
OWNER: LAYTON

8 APN: 062-150-043
OWNER: STORM

9 APN: 062-150-039
OWNER: ALLEN

10 APN: 062-140-047
OWNER: TRAINER

11 APN: 062-140-048
OWNER: NIMROD

TRACT 8			
Line #	Bearing	Length	Course
L1	N89°44'28"W	255' ±	75
L2	N09°02'30"W	367' ±	76
L3	N73°15'47"E	209' ±	77
L4	N05°58'53"W	35' ±	78
L5	N77°26'07"E	69' ±	79
L6	S07°27'53"E	360' ±	80
L7	S00°52'10"E	117' ±	81

TRACT 9			
Line #	Bearing	Length	Course
L1	S02°54'32"E	208' ±	82
L2	S80°12'41"W	153' ±	83
L3	N03°31'57"W	208' ±	84
L4	N80°18'25"E	155' ±	85

TRACT 11			
Line #	Bearing	Length	Course
L1	S79°20'24"W	167' ±	92
L2	N01°14'37"W	1334' ±	93
L3	N88°45'23"E	165' ±	94
L4	S01°14'38"E	1306' ±	95

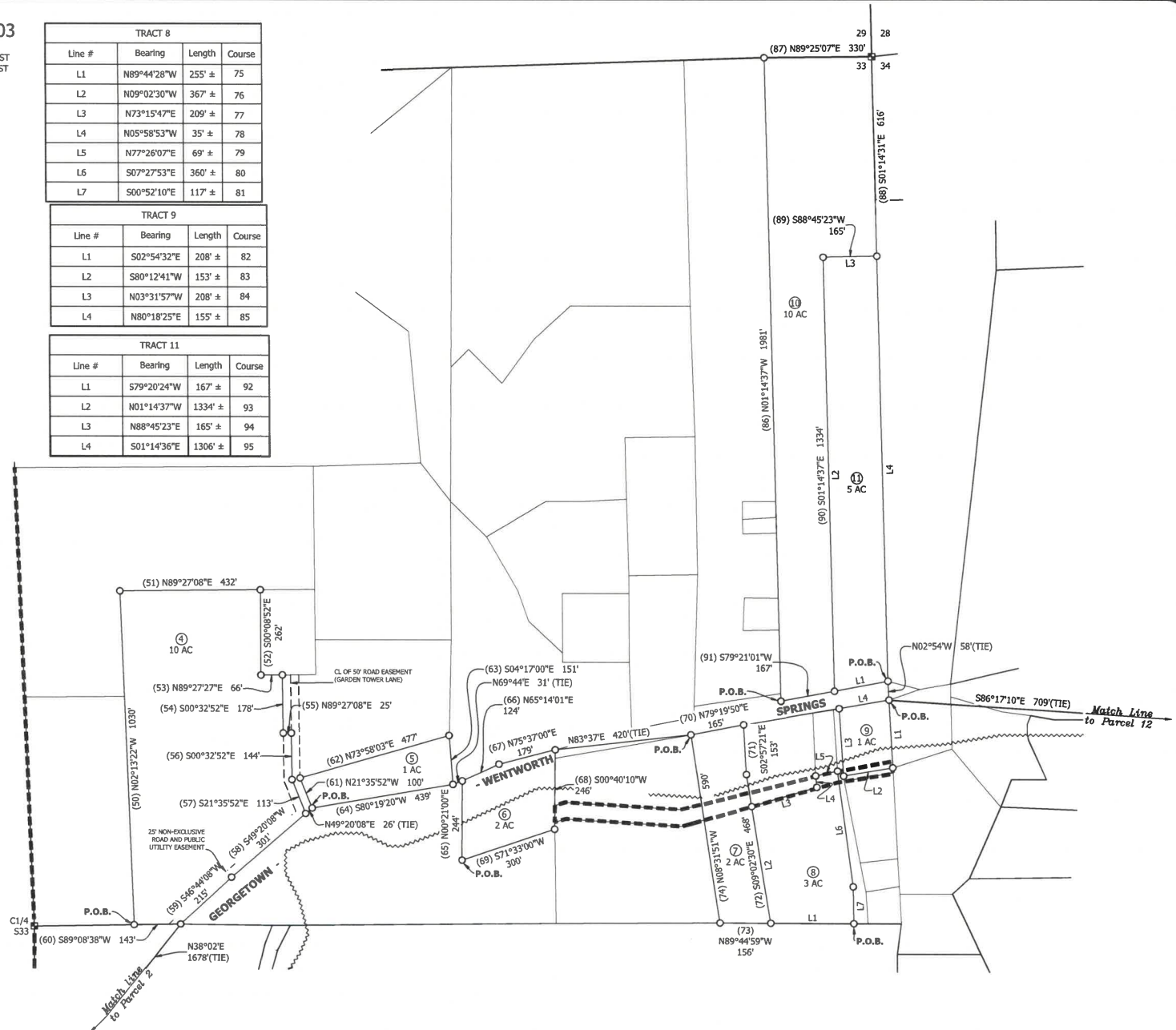
LEGEND

Ⓢ Parcels to be Annexed

--- GDPUD District Boundary

~~~~~ Irrigation Distribution Ditch

○ Dimension point only



# L-2026-09 EXHIBIT A



SCALE: 1"=200'

L.A.F.C.O. PROJECT NO. 2025-03

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT  
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST  
SECTIONS 27,28,33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

COUNTY OF EL DORADO - STATE OF CALIFORNIA  
JUNE, 2026  
SHEET 4 OF 6

**UNICO ENGINEERING**  
80 Blue Ravine Road, Suite 250 — Folsom, CA 95630

## LEGEND

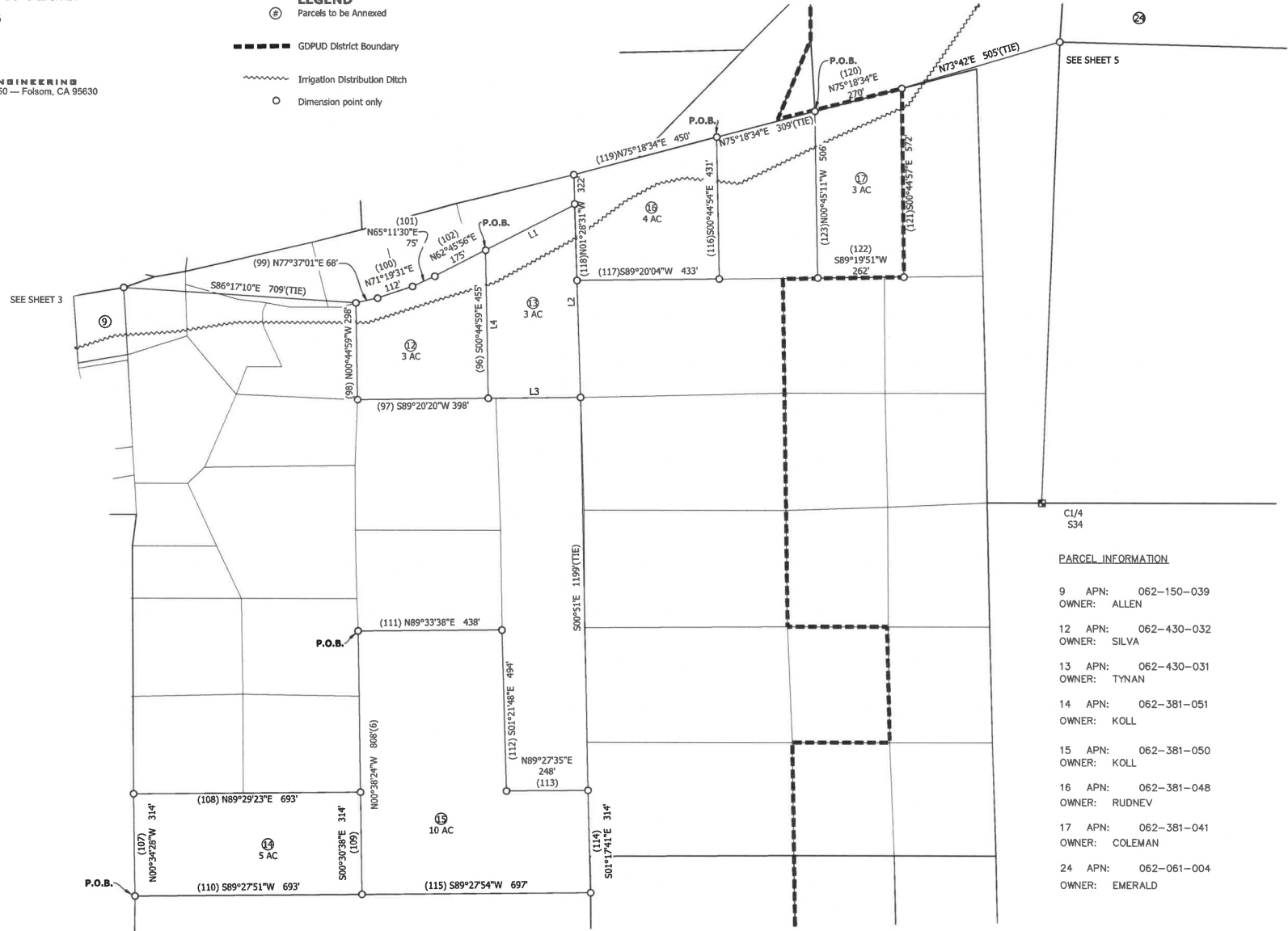
⑨ Parcels to be Annexed

--- GDPUD District Boundary

~ Irrigation Distribution Ditch

○ Dimension point only

| TRACT 13       |             |        |        |
|----------------|-------------|--------|--------|
| Line #/Curve # | Bearing     | Length | Course |
| L1             | N63°05'14"E | 305' ± | 103    |
| L2             | S01°28'16"E | 590' ± | 104    |
| L3             | S89°20'10"W | 281' ± | 105    |
| L4             | N00°44'59"W | 455' ± | 106    |



# L-2026-09 EXHIBIT A

L.A.F.C.O. PROJECT NO. 2025-03

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT  
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST  
SECTIONS 27,28,33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

COUNTY OF EL DORADO - STATE OF CALIFORNIA  
JUNE, 2026  
SHEET 5 OF 6

**UNICO ENGINEERING**  
80 Blue Ravine Road, Suite 250 — Folsom, CA 95630

