

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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### *AGENDA OF MARCH 27, 2024*

#### *REGULAR MEETING*

**TO:** Brian Veerkamp, Chair, and  
Members of the El Dorado County Local Agency Formation  
Commission

**FROM:** Erica Sanchez, Assistant Executive Officer

**AGENDA ITEM #1:** Brand Annexation to the Georgetown Divide Public Utility District;  
LAFCO Project No. 2023-01

**PETITIONER:** Thomas Brand, Owner and Designated Agent

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#### **RECOMMENDATION**

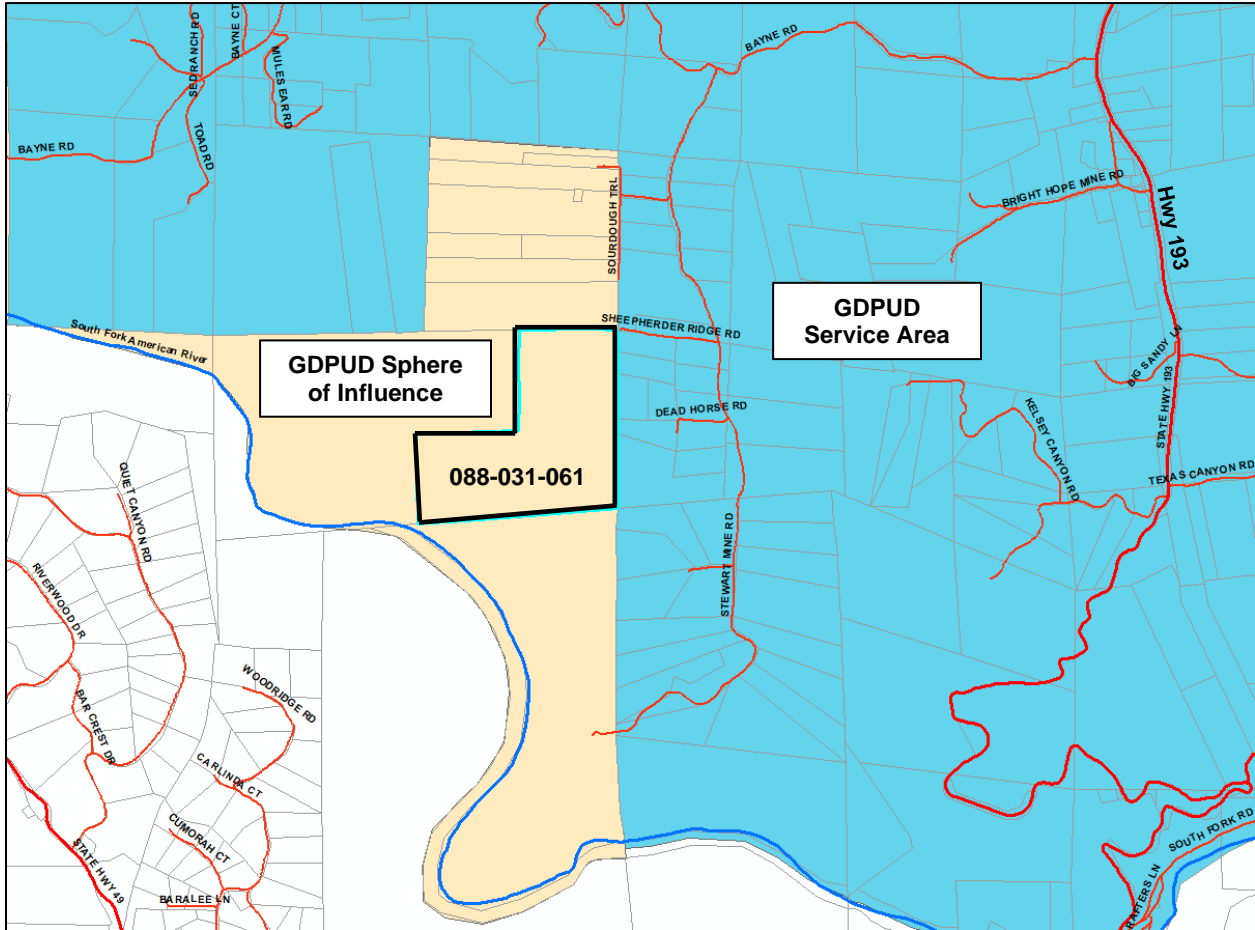
Following an analysis of the annexation with consideration of the factors listed in Government Code § 56668 and El Dorado LAFCO Policies, staff recommends the Commission take the following actions:

