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El Dorado Local Agency Formation Commission
550 Main St., Suite E
Placerville CA, 95667

Attention: Erica Sanchez

Dear Commissioners,

This firm represents the Cameron Estates Community Services District (the "District"). On behalf of my client I have reviewed the Cameron Estates Community Services District Municipal Service Review and Sphere of Influence Update dated January 2018 (the "MSR"). The MSR recommends that 7 parcels of real property currently located within the voter-approved jurisdictional boundaries of the District since the formation of the District, be removed from the District's sphere of influence. The District objects to staff's recommendation that the 7 parcels of real property be removed from the District's sphere of influence at this time to "set the stage for possible detachment from the District in the future" (MSR page 24). The bases for the District's objection to this recommendation are that such removal from the District's sphere of influence is premature, unnecessary, and inappropriate.

The Proposed Reductions in the District's Sphere of Influence are Premature and Unnecessary

Consideration of a change in a local agency's sphere of influence which results in removal of real property from a local agency's voter approved jurisdictional boundaries is atypical. Most sphere of influence studies are conducted in situations in which a local agency's sphere of influence extends beyond its jurisdictional boundaries, and such local

agency is looking to expand its service area. Reductions in service area and related reductions in a local agency's sphere of influence also occur when multiple agencies seek to provide services to a particular area, but rarely, if ever, are spheres of influence reduced to remove parcels from voter approved jurisdictional boundaries of a local agency, in the absence of the filing of any petition for detachment by the landowners of such parcels. The District is unaware of any actual or pending filing of a petition for detachment from the District from the owners of these 7 parcels. It is the District's position that any reduction in its sphere of influence to eliminate parcels initially included in its jurisdictional boundaries at its formation, in the absence of a petition for detachment from the relevant property owners, is premature. Such a determination should only be made after such a petition for reorganization has been filed and an assessment of the **then current** benefit from District roads and relevant service delivery issues can be made by LAFCO.

No reasonable governmental purpose is served now by removing these parcels from the District's sphere of influence. The staff recommendation for removal of these parcels from the District's sphere of influence is based on its assumption that such parcels **currently** receive no benefit from services offered by the District because such parcels do not currently access their property over District roads. No data is included in the update as to the nature of the ownership of such parcels, planned future uses of such parcels by their respective owners, or even the desire of current property owners to leave open the option of future access over District roads in the event of future changes in use of such property, such as from commercial to residential uses. The current owners of these parcels and the uses to which these parcels are put may change substantially in the future.

The right of alternative road access through District roads to which each of these parcels is currently entitled should not be impaired by LAFCO at this time by removing such parcels from the District's sphere of influence in the absence of a request from the property owners of such parcels, and in the absence of any analysis of future changes of property ownership and usage relevant to the road access issue for such parcels.

The Proposed Reductions in the District's Sphere of Influence Are Inappropriate

Each of the 7 parcels recommended for exclusion from the District's sphere of influence, and their owners, because of the inclusion of such parcels in the District's jurisdictional boundaries, enjoy a private property right consisting of an entitlement to use District roads for access to each such parcel, for which each such parcel owner is currently paying a special property tax to the District.

The staff recommendation for current removal of such parcels from the District's sphere of influence unnecessarily impairs the current private property right and entitlement to access District roads now and in the future of each such property owner of the 7 parcels recommended for removal. Such a property right may be of value to such owners in the event uses of such property change significantly in the future, such as from commercial to residential use, or if a potential purchaser of one or more of such parcels determines

that such property right of alternative access over District roads is a potential future benefit making such property more valuable.

It is inappropriate for LAFCO to be making any decisions now impacting the private property rights of the current owners of these 7 parcels without (1) the input of such owners; and (2) an assessment of potential changes in use of such parcels and the value that alternative access through District roads may provide to the owners of such parcels.

For all of the foregoing reasons, the District respectfully objects to the recommendation in the MSR that the 7 subject parcels be removed from the District's sphere of influence at this time. The District submits that it would be more appropriate to postpone any such determination until such time as a detachment petition is filed by the owners of such parcels, when a comprehensive analysis of all of the circumstances surrounding such a reorganization can be performed.

Very truly yours,


DAVID W. McMURCHIE