SCALE: 1"=200'

| TRACT 18 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | N00°11'15"E | 256' ± | 124    |
| L2       | S89°48'45"E | 36' ±  | 125    |
| L3       | N00°11'15"E | 64' ±  | 126    |
| L4       | S49°05'12"E | 106' ± | 127    |
| L5       | N90°00'00"E | 101' ± | 128    |
| L6       | N48°48'51"E | 35' ±  | 129    |
| L7       | S45°00'00"E | 32' ±  | 130    |
| L8       | N90°00'00"E | 82' ±  | 131    |
| L9       | S00°11'00"W | 252' ± | 132    |
| L10      | N89°48'45"W | 348' ± | 133    |

| TRACT 19 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | S57°15'53"E | 217' ± | 134    |
| L2       | S22°02'10"E | 147' ± | 135    |
| L3       | S04°15'32"W | 307' ± | 136    |
| L4       | N88°21'48"W | 228' ± | 137    |
| L5       | N01°20'52"E | 553' ± | 138    |

| TRACT 20 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | S00°24'06"E | 330' ± | 139    |
| L2       | N90°00'00"W | 82' ±  | 140    |
| L3       | N45°00'00"W | 32' ±  | 141    |
| L4       | S48°48'51"W | 35' ±  | 142    |
| L5       | N90°00'00"W | 101' ± | 143    |
| L6       | N49°05'12"W | 106' ± | 144    |
| L7       | N00°20'15"E | 263' ± | 144    |
| L8       | S89°35'49"E | 308' ± | 145    |

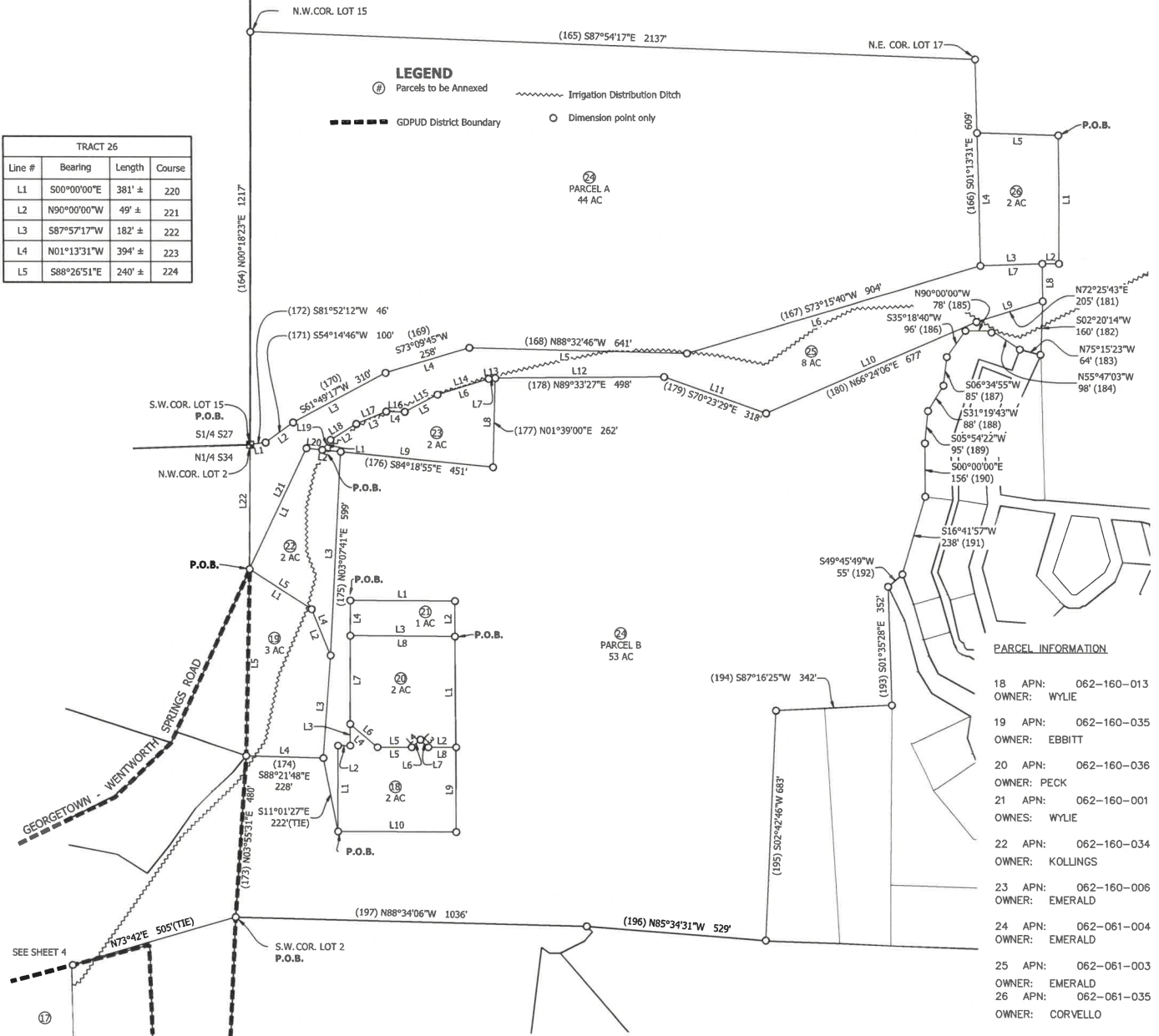
| TRACT 21 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | S89°45'11"E | 308' ± | 146    |
| L2       | S00°19'22"W | 105' ± | 147    |
| L3       | N89°35'49"W | 308' ± | 148    |
| L4       | N00°14'06"E | 104' ± | 149    |

| TRACT 22 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | N25°30'15"E | 392' ± | 150    |
| L2       | S84°18'54"E | 102' ± | 151    |
| L3       | S03°07'41"W | 599' ± | 152    |
| L4       | N22°02'10"W | 147' ± | 153    |
| L5       | N57°15'53"W | 217' ± | 154    |

| TRACT 23 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | N40°05'24"E | 38' ±  | 155    |
| L2       | N58°21'40"E | 89' ±  | 156    |
| L3       | N67°42'30"E | 96' ±  | 157    |
| L4       | S89°17'28"E | 55' ±  | 158    |
| L5       | N62°11'22"E | 109' ± | 159    |
| L6       | N72°53'47"E | 158' ± | 160    |
| L7       | N83°13'53"E | 19' ±  | 161    |