1. Find that the project is exempt from provisions of the California Environmental Quality Act under Exemption § 15183 and direct staff to file the Notice of Exemption in compliance with CEQA and local ordinances implementing the same.
2. Adopt LAFCO Resolution L-2024-01 (Attachment D), adding any additional conditions the Commission finds appropriate and approve the Brand Annexation to the Georgetown Divide Public Utility District.
3. Waive the Conducting Authority Proceedings subject to Government Code § 56663.
4. Direct the Executive Officer to complete the necessary filings and transmittals as required by law.
5. Determine the effective date of the approval of this agreement 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 owners of APN 088-031-061 submitted a landowner petition to LAFCO (Attachment A), to annex the 120-acre parcel into the Georgetown Divide Public Utility District (GDPUD). Annexation into GDPUD is requested to obtain water service for a future single-family residence.

The property is currently vacant, no new improvements or development is proposed at this time. The subject parcel was formed in 2023 from APNs 088-031-032, -033, -034, -035, -036 and -037, as part of an approved Certificate of Compliance application to merge the six parcels, split improperly in the 1980s, back into the original 120-acre parcel. The parcel is located on the west side of Shepherder Ridge Road, approximately 1,300 feet west of the intersection with Stewart Mine Road, in the Kelsey area.



**DISCUSSION OF STATUTORY AND POLICY CONSIDERATIONS**

Government Code § 56668 and El Dorado LAFCO Policies and Guidelines require the following factors to be considered in the review of a proposal. Each of the factors is individually summarized in Table 1 and fully addressed in the corresponding sections of this report. 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.

**Table 1: Summary of Statutory and Policy Considerations**

STATUTORY / POLICY FACTOR	COMMENT
<b>I. SERVICES</b>	
1. Need for organized services, probable future needs [§ 56668(b)1 and Policies 3.1.4(b), 6.1.7]	<b>Consistent.</b> Annexation is necessary to receive municipal water service from GDPUD for a future single-family residence.
2. Ability to serve, level and range of service, time frames, conditions to receive service [§ 56668(j), Policy 3.3]	<b>Consistent.</b> GDPUD can provide water service to the parcel after LAFCO approval and all District connection requirements are met.
3. Timely availability of adequate water supply [§ 56668(k)]	<b>Consistent.</b> GDPUD's water supply system exceeds treated and irrigation water demands in a normal year. GDPUD has an estimated 4,262 AF of remaining water available with firm yield operation.

4. Alternatives to service, other agency boundaries, and local gov't structure [Policies 3.3.2.2(g), 6.1.3]	<b>Consistent.</b> GDPUD is the only municipal water provider in this area; the owners prefer annexing to GDPUD over drilling a well.
5. Significant negative service Impacts [§ 56668.3(b), Policy 6.2.4]	<b>Consistent.</b> There are not expected to be any negative impacts to the current level of service for existing EID customers.
6. Coordination of applications [Policy 3.1.9]	<b>Consistent.</b> There are no additional service needs requiring LAFCO action.
<b>II. COST AND REVENUES</b>	
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	<b>Consistent.</b> Water service can be extended without expanding existing capacity or infrastructure. All costs for 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]	<b>Consistent.</b> Cost and adequacy of service in the area and adjacent areas will not be affected by the annexation.
9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§ 56668(c)]	<b>Consistent.</b> Denial of the annexation would have a negative effect on the cost and adequacy of service in the subject area.
10. Sufficiency of revenues, per capital assessed valuation [§ 56668(j)]	<b>Consistent.</b> The future property tax increment, connection fees, and user charges will support the costs of service.
11. Revenue producing territory [Policy 6.1.1]	<b>Consistent:</b> Revenue is expected to offset the costs of providing water to the subject parcel; however, the revenue is not expected to exceed those costs.
<b>III. BOUNDARIES</b>	
12. 56668.3 "best interest" [§ 56668.3(a)1]	<b>Consistent.</b> Annexation is in the best interests of the landowners.
13. Spheres of Influence [[§ 56668(i); Policy 3.9.1]	<b>Consistent:</b> The 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]	<b>Consistent.</b> The subject parcel is adjacent to GDPUD boundaries and will not create an irregular boundary.
15. Conformance to lines of assessment, ownership [Policy 3.9.2]	<b>Consistent:</b> The annexation area conforms to the existing lines of assessment and ownership.
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]	<b>Consistent.</b> The annexation does not produce an area that is difficult to serve.
17. Topography, natural boundaries, drainage basins, land area [Policies 3.9.6 and 3.9.7]	<b>Consistent:</b> There are no topographical features that will hinder service to the subject parcel.
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)]	<b>Consistent.</b> The subject parcel and surrounding area are designated "very high fire hazard" for wildland fire pursuant to CAL FIRE's most recent FHSZ map.
<b>IV. POTENTIAL EFFECT ON OTHERS AND COMMENTS</b>	
19. Effect on adjacent areas, communities of interest [56668(c)]	<b>Consistent.</b> The annexation will have no effect on adjacent areas or communities of interest.

