

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2014-XX

Cameron Hills Annexation to the
Cameron Park Community Services District
LAFCO Project No. 2013-03

WHEREAS, on May 31, 2013, MCP Properties, LLC (“petitioner”), owner of 100% of the assessed value of the territory shown in “Exhibit A” (hereinafter referred to as the “subject territory”) submitted a landowner petition (“petition”) requesting annexation of the subject territory into the Cameron Park Community Services District (CPCSD); and

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

WHEREAS, the proposal was assigned LAFCO Project No. 2013-03 and is referred to as the “Cameron Hills Annexation to the Cameron Park Community Services District”; and

WHEREAS, the subject territory, commonly known as Assessor’s Parcel Number (APN) 116-010-04, consists of approximately 20.13 acres; and

WHEREAS, the petition requests annexation of the subject territory into CPCSD for the provision of fire protection, emergency medical, and park and recreation-related services; and

WHEREAS, Revenue and Taxation Code §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 August 13, 2013, and by CPCSD on August 21, 2013; and

WHEREAS, pursuant to Government Code §56857(a) the informational hearing proceedings were not required; and

WHEREAS, a Mitigated Negative Declaration of Environmental Impact (MND) has been prepared for the project by El Dorado County, as outlined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the El Dorado Local Agency Formation Commission (“LAFCO”) has reviewed said MND, a copy of which is filed at the LAFCO office; and

WHEREAS, within the scope of this environmental review, any potential environmental impacts of the project were considered and addressed; and

WHEREAS, the Executive Officer has examined the petition, certified that it is adequate and has accepted the petition for filing on November 20, 2013; and

WHEREAS, the Executive Officer set a public hearing for January 22, 2014 for consideration of the petition and the MND 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 MND would be considered by this Commission at the hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code §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 January 22, 2014 meeting during which the petition was considered; and

WHEREAS, on January 22, 2014, 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 MND 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 MND and 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 §§56377, 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 the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code §56000 et seq.
3. The following agencies and districts were notified concerning this petition: El Dorado Irrigation District; El Dorado County Fire Protection District; El Dorado County Emergency Services Authority; El Dorado County CSAs 7, 9, 9 Zone 17, 10 and 10 Zone D; El Dorado County Water Agency; El Dorado County Resource Conservation District; El Dorado County Department of Agriculture; El Dorado County Chief Administrative Office; El Dorado County Office of Education; Rescue Union School District; El Dorado Union High School District; Los Rios Community College District; El Dorado County Planning Department; El Dorado County Surveyor's Office; the Farm Bureau; El Dorado County Sheriff's Department; and the El Dorado County Elections Department.
4. There are no registered voters in the subject territory; therefore, the subject territory is considered uninhabited per Government Code §56046.
5. Patrick McNamara, on behalf of MCP Properties, LLC, owner of 100% of the assessed value of the land within the subject territory, has given written consent to the annexation.
6. CPCSD, as the subject agency, has not requested in writing or otherwise that LAFCO hold protest proceedings on this petition.
7. The Conducting Authority proceedings are hereby waived in accordance with Government Code §56663(c).
8. On July 2, 2009, the Board of Supervisors approved the 41-lot residential Cameron Hills Subdivision, including a request to change the zoning of the subject territory from One Family Residential (R1) to One Family Residential/Planned Development (R1-PD) and Open Space/Planned Development (OS-PD).
9. The subject territory is currently undeveloped land.
10. The petition is consistent with the County's 2004 General Plan.

11. The subject territory consists of one tax rate area and is currently within Tax Rate Area (TRA) 100-175.
12. The subject territory is within the CPCSD sphere of influence and is surrounded on all sides by the existing service boundary.
13. The total assessed land value of the subject territory is \$365,200.
14. The petition will assist the County's ability to meet its Regional Housing Needs Assessment allocations as determined by the Sacramento Area Council of Governments for moderate or above moderate income groups.
15. Upon completion of the approval proceedings, CPCSD shall provide fire protection and park and recreation services to the subject territory.
16. CPCSD has planned for the provision of fire protection and park and recreation-related services to the subject territory and has developed a fee schedule, bonding funds, and assessments to provide funding for that service.
17. 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 CPCSD sphere of influence and the El Dorado LAFCO Policies and Guidelines.
18. The MND addressed, among other things, impacts to agricultural resources, hydrology and water quality, land use and planning, population and housing, public services, transportation and traffic, utilities and service systems, and recreation.
19. The MND included a Mitigation Monitoring Program that addressed measures necessary to mitigate the potentially significant effects that the project could have on the surrounding area, and identified the responsible parties and included the provisions to be followed.
20. El Dorado County, in accordance with the California Environmental Quality Act (CEQA), ultimately determined that, with the mitigation measures specified in the MND, the annexation would not have a significant impact on the environment.
21. This Commission hereby finds on the basis of its review of the Initial Study and comments on the MND, and all other written and oral evidence presented to the Commission, there is no substantial evidence in the administrative record to

support a fair argument that the proposed change of organization may result in a significant impact on the environment. This Commission further finds that the annexation will not cause any significant environmental impacts.

22. El Dorado County's MND for the Cameron Hills Annexation is hereby accepted as the appropriate environmental document for this petition in accordance with CEQA.
23. The County Surveyor has agreed that the submitted legal description and maps are mathematically correct.
24. The annexation into CPCSD will not result in negative impacts to the cost and adequacy of services otherwise provided in the area and it is in the best interests of the affected area and the total organization of local government agencies.
25. The area proposed for annexation represents an orderly, logical and justifiable extension of the CPCSD boundaries.
26. The proposal is re-assigned the following short form designation:

Cameron Hills Annexation to the Cameron Park Community Services District
LAFCO Project No. 2010-03
27. The Cameron Hills Annexation to the Cameron Park Community Services District is hereby approved, subject to the following conditions:
 - (a) The subject territory shall be liable for any authorized or existing taxes, fees, service charges, assessments and any bonded indebtedness of CPCSD, including, but not limited to, the Cameron Park Community Center Bond.
 - (b) The applicant and the real party of interest, if different, shall agree to defend, indemnify, hold harmless and release the El Dorado Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against them or any of them, the purpose of which to attack, set aside, void, condition, challenge or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of, related to or in connection with the approval of this

application, whether or not there is concurrent passive negligence of the part of the El Dorado Local Agency Formation Commission or its agents, officers, attorney or employees.

- (c) 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.
 - (d) Proponents shall complete all map and legal description requirements for final recording and filing, including documents required by the State Board of Equalization, within 180 days of January 22, 2014.
28. 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.
29. The Executive Officer is hereby authorized and directed to file with the Clerk of the County of El Dorado, a Notice of Determination for the annexation, pursuant to Title 14 California Code of Regulations §15075.
30. 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.
31. Upon and after the effective date of said reorganization, the affected 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 CPCSD, 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.
32. All interested parties, including without limitation MCP Properties LLC and Patrick McNamara, 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.
33. The documents and materials which constitute the record of proceedings on which these findings are based are located at 550 Main Street, Suite E, Placerville, CA 95667. 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 January 22, 2014 by the following vote of said Commission.

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Clerk to the Commission

Chairperson