| L8       | S01°39'01"W | 262' ± | 162    |
| L9       | N84°18'54"W | 506' ± | 163    |

| TRACT 25 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | N81°52'12"E | 46' ±  | 198    |
| L2       | N54°14'46"E | 100' ± | 199    |
| L3       | N61°49'17"E | 310' ± | 200    |
| L4       | N73°09'45"E | 258' ± | 201    |
| L5       | S88°32'46"E | 641' ± | 202    |
| L6       | N73°15'40"E | 904' ± | 203    |
| L7       | N87°57'17"E | 182' ± | 204    |
| L8       | S00°00'00"E | 111' ± | 205    |
| L9       | S72°25'43"W | 205' ± | 206    |
| L10      | S66°24'06"W | 677' ± | 207    |
| L11      | N70°23'29"W | 318' ± | 208    |
| L12      | S89°33'27"W | 498' ± | 209    |
| L13      | S83°13'53"W | 19' ±  | 210    |
| L14      | S72°53'47"W | 158' ± | 211    |
| L15      | S62°11'22"W | 109' ± | 212    |
| L16      | N89°17'28"W | 55' ±  | 213    |
| L17      | S67°42'30"W | 96' ±  | 214    |
| L18      | S58°21'40"W | 89' ±  | 215    |
| L19      | S40°05'24"W | 38' ±  | 216    |
| L20      | N84°18'54"W | 47' ±  | 217    |
| L21      | S25°30'15"W | 392' ± | 218    |
| L22      | N00°30'42"E | 365' ± | 219    |

| TRACT 26 |             |        |        |
|----------|-------------|--------|--------|
| Line #   | Bearing     | Length | Course |
| L1       | S00°00'00"E | 381' ± | 220    |
| L2       | N90°00'00"W | 49' ±  | 221    |
| L3       | S87°57'17"W | 182' ± | 222    |
| L4       | N01°13'31"W | 394' ± | 223    |
| L5       | S88°26'51"E | 240' ± | 224    |



# L-2026-09 EXHIBIT A

L.A.F.C.O. PROJECT NO. 2025-03

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT  
PORTIONS OF SECTION 5 TOWNSHIP 12 NORTH, RANGE 11 EAST  
SECTIONS 27,28,33 & 34 TOWNSHIP 13 NORTH, RANGE 11 EAST

COUNTY OF EL DORADO - STATE OF CALIFORNIA  
JUNE, 2026  
SHEET 6 OF 6

APPROVED BY  
LOCAL AGENCY FORMATION COMMISSION  
EL DORADO COUNTY CA 95667

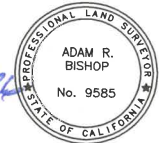
Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
EXECUTIVE OFFICER

## Surveyor's Statement

This Exhibit was prepared in May, 2026 and is for assessment purposes only. The 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.