20. Effect on other community services, schools	<b>Consistent.</b> The annexation will have no effect on other community services or schools.
21. Information or comments from landowners or owners [§ 56668(n)]	<b>Consistent:</b> The annexation was initiated by landowner petition with 100% consent.
22. Other agency comments, objections [§ 56668(i); Policy 3.1.4 (l)]	<b>Consistent.</b> No comments or objections have been received from other affected agencies.
23. The extent to which the proposal will promote environmental justice, with respect to the location of public facilities and the provision of public services, to ensure that the effects of pollution are not disproportionately borne by any particular population or communities. [§ 56668(p)]	<b>Consistent.</b> The annexation proposal will not have any effect on the promotion of environmental justice within the annexation area or surrounding areas.
<b>V. LAND USE, POPULATION AND PLANNING</b>	
24. Land use, information relating to existing land use designations [§ 56668(o)]	<b>Consistent.</b> There is no development proposed at this time. Current uses and this petition are consistent with the zoning and land use designations.
25. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years [§ 56668(a)]	<b>Consistent.</b> The subject territory is uninhabited with no registered voters; a primary residence and secondary dwelling would be allowed by right.
26. Proximity to other populated areas [Policy 3.1.4 (a)]	<b>Consistent.</b> The annexation site is in a Rural Region of the County, generally surrounded by 5-30 acre rural residential parcels and open space.
27. Consistency with General Plans, specific plans, zoning [§ 56668(h); Policy 3.1.4(g)]	<b>Consistent:</b> The proposal is consistent with the zoning (RL-10 / RL-20) and land use designation (RR).
28. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §§ 56016, 56064]	<b>Consistent.</b> The annexation will not have an adverse effect on agricultural land or open space.
29. Fair share of regional housing needs [§ 56668(m)]	<b>Consistent.</b> The proposal will neither assist or detract from the County's ability to achieve its RHNA targets.

