

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2018-05

Deubel Annexation to the Cameron Estates Community Services District
LAFCO Project No. 2012-03

WHEREAS, on May 8, 2012, Deubel Enterprises, LP, owner of 100% of the assessed value of the land shown in "Exhibit A" (hereinafter referred to as the "subject territory") submitted a landowner petition ("petition") requesting the annexation of the subject territory into the Cameron Estates Community Services District (CECSD); and

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

WHEREAS, the proposal was assigned LAFCO Project No. 2012-03 and is referred to as the "Deubel Annexation into the Cameron Estates Community Services District"; and

WHEREAS, the subject territory is commonly known as Assessor's Parcel Number 109-010-03 (40 acres); and

WHEREAS, the petition requests the annexation of the subject territory, into CECSD for the provision of road and parks and recreation 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 21, 2012, and by CECSD on August 16, 2012; and

WHEREAS, the requirement for informational hearing proceedings pursuant to Government Code §56857 has been satisfied through written and verbal updates to the Commission during public hearings on March 27, 2013; September 25, 2013; January 24, 2014; January 28, 2015; January 27, 2016; and February 22, 2017; and

WHEREAS, the requirement for informational hearing proceedings pursuant to Government Code §56857 has been satisfied through written and verbal updates to the Cameron Estate Community Services District during public hearings on August 16, 2012; March 21, 2013; July 18, 2013; November 21, 2013; January 19, 2017; July 20, 2017; and November 16, 2017; and

WHEREAS, a Mitigated Negative Declaration of Environmental Impact (MND) has been prepared for the project by CECSD, 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 examined the petition, certified that it is adequate and has accepted the petition for filing on December 14, 2017; and

WHEREAS, the Executive Officer set a public hearing for February 28, 2018 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 February 28, 2018 meeting during which the petition was considered; and

WHEREAS, on February 28, 2018, the Commission added the subject territory to the CECSD sphere of influence; and

WHEREAS, on February 28, 2018, 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: Buckeye Union School District; Cameron Estates Community Services District; 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 Fire Protection District; El Dorado County Office of Education; El Dorado County Planning Department; El Dorado County Representing County Service Areas 7, 9, 9 Zone 17-Ponderosa Recreation, 10, and 10 Zone D-Library; El Dorado County Resource Conservation District; El Dorado County Sheriff's Department; El Dorado County Surveyor's Office; El Dorado County Water Agency; El Dorado Hills Community Services District; El Dorado Irrigation District; El Dorado Union High School District; and Los Rios Community College District.
4. There are no registered voters in the subject territory; therefore, the subject territory is considered uninhabited per Government Code §56046.
5. Deubel Enterprises, LP, as owner of 100% of the assessed value of the land within the subject territory, has given written consent to the annexation.
6. CECSD, 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. The subject property is designated low density residential and is zoned RE-5 by the El Dorado County General Plan.
9. The subject territory is currently vacant, undeveloped land.

10. The annexation proposal does not include any type of new housing or other development.
11. The annexation will neither assist or detract from the County's ability to achieve its RHNA (Regional Housing Needs Assessment) targets.
12. The subject territory is within the CECSD sphere of influence and is contiguous to the existing boundary.
13. The subject territory consists of a single tax rate area and is currently within TRA 054-146.
14. The total assessed land value of the subject territory is \$160,000.
15. The County of El Dorado Board of Supervisors and the CECSD Board of Directors both approved resolutions adopting a property tax increment of 9.6149% for CECSD for the annexing territory.
16. Deubel Enterprises, LP and the CECSD Board of Directors entered into an annexation agreement that details the agreed upon terms of the annexation, including, but not limited to: imposing limitations on development of the subject parcel, restricting access to District roads through the property, specifying the process and scope of environmental review, and confirming the reimbursement terms between the Applicant and the District.
17. Upon completion of the approval proceedings, CECSD shall provide road and parks and recreation services to the subject territory.
18. CECSD has planned for the provision of road maintenance and parks and recreation services to the subject territory and has a special tax in place to provide funding for that service.
19. On November 16, 2017, the CECSD Board of Directors adopted a resolution in support of the annexation.
20. 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 CECSD sphere of influence and the El Dorado LAFCO Policies and Guidelines.
21. This Commission has reviewed and considered the information contained in the MND, Initial Study and administrative record for the petition.

22. This Commission finds that the MND and Initial Study contain a complete, accurate and objective reporting of the environmental impacts associated with the annexation and reflect the independent judgment of the Commission.
23. This Commission further finds that the MND and Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines and the Commission's Local CEQA Guidelines as detailed in the El Dorado LAFCO Policies and Guidelines.
24. A full and fair public hearing was held on the MND for the annexation.
25. This Commission has considered all comments received thereon in response to the public circulation of the MND.
26. 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.
27. The MND included a Mitigation Monitoring Reporting 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.
28. CECSD, 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.
29. 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.
30. CECSD's MND for the Deubel Annexation is hereby accepted as the appropriate environmental document for this petition in accordance with CEQA.
31. The County Surveyor has agreed that the submitted legal description and maps are mathematically correct.
32. The annexation 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.

33. The area proposed for reorganization represents an orderly, logical and a justifiable extension of the CECSD boundaries.
34. The proposal is assigned the following short form designation:

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35. The Deubel Annexation to the Cameron Estates 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 CECSD.
 - (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) The applicant 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 February 28, 2018.
36. 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.
37. 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.

38. 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.
39. 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 CECSO, 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.
40. All interested parties, including without limitation Deubel Enterprises, LP, 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.
41. 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 February 28, 2018 by the following vote of said Commission.

	AYE	NO	ABSTAIN	ABSENT	NOT VOTING
Commissioner Acuna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Anderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Frentzen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Humphreys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Laine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Palmer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Veerkamp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Clerici	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Morrison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Powell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ranalli	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Interim Clerk to the Commission

Chairperson

Deubel Annexation to the Cameron Estates Community Services District
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Resolution L-2018-05
EXHIBIT A