*[Signature]* 7/17/26  
Adam R. Bishop P.L.S. 9585 Date



## County Surveyor's Statement

This Exhibit meets the requirements of the State Board of Equalization, the El Dorado County Records Office and conforms to the lines of assessment.

Dated 7-22-26

*[Signature]*  
Brian K. Frazier P.L.S. 9190  
County Surveyor  
County of El Dorado, California

\_\_\_\_\_  
County of El Dorado, California



## Georgetown Divide Public Utility District

### Annexation of Irrigation Parcels

All that portion of land situate in the unincorporated County of El Dorado, State of California lying within Section 5 of Township 12 North, Range 11 East, M.D.M., and Sections 28, 33, and 34 of Township 13 North, Range 11 East, M.D.M., being described as follows:

#### **TRACT 1**

**BEGINNING** at a point along the **Existing Georgetown Divide Public Utility District Boundary (GDPUD)** and being the most northwesterly point of Parcel A as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 35 of Parcel Maps at Page 127, also being the northwest one-sixteenth of Section 5, Township 12 North, Range 11 East, M.D.M., thence leaving said (GDPUD) and along the boundary of said Parcel A the following courses:

- 1) North 89°01'13" East, 139 feet ± to a point along said existing (GDPUD) boundary and along the boundary of said Parcel A the following (3) courses;
- 2) South 23°59'59" East, 91 feet ±;
- 3) North 67°00'00" East, 300 feet ±;
- 4) South 82°07'47" East, 199 feet ± to the most northeasterly point of said Parcel A;

thence leaving said existing (GDPUD) boundary the following four (4) courses:

- 5) South 17°48'36" East, 205 feet ±;
- 6) South 38°26'31" East, 133 feet ±;
- 7) South 32°24'04" West, 1197 feet ±;
- 8) North 06°38'40" West, 1310 feet ± to the **POINT OF BEGINNING** of **TRACT 1** as herein described.

Containing 13 acres of land

#### **TRACT 2**

**BEGINNING** at a point along the existing **Georgetown Divide Public Utility District Boundary (GDPUD)** and being the Southeast corner of Section 33, Township 13 North, Range 11 East, M.D.M., and being the most southwesterly corner of that land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2015-0041524, thence leaving said **Existing (GDPUD)**;

- 9) North 03°03'47" East, 105 feet ± to a point along the southerly right of way of Wentworth Springs Road, thence along said southerly right of way the following nine (9) courses;
- 10) South 86°57'00" East, 297 feet ± to the beginning of a tangent curve concave to the north;
- 11) Along a curve to the left having a radius of 433 feet ±, through a central angle of 41°58'00" an arc distance of 317 feet ± and having a chord bearing of North 72°04'00" East;
- 12) North 51°05'00" East, 437 feet ± to the beginning of a tangent curve concave to the northwest;
- 13) Along a curve to the left having a radius of 457 feet ±, through a central angle of 37°07'18", an arc distance of 296 feet ± and having a chord bearing of North 32°36'02" East;

**L-2026-09**  
**EXHIBIT A**

- 14) North 13°22'00" East, 263 feet ± to the beginning of a tangent curve concave to the southeast;
- 15) Along a curve to the right having a radius of 452 feet ±, through a central angle of 31°25'59" an arc distance of 248 feet ± and having a chord bearing of North 29°05'00" East;
- 16) North 44°48'00" East, 79 feet ± to the beginning of a tangent curve concave to the southeast;
- 17) Along a curve to the right having a radius of 360 feet ±, through a central angle of 41°59'00" an arc distance of 264 feet ± and having a chord bearing of North 65°47'30" East;
- 18) North 86°47' East, 454 feet ± to a point along the existing (GDPUD);

thence leaving said existing (GDPUD) the following (19) courses:

- 19) South 04°13'59" West, 55 feet ±;
- 20) South 14°13'57" West, 110 feet ±;
- 21) South 35°54'25" West, 89 feet ±;
- 22) South 69°30'42" West, 202 feet ±;
- 23) South 14°38'43" West, 75 feet ±;
- 24) South 43°04'37" West, 121 feet ±;
- 25) North 88°14'16" East, 177 feet ±;
- 26) South 88°35' 04" East, 148 feet ±;
- 27) North 81°17'56" East, 83 feet ±;
- 28) South 34°56'04" West, 197 feet ±;
- 29) South 47°24'25" West, 265 feet ±;
- 30) South 10°41'31" West, 80 feet ±;
- 31) South 26°53'50" East, 112 feet ±;
- 32) South 88°24'48" East, 140 feet ±;
- 33) South 10°39'34" West, 174 feet;
- 34) South 15°23'53" East, 121 feet ±;
- 35) South 89°06'58" East, 166 feet ± to the North South ¼ Section line of Section 33;
- 36) South 01°21'43" East, 65 feet ± to the South ¼ corner of said Section 33 and a point along said existing (GDPUD) boundary;

thence along said **Existing** (GDPUD) boundary and along the South line of Section 33

- 37) South 89°89'19" West, 2630 feet ± **BEGINNING of TRACT 2** as herein described.  