**I. SERVICES**

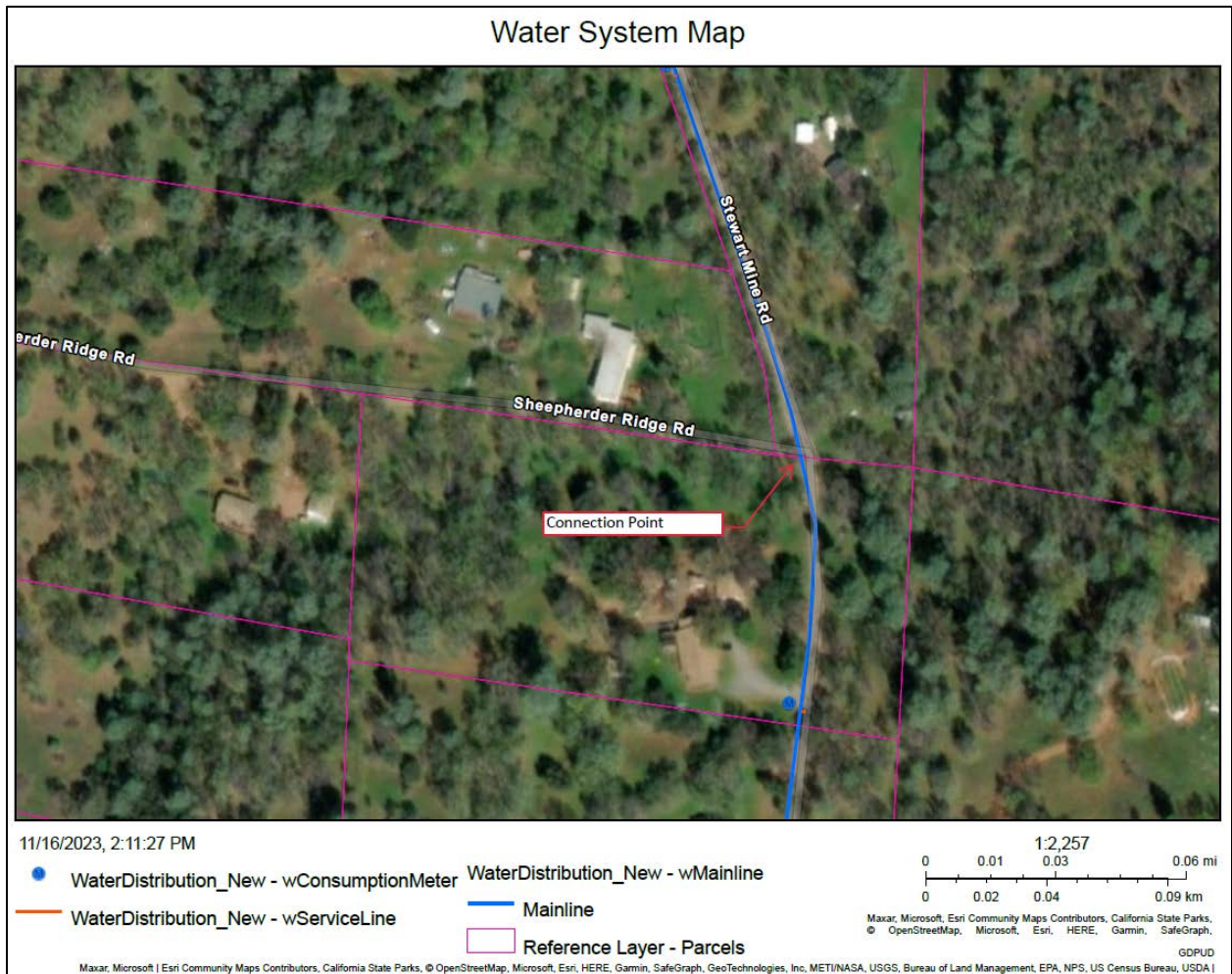
Need for Services

Water service for a future single-family residence will be extended to the parcel upon annexation. Service will be extended through an on-site water meter, paid for by the Applicant.

Existing and Necessary Infrastructure to Deliver Service

No GDPUD infrastructure or facility improvements are required to be built, improved, or expanded to provide service to the annexing parcel.

According to GDPUD's verification of water service for the property (Attachment B), GDPUD has an existing main water line located on Stewart Mine Road, parallel along the eastern boundary of the subject parcel. Water service will be provided to the subject parcel through an off-site water meter set off this main. Due to the location of GDPUD's main water line in relation to the subject parcel, the water meter will need to be installed at a connection point along Stewart Mine Road and Shepherd Ridge Road. Consequently, an easement will need to be provided to the District from the meter to the property line. The landowner is responsible for installing the connecting water pipe from the meter to the residence. If a new home is constructed that requires a fire suppression system by code, a 1" meter will be required.



Note: This map is illustrative of GDPUD infrastructure only, APN 088-031-061 is not shown.

Ability of Annexing District to Provide Service

GDPUD has prepared a verification of water service for the property owner and has indicated that it is prepared to supply municipal water to the property following annexation into the District, installation of the necessary meter, connections and conveyance lines, and payment of all District fees.

Timely Availability of Water Supply

GDPUD's primary water supply is surface water stored in Stumpy Meadows Reservoir. According to the District's 2023 Water Supply and Demand Summary, the Stumpy Meadows Project has a Firm Yield of 12,200 acre-feet. After accounting for all demand at full utilization (7,938 AF – includes water use by customers, estimated operational losses, and latent demand), remaining water available with firm yield operation is 4,262 AF.