Containing 41 acres ± of land

**TRACT 3**

**BEGINNING** at the intersection of the centerline of Stag Lane and the northerly right of way of Wentworth Springs Road and being the most southwesterly point of Parcel C as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 6 of Parcel Maps at Page 48; thence leaving said northerly right of way of Wentworth Springs Road and continuing along the centerline of Stag Lane being the northerly boundary of said Parcel C the following three (3) courses:

- 38) North 14°35'30" East, 60 feet ±;
- 39) North 40°51'30" East, 190 feet ±;
- 40) North 29°51'24" East, 291 feet ±;

thence leaving said centerline of Stag Lane and continuing along the boundary of said Parcel C the following three (3) courses:

- 41) North 68°56'38" East, 413 feet ±;
- 42) North 10°39'50" East, 312 feet ±;
- 43) South 83°01'25" East, 186 feet ± to a point along the northerly right of way of Wentworth Springs Road;

**L-2026-09**  
**EXHIBIT A**

thence along the said northerly right of way of Wentworth Springs Road and continuing along the boundary of said Parcel C the following six (6) courses:

- 44) Along a curve to the left having a radius of 552 feet ±, through a central angle of 10°55'55" an arc distance of 105 feet ± and having a chord bearing of South 18°49'58" West;
- 45) South 13°22'00" West, 262 feet ±;
- 46) Along a curve to the right having a radius of 357 feet ±, through a central angle of 37°02'37" an arc distance of 231 feet ± and having a chord bearing of South 32°39'00" West;
- 47) South 51°05'00" West, 437 feet ±;
- 48) Along a curve to the right having a radius of 333 feet ±, through a central angle of 41°58'00" an arc distance of 244 feet ± and having a chord bearing of South 7°04'00" West;
- 49) North 86°57'00" West, 129 feet ± to the **POINT OF BEGINNING** of **TRACT 3** as herein described.

Containing 7 acres ± of land

**TRACT 4**

**BEGINNING** at the most southwesterly point of Parcel 2 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 7 of Parcel Maps at Page 12; thence along the westerly boundary of said Parcel 2;

50) North 02°13'22" West, 1030 feet ± to the most northwesterly corner of that land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2019-0003938, thence leaving the westerly boundary of said Parcel 2 and along the boundary of said Grant Deed 2019-0003938 the following seven (7) courses:

- 51) North 89°27'08" East, 432 feet ±;
- 52) South 00°08'52" East, 262 feet ±;
- 53) North 89°27'27" East, 66 feet ± to the westerly right of way of the 50 foot road easement (Garden Tower Lane) as shown on said Parcel Map;
- 54) Along said westerly right of way South 00°32'52" East, 178 feet ±;
- 55) Leaving said right of way North 89°27'08" East, 25 feet ± to the centerline of said road easement;

thence along said centerline the following (2) courses;

- 56) South 00°32'52" East, 144 feet ±;
- 57) South 21°35'52" East, 113 feet ±;

thence continuing along the southeast and southerly line of said Parcel 2 following two (3) courses:

- 58) South 49°20'08" West, 301 feet ±;
- 59) South 46°44'08" West, 215 feet ±;
- 60) South 89°08'38" West 143 feet ± to the **POINT OF BEGINNING** of **TRACT 4** as herein described.

Containing 10 acres ± of land

**TRACT 5**

**BEGINNING** at the most southwesterly corner of that land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2018-0042356 and being a point along Wentworth Springs Road; thence leaving said Wentworth Springs Road and continuing along said Grant Deed 2018-0042356 the following three (3) courses:

- 61) North 21°35'52" West, 100 feet ±;
- 62) North 73°58'03" East, 477 feet ±;

**L-2026-09**  
**EXHIBIT A**

- 63) South 04°17'00" East, 151 feet ± to a point along said Wentworth Springs Road; thence along said Wentworth Springs Road and said Grant Deed 2018-0042356
- 64) South 80°19'20" West, 439 feet ± to the **POINT OF BEGINNING** of **TRACT 5** as herein described.

Containing 1 acres ± of land

**TRACT 6**

**BEGINNING** at the most southwesterly corner of that land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2020-0053298, then along the boundary of said Grant Deed 2020-0053298 the following seven (5) courses:

- 65) North 00°21'00" East, 244 feet ± to the south side of Wentworth Springs Road;

Thence along said south side of Wentworth Springs Road the following (2) courses;

- 66) North 65°14'01" East, 124 feet ±;
- 67) North 75°37'00" East, 179 feet ±;
- Thence leaving said south side of Wentworth Springs Road;
- 68) South 00°40'10" West, 246 feet ±;
- 69) South 71°33'00" West, 300 feet ± to the **POINT OF BEGINNING** of **TRACT 6** as herein described.

Containing 2 acres ± of land

**TRACT 7**

**BEGINNING** at the most northwesterly corner of the land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2024-0022365, said point also being along the southerly right of way of Wentworth Springs Road, thence along said southerly right of way and said Grant Deed 2024-0022365

- 70) North 79°19'50" East, 165.00 feet;  
thence leaving said southerly right of way of Wentworth Springs Road the following four (4) courses:

- 71) South 02°57'21" East, 153 feet ± to the most northwesterly corner of the land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2020-0048875;
- 72) South 09°02'30" East, 468 feet ±
- 73) North 89°44'59" West, 156 feet ±
- 74) North 08°31'51" West, 590 feet ± to the **POINT OF BEGINNING** of **TRACT 7** as herein described.

Containing 2 acres ± of land

**TRACT 8**

**BEGINNING** at the most southeasterly corner of the land described in the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2020-0048875, thence along the boundary of said Grant Deed 2020-0048875 the following seven (7) courses:

- 75) North 89°44'28" West, 255 feet ± to the most southeasterly corner of Grant Deed 2024-0022365, also being the most southwesterly corner of said Grant Deed 2020-0048875
- 76) North 09°02'30" West, 367 feet ±

**L-2026-09**  
**EXHIBIT A**

- 77) North 73°15'47" East, 209 feet ±
- 78) North 05°58'53" West, 35 feet ±
- 79) North 77°26'07" East, 69 feet ±
- 80) South 07°27'53" East, 360 feet ±
- 81) South 00°52'10" East, 117 feet ± to the **POINT OF BEGINNING** of **TRACT 8** as herein described.

Containing 3 acres ± of land

**TRACT 9**

**BEGINNING** at the most northeasterly corner of that land shown as Tract 1 on that map filed with the County of El Dorado Recorder-Clerks Office in Book 17 of Record of Surveys at Page 78 and being a point along the southerly right of way of Wentworth Springs Road; thence said southerly right of way of Wentworth Springs Road the following three (3) courses:

- 82) South 02°54'32" East, 208 feet ±;
- 83) South 80°12'41" West, 153 feet ±;
- 84) North 03°31'57" West, 208 feet ± to a point on said southerly right of way;
- 85) Thence along said southerly right of way North 80°18'25" East 155 feet ± to the **POINT OF BEGINNING** of **TRACT 9** as herein described.

Containing 1 acre ± of land

**TRACT 10**

**BEGINNING** at the most southwesterly point of Parcel 1 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 35 of Parcel Maps at Page 119 also being a point, along the northerly right of way of Wentworth Springs Road; thence leaving said northerly right of way of Wentworth Springs Road and along the boundary of said Parcel Map the following three (5) courses:

- 86) North 01°14'37" West, 1981 feet ±;
- 87) North 89°25'07" East, 330 feet ±;
- 88) South 01°14'31" East, 616 feet ±;
- 89) South 88°45'23" West, 165 feet ±;
- 90) South 01°14'37" East, 1334 feet ± to said northerly right of way of Wentworth Springs Road;
- 91) Along said right of way South 79°21'01" West, 167 feet ± to the **POINT OF BEGINNING** of **TRACT 10** as herein described.

Containing 10 acres ± of land

**L-2026-09**  
**EXHIBIT A**

**TRACT 11**

**BEGINNING** at the most southeasterly point of Parcel 2 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 35 of Parcel Maps at Page 119 also being a point, along the northerly right of way of Wentworth Springs Road; thence along said northerly right of way of Wentworth Springs Road and southerly boundary of said Parcel 2;

92) South 79°20'24" West, 167 feet ±; thence leaving said northerly right of way and continuing along the boundary of said Parcel 2 the following three (3) courses:

93) North 01°14'37" West, 1334 feet ±;

94) North 88°45'23" East, 165 feet ±;

95) South 01°14'36" East, 1306 feet ± to the **POINT OF BEGINNING** of **TRACT 11** as herein described.

Containing 5 acres ± of land

**TRACT 12**

**BEGINNING** at the most northeasterly point of Parcel 1 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 2 of Parcel Maps at Page 107 also being a point along the centerline of a 60 foot non-exclusive road and utility easement noted as Wentworth Springs Road thence leaving said centerline and along the boundary of said Parcel 1 the following three (3) courses;

96) South 00°44'59" East, 455 feet ±;

97) South 89°20'20" West, 398 feet ±;

98) North 00°44'59" West, 298 feet ± to the northwest corner of said Parcel 1 and a point along the said centerline;

thence along said centerline and continuing along said Parcel 1, the following four (4) courses:

99) North 77°37'01" East, 68 feet ±;

100) North 71°19'31" East, 112 feet ±;

101) North 65°11'30" East, 75 feet ±;

102) North 62°45'56" East, 175 feet ± to the **POINT OF BEGINNING** of **TRACT 12** as herein described.

Containing 3 acres ± of land

**TRACTS 13**

**BEGINNING** at the most northwesterly point of Parcel 2 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 2 of Parcel Maps at Page 107 also being a point, along the centerline of a 60 foot non-exclusive road and utility easement noted as Wentworth Springs Road; thence along said centerline and said boundary of Parcel 2;

103) North 63°05'14" East 305 feet ±; thence leaving said centerline and continuing along said Parcel 2 boundary the following three (3) courses:

104) South 00°28'16" East, 590 feet ±;

105) South 89°20'10" West, 281 feet ±;

106) North 00°44'59" West, 455 feet ± to the **POINT OF BEGINNING** of **TRACT 13** as herein described.

Containing 3 acres ± of land

**L-2026-09**  
**EXHIBIT A**

**TRACTS 14**

**BEGINNING** at the most southwesterly point of Parcel 2 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 48 of Parcel Maps at Page 87 thence along the boundary of Parcel 2 of said Book 48 of Parcel Maps at Page 87 the following four (4) courses;

- 107) North 00°34'28" West, 314 feet ±;
- 108) North 89°29'23" East, 693 feet ±;
- 109) South 00°30'38" East, 314 feet ±;
- 110) South 89°27'51" West, 693 feet ±; to the **POINT OF BEGINNING** of **TRACTS 14** as herein described.

Containing 5 acres ± of land

**TRACTS 15**

**BEGINNING** at the most northwesterly point of Parcel 1 as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 48 of Parcel Maps at Page 87 thence along the boundary of Parcel 1 of said Book 48 of Parcel Maps at Page 87 the following six (6) courses;

- 111) North 89°33'38" East, 438 feet ±;
- 112) South 01°21'48" East, 494 feet ±;
- 113) North 89°27'35" East, 248 feet ±
- 114) South 01°17'41" East, 314 feet ±
- 115) South 89°27'54" West, 697 feet ± to the **POINT OF BEGINNING** of **15** as herein described.

Containing 10 acres ± of land

**TRACT 16**

**BEGINNING** at the most northwesterly point of Parcel A as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 1 of Parcel Maps at Page 31; thence along the boundary of said Parcel A the following four (4) courses;

- 116) South 00°44'54" East, 431 feet ±;
- 117) South 89°20'04" West, 433 feet ±;
- 118) North 01°28'31" West, 322 feet ±;
- 119) North 75°18'34" East, 450 feet ± to the **POINT OF BEGINNING** of **TRACT 16** as herein described.

Containing 4 acres ± of land

**L-2026-09**  
**EXHIBIT A**

**TRACT 17**

**BEGINNING** at the most northwesterly point of Parcel C as said parcel is shown on that map on file at the County of El Dorado Recorder-Clerks Office in Book 1 of Parcel Maps at Page 31 thence along the boundary of Parcel C the following four (4) courses;

- 120) North 75°18'34" East, 270 feet ±;
- 121) South 00°44'57" East, 572 feet ±;
- 122) South 89°19'51" West, 262 feet ±;
- 123) North 00°45'11" West, 506 feet ± to the **POINT OF BEGINNING** of **TRACT 17** as herein described.