Firm Yield is defined as the maximum annual quantity of water that can normally be made available each year under historic hydrologic conditions. Exceptions are allowed in critical and some dry years when a deficiency may be imposed. The firm yield analysis indicates that the District's water supply system meets and exceeds both the treated water and irrigation water demands in a normal water year.

**2023 WATER SUPPLY AND DEMAND SUMMARY**  
 Georgetown Divide Public Utility District  
 February 2024

<b>WATER SUPPLY</b>			
<b>Stumpy Meadows Project</b>			
		<b>Firm Yield, AF</b>	<b>12,200</b>
<b>DEMAND</b> - Demand is comprised of sales, losses and latent demand components.			
<b>Current Sales</b>			
<i>Treated Water</i>			
	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>
Accounts	3,635	139	3,774
Actual Usage, AF	1,394	216	1,611
Five Year Average Usage, AF	1,275	206	1,480
<b>Construction Water Sold, AF</b>			3.09
<b>Treated Water Usage, AF</b>			<u>1,614</u>
<i>Untreated Water</i>			
Active Irrigation Accounts		382	
Actual Irrigation Usage, AF			<u>3,778</u>
<b>Water Use by Customers, AF</b>			<b>5,392</b>
<b>Estimated Operational Losses</b>			
<b>Treated Water System</b> - Treatment & Conveyance, AF			78
<b>Other Operational Losses</b> (a), AF			<u>2,084</u>
<b>Total Estimated Operation Losses, AF</b>			<b>2,162</b>
<b>Latent Demand (b)</b>			
<i>Treated Water, AF</i>			
Inactive Meters	0		0
Existing Parcels	768		<u>384</u>
<b>Total Latent Demand, AF</b>			<u><u>384</u></u>
<b>DEMAND AT FULL UTILIZATION, AF</b>			<b>7,938</b>
<b>REMAINING AVAILABLE WATER WITH FIRM YIELD OPERATION, AF</b>			<b>4,262</b>

**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.

Alternatives for Service

According to the landowner, the costs involved with drilling a new well would be substantial, potentially more prohibitive than connecting to GDPUD water. Neighboring landowners have reported the underground water supply in the local area is overtaxed with existing wells and the groundwater quality is not ideal for drinking water. There are no alternatives to public water service to the subject parcel, no other public water service provider currently serves this area of the County.

### Service Impacts to Existing District Customers

There are not expected to be any service impacts to other GDPUD customers or neighboring properties as a result of this annexation. The annexation is supported by the GDPUD Board, and is consistent with LAFCO and GDPUD policies. Annexation will allow the provision of an essential municipal service to the subject parcel and is in the best interest of the property owners.

### Coordination of Applications

There are no additional public services required for the subject parcel which would require LAFCO action. The annexing territory is within the Garden Valley Fire Protection District for fire protection services and the Georgetown Divide Recreation District for recreation services. Nearby public roads are maintained by the County of El Dorado, and the private roads are maintained by the landowners.

## **II. COST AND REVENUES**

### Cost to Provide Service

GDPUD's capital facility charge (dependent on the size of the meter) and meter installation charge must be paid prior to installing a service meter or connecting water line. The property owners are also responsible for all costs to install the connecting pipeline to the existing water main to deliver service to the parcel; service connection charges depend on the amount of labor and equipment involved and are calculated and invoiced after installation.

The annexation is expected to provide revenue that will offset the short- and long-term costs to the District. Property tax revenue and usage fees will support the ongoing cost of service.

### Assessed Value / Property Tax Exchange Agreements

The subject parcel is currently within tax rate area 083-029 with a total assessed value of \$294,779 (FY23/24).

On January 30, 2024, the El Dorado County Board of Supervisors adopted property tax redistribution Resolution No. 015-2024 for the annexation, approving a 7.0090% future property tax increment for the annexing territory (Attachment C). On February 6, 2024, the GDPUD Board adopted Resolution No. 2024-09 in support of the annexation and of the Board of Supervisors' necessary action in regards to the negotiations per Section 99 of the Revenue and Taxation Code. No other affected agencies commented on the negotiations.