Containing 3 acres ± of land

**TRACTS 18**

**BEGINNING** at the southwest corner of that Quitclaim Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2021-0019675;

Thence along the boundary lines of said Quitclaim Deed the following (10) courses;

- 124) North 00°11'15" East, 256 feet ±;
- 125) South 89°48'45" East, 36 feet ±;
- 126) North 00°11'15" East, 64 feet ±;
- 127) South 49°05'12" East, 106 feet ±;
- 128) North 90°00'00" East, 101 feet ±;
- 129) North 48°48'51" East, 35 feet ±;
- 130) South 45°00'00" East, 32 feet ±;
- 131) North 90°00'00" East, 82 feet ±;
- 132) South 00°11'00" West, 252 feet ±;
- 133) North 89°48'45" West, 347 feet ± to the **POINT OF BEGINNING** of **TRACT 18** as herein described.

Containing 2 acres ± of land

**TRACT 19**

**BEGINNING** at the northwest corner of that Quitclaim Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2023-0001639 and the center of the Georgetown-Wentworth Springs Road;

Thence leaving said center of the Georgetown-Wentworth Springs Road and along the boundary line of said Quitclaim Deed the following (5) courses;

- 134) South 57°15'53" East, 217 feet ±;
- 135) South 22°02'10" East, 147 feet ±;
- 136) South 04°15'32" West, 307 feet ±;
- 137) North 88°21'48" West, 228 feet ±;
- 138) North 89°20'57" West, 553 feet ± to the **POINT OF BEGINNING** of **TRACT 19** as herein described.

Containing 3 acres of land

**TRACT 20**

**L-2026-09**  
**EXHIBIT A**

**BEGINNING** at the northeast corner of the Deed on file at the County of El Dorado Recorder- Clerks Office in Document Number 2005-0083686;

Thence along the boundary of said Deed the following (8) courses;

- 139) South 00°24'06" East, 330 feet ±;
- 140) North 90°00'00" West, 82 feet ±;
- 141) North 45°00'00" West, 32 feet ±;
- 142) South 48°48'51" West 35 feet ±;
- 143) North 90°00'00" West, 101 feet ±;
- 144) North 49°05'12" West, 106 feet ±;
- 145) South 89°35'49" East, 308 feet ± to the **POINT OF BEGINNING** of **TRACT 20** as herein described.

Containing 2 acres ± of land

**TRACT 21**

**BEGINNING** at the northwest corner of the Quitclaim Deed on file at the County of El Dorado Recorder- Clerks Office in Document Number 2021-0019950;

Thence along the boundary of said Quitclaim Deed the following (4) courses;

- 146) South 89°45'11" East, 308 feet ±;
- 147) South 00°19'22" West, 105 feet ±;
- 148) North 89°35'49" West, 308 feet ±;
- 149) North 00°14'06" East, 104 feet ± to the **POINT OF BEGINNING** of **TRACT 21** as herein described.

Containing 1 acre ± of land

**TRACT 22**

**BEGINNING** at the intersection of the centerline of Georgetown-Wentworth Spring Road and the most westerly corner of the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2010-0061914;

Thence leaving said centerline and along the boundary of said Grant Deed the following (5) courses;

- 150) North 25°30'15" East, 393 feet ±;
- 151) South 84°18'54" East, 102 feet ±;
- 152) South 03°7'41" West, 599 feet ±;
- 153) North 22°02'10" West, 147 feet ±;
- 154) North 57°15'53" West, 217 feet ± to the **POINT OF BEGINNING** of **TRACT 22** as herein described.

Containing 2 acres ± of land

**TRACT 23**

**BEGINNING** at the most westerly corner of Tract 2 as shown on Book 23 of Records of Survey Page 43 as recorded at the County of El Dorado Recorder-Clerks Office;

Thence along the boundary of said Tract 2 the following (9) courses;

- 155) North 40°05'24" East, 38 feet ±;
- 156) North 58°21'40" East, 89 feet ±;

**L-2026-09**  
**EXHIBIT A**

- 157) North 67°42'30" East, 96 feet ±;
- 158) South 89°17'28" West, 55 feet ±;
- 159) North 62°11'22" West, 109 feet ±;
- 160) North 72°53'47" East, 158 feet ±;
- 161) North 83°13'53" East, 19 feet ±;
- 162) South 01°39'01" West, 262 feet±;
- 163) North 84°18'54" West, 506 feet ± to the **POINT OF BEGINNING** of **TRACT 23** as herein described.

Containing 1 acre ± of land

**TRACT 24 - PARCEL A**

**BEGINNING** at the southwest corner of Lot 15 and the south quarter corner Section 27 Township 13 North, Range 11 East Mount Diablo Base and Meridian;

thence along the boundary of **TRACT 24 PARCEL A** the following (9) courses;

- 164) Along the west line of said Lot 15 North 00°18'25" 1217 feet ± to the northwest corner of said Lot 15;
- 165) Thence along the north line of said Lot 15 South 87°54'17" East, 2137 feet ± to the northeast corner of Lot 17;
- 166) Thence along the east line of Lot 17 South 01°13'31" East, 609 feet ±;
- 167) South 73°15'40" West, 904 feet ±;
- 168) North 88°32'46" West, 641 feet ±;
- 169) South 73°09'45" West, 258 feet ±;
- 170) South 61°49'17" West, 310 feet ±;
- 171) South 54°14'46" West, 100 feet ±;
- 172) South 81°52'12" West, 46 feet ± to the **POINT OF BEGINNING** of **TRACT 24 – PARCEL A** as herein described.

Containing 44 ± acres of land

**TRACT 24 – PARCEL B**

**BEGINNING** at the southwest corner of Lot 2; thence along the boundary of **TRACT 24 – PARCEL B** the following (25) courses as herein described;

- 173) Along the west line of said Lot 2 North 03°55'31" East, 480 feet ± to the southwest corner of land described in the Quitclaim Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2023-0001639;
- 174) South 88°21'48" East, 228 feet ± to the southeast corner of said Quitclaim Deed;
- 175) North 03°07'41" East, along the west line of said Quitclaim Deed and the west line of the Grant Deed on file at the County of El Dorado Recorder-Clerks Office in Document Number 2010-0061914, 599 feet ± to a point along the south line of Tract 2 as shown on Book 23 of Records of Survey Page 43 as recorded at the County of El Dorado Recorder-Clerks Office;
- 176) South 84°18'55" East, 451 feet ± to the southeast corner of said Tract 2;
- 177) North 01°39'00" East, 262 feet ± to the northeast corner of said Tract 2;
- 178) North 89°33'27" East, 498 feet ±;
- 179) South 70°23'29" East, 318 feet ±;
- 180) North 66°24'06" East, 677 feet ±;

**L-2026-09**  
**EXHIBIT A**

- 181) North 72°25'43" East, 205 feet ±;
- 182) South 02°20'14" West, 160 feet ±;
- 183) North 75°15'23" West, 64 feet ±;
- 184) North 98°47'03" West, 98 feet ±;
- 185) North 90°00'00" West, 87 feet ±;
- 186) South 35°18'40" West, 96 feet ±;
- 187) South 06°34'55" West, 85 feet ±;
- 188) South 31°19'43" West, 88 feet ±;
- 189) South 05°54'22" West, 95 feet ±;
- 190) South 00°00'00" East, 156 feet ±;
- 191) South 16°41'57" West, 238 feet ±;
- 192) South 49°45'19" West, 55 feet ±;
- 193) South 01°35'28" East, 352 feet ±;
- 194) South 87°16'25" West, 342 feet ±;
- 195) South 02°42'46" West, 683 feet ±;
- 196) North 85°34'31" West, 529 feet ±;
- 197) North 88°34'06" West, 1036 feet ± to the **POINT OF BEGINNING** of **TRACT 24 – PARCEL B** as herein described.

EXEPTING THEREFROM all of TRACT 18, 20 & 21 as previously described.

Containing 53 ± acres of land

**TRACT 25**

**BEGINNING** at the southwest corner of Lot 15 and the south quarter corner Section 27 Township 13 North, Range 11 East Mount Diablo Base and Meridian;

Thence along the boundary of **TRACT 25** the following 22 courses;

- 198) North 81°52'12" East, 46 feet ±;
- 199) North 54°14'46" East, 100 feet ±;
- 200) North 61°49'17" East, 310 feet ±;
- 201) North 73°09'45" East, 258 feet ±;
- 202) South 88°32'46" East, 641 feet ±;
- 203) North 73°15'40" East, 904 feet ±;
- 204) North 87°57'17" East, 182 feet ±;
- 205) South 00°00'00" East, 111 feet ±;
- 206) South 72°25'43" West, 205 feet ±;
- 207) South 66°24'06" West, 677 feet ±;
- 208) North 70°23'29" West, 318 feet ±;
- 209) South 89°33'27" West, 498 feet ±;
- 210) South 83°13'53" West, 19 feet ±;
- 211) South 72°53'47" West, 158 feet ±;
- 212) South 62°11'22" West, 109 feet ±;
- 213) North 89°17'28" West, 55 feet ±;
- 214) South 67°42'30" West, 96 feet ±;
- 215) South 58°21'40" West, 89 feet ±;
- 216) South 40°05'24" West, 38 feet ±;
- 217) North 84°18'54" West, 47 feet ±;
- 218) South 25°30'15" West, 392 feet ±;
- 219) North 00°30'42" East, 365 feet ± to the **POINT OF BEGINNING** of **PARCEL 25** as described.

Containing 8 ± acres of land.

**L-2026-09**  
**EXHIBIT A**

**TRACT 26**

**BEGINNING** at the northeast corner of the Quitclaim on file at the County of El Dorado Recorder- Clerks Office in Document Number 2008-0011893;

Thence along the bounty of said Quitclaim Deed the following (5) courses;

- 220) South 00°00'00" East, 381 feet ±;
- 221) North 90°00'00" West, 49 feet ±;
- 222) South 87°57'17" West, 182 feet ±;
- 223) North 01°13' 31" West, 394 feet ±;
- 224) South 88°26'51" East, 240 feet ± to the POINT OF BEGINNING of TRACT 26 as herein described.

Containing 2 ± acres of land

**TRACT 27**

**BEGINNING** at a point along the **Existing (GDPUD) boundary** and the northwest corner of the land as described in the Grant Deed recorded December 18, 2019 in Document No. 2019-0054364 on file at the County of El Dorado Recorder-Clerks Office and ; thence along the northerly line of said Grant Deed and the Existing (GDPUD) boundary;

- 225) North 89°16'00" East, 360 feet ± to the northeast corner of said Grant Deed; thence leaving said **Existing (GDPUD) boundary** and continuing along the lines of said Grant Deed the following (9) courses;
- 226) South 39°00'51" West, 57 feet ±;
- 227) South 30°30'34" West, 114 feet ±;
- 228) South 44°40'27" West, 104 feet ±;
- 229) South 45°09'25" West, 120 feet ±;
- 230) South 14°38'43" West, 8 feet ±;
- 231) North 69°30'42" West, 202 feet ±;
- 232) North 35°54'25" East, 89 feet ±;
- 233) North 14°13'57" East, 110 feet ±;
- 234) North 04°13'59" East 55 feet ± to the **POINT OF BEGINNING** of **TRACT 27** as here described.

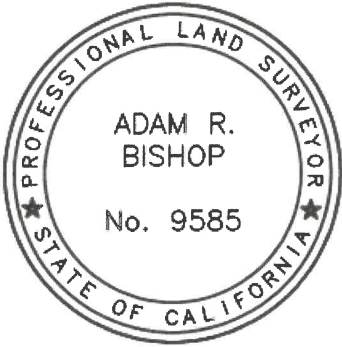
Containing 2 ± acres of land.

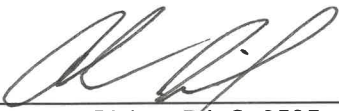
Containing 244 ± Total acres of land.

End of Description

This description is for **ASSESSMENT PURPOSES ONLY**. This description 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 herein.

**L-2026-09  
EXHIBIT A**



  
Adam R. Bishop P.L.S. 9585      7-8-26  
Date