The negotiated 7.0090% property tax increment applies only to future increases in taxable assessed value, added after the effective date of the annexation. Future increases would include changes in the assessed value as a result of new development or improvements, or changes in ownership.

GDPUD staff has confirmed that the subject parcel will not be included in the nearby Stewart Mine Road Water Assessment District or any other bond assessment district.

### Sufficiency of Revenues

The annexation is expected to provide sufficient revenue to cover the short- and long-term costs of providing service to the subject parcel. GDPUD will collect revenue from the agreed upon property tax agreement, base fees and consumption charges, and connection fees. Collected revenue will offset the cost of providing service to the area, but is not expected to exceed those costs.

### III. BOUNDARIES

#### Proximity to District Boundaries / Sphere of Influence

Government Code § 56375.5 requires LAFCO actions regarding changes of district boundaries be consistent with the affected district's sphere of influence. The subject parcel is within with GDPUD's sphere of influence and is adjacent to the current GDPUD service area on its eastern boundary.

#### Creation of Irregular Boundaries

As previously noted, the subject parcel was improperly split into six parcels in the early 1980s; however, the lot splitting was not done per county code and or processes and thus Certificates of Compliance could not be issued for any of the parcels. The owners recently finalized a merger to re-create the original, single 120 acre parcel and received a Certificate of Completion from El Dorado County.

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

#### Topographical Information

The site is situated in the Sierra Nevada foothills on moderate to steep slopes, and ranges in elevation from 880 feet to 1,840 feet. The subject parcel is approximately 70 feet north of the South Fork of the American River on a steep slope. An existing GDPUD main water line is located along Shepherder Ridge Road to the east of the parcel. There are no topographical features that will hinder service to this area.

#### Local Hazard Mitigation Plan / Fire Hazard Severity Zone

The California Department of Forestry and Fire Protection (CAL FIRE) classifies all lands within the state responsibility area into fire hazard severity zones, based on vegetation, fire history, and slope. The FHSZ classifications are moderate, high or very high fire hazards.

CAL FIRE is in the final stages for a 2024 update of the FHSZ maps, effective April 1, 2024. Pursuant to CAL FIRE's 2024 classifications, the subject territory will be classified very high fire hazard for wildland fire. This FHSZ classification has intensified since the 2022 split designations of high fire hazard and very high fire hazard.

Annexation into GDPUD will allow for a permanent water source to the subject territory, which will enhance the level of fire protection available. The subject territory is with the Garden Valley Fire Protection District for structural fire protection; GVFPD was given an opportunity to comment on this annexation, no comments were submitted by the fire district.

### IV. POTENTIAL EFFECT ON OTHERS AND COMMENTS

#### Effect on Adjacent Areas

The proposed annexation will have no effect on adjacent areas.

#### Effect on Other Community Services

There are no negative impacts expected for other public service providers to the annexation area. Other public service providers to the affected territory include: Garden Valley Fire Protection District (fire protection and emergency medical services), Georgetown Divide Recreation District (park and recreation services), Black Oak Mine Unified School District (schools), and the El Dorado County Sheriff's Department (law enforcement).



### Comments and/or Objections from Other Agencies and the Landowners

The following agencies and El Dorado County departments were notified of, and provided an opportunity to comment on this proposal:

- Assessor's Office
- Auditor's Office
- Black Oak Mine Unified School District
- Chief Administrative Office
- County Service Areas 7, 9, and 10
- Department of Agriculture
- El Dorado County Farm Bureau
- El Dorado County Water Agency
- Elections Department
- Emergency Services Authority
- Garden Valley Fire Protection District
- Georgetown Divide Resource Conservation District
- Georgetown Divide Recreation District
- Kelsey Cemetery District
- Los Rios Community College District
- Office of Education
- Planning Department
- Sheriff's Department
- Surveyor's Office

As part of the standard notification process, LAFCO sent a project notice requesting agency comments to all affected agencies in November 2023, and a project hearing notification in February 2024. LAFCO has not received any comments from the above affected agencies in response to the proposed annexation, to date.

The annexation petition was initiated by the sole landowner; GDPUD is in full support of the annexation.

### Public Notice

Per Government Code § 56150, a notice of public hearing was posted at the LAFCO office, El Dorado County Building A, on the LAFCO website, and published in the Mountain Democrat on March 6, 2024, 21 days in advance of the hearing. As of the date of this report, LAFCO has not received any comments from the public in response to the proposed annexation.

Per El Dorado LAFCO policies, LAFCO staff also mailed notification of the proposal and hearing date to all registered voters and landowners within 500 feet of the affected territory.

### Effect on Environmental Justice

The annexation proposal will not have any effect on the promotion of environmental justice within the annexation area or surrounding areas. The annexation will not alter the land use in or around the annexation site, nor will it increase or decrease the level of pollution in the immediate area. The annexation proposal will also not have an adverse effect on the ability of neighboring landowners to receive service from GDPUD or to petition LAFCO to annex into the District for services.

## **V. LAND USE, POPULATION AND PLANNING**

### Zoning and Land Use Designations, Consistency with General / Specific Plans

The subject parcel is designated Rural Residential (RR) per the El Dorado County General Plan and zoned Rural Land 10-Acre Minimum (RL-10) and Rural Land 20-Acre Minimum (RL-20). The current use is consistent with the zoning and land use, as is the potential future development of a single-family residence.

Surrounding Land Uses

Surrounding Area	Land Use Designation	Zoning	Current Use
Project Site: 088-031-061	RR	RL-10 / RL-20	Undeveloped, 120 acres
North:	RR	RL-10	Single-family residence, 32-acre lot
West:	LDR / RR	RE-5 / RL-10	Single-family residences, 5-18 acre lots
East:	OS	OS	S. Fork American River – Federal ownership
South:	OS	OS	S. Fork American River – Federal ownership

Impact to Agriculture / Open Space

The annexation will not have an adverse effect on agriculture or open space lands. The annexation site is not located within or nearby an Agricultural District. The site is split zoned as Rural Lands ten-acre minimum and Rural Lands twenty-acre minimum, both of which allow for agricultural uses. Adjacent zoning designations 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

There are currently no registered voters residing in the proposal area, therefore the subject territory is considered uninhabited per Government Code § 56046, which states, *“Inhabited territory” means territory within which there reside 12 or more registered voters...All other territory shall be deemed “uninhabited”*.

The subject territory is currently undeveloped but would be allowed to develop a primary residence and secondary dwelling by right. Further splitting of the parcel is unlikely; the owners recently received a Certificate of Compliance for completing a lot line merge to re-form the 120-acre parcel from six incorrectly split parcels.

Regional Housing Needs Considerations

The annexation proposal does not include any type of new housing or residential development; therefore, it will neither assist or detract from the County’s ability to achieve its RHNA (Regional Housing Needs Assessment) targets. Future development will likely add one single-family residence to the Moderate Income housing category.

**CEQA**

El Dorado LAFCO is the Lead Agency for the annexation. Staff has reviewed the project for conformance under the California Environmental Quality Act (CEQA) and determined that the annexation is statutorily exempt from the provisions of CEQA under Section § 15183 of Title 14, Division 6, Chapter 3 of the California Code of Regulations.

CEQA Special Situations Exemption § 18153 provides for projects that are “consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified ..., except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” (14 CCR D. 6, Ch. 3, § 15183)

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The parcel is currently undeveloped land, but the owner plans to construct a single-family residence in the future. Both uses are in accordance with the current zoning and land use designations. There are no project-specific significant effects which are peculiar to the project or the site.

**ATTACHMENTS**

Attachment A: Landowner Petition to Annex into GDPUD

Attachment B: GDPUD Verification of Water Service

Attachment C: BOS AB-8 Resolution 015-2024

Attachment D: LAFCO Draft Resolution L-2024-01 and Exhibit A: Map & Legal Description





**LOCAL AGENCY FORMATION COMMISSION**  
550 Main Street, Suite E. Placerville, CA 95667  
(530) 295-2707 · lafco@edlafco.us · www.edlafco.us

**LANDOWNER APPLICATION (\$56000)**

**DATE:** Received 10/31/2023

**PROJECT NAME:** Brand Annexation to Georgetown Divide PUD

**PROJECT NUMBER:** 2023-01  
*LAFCO will assign a project name & number*

GENERAL INFORMATION

**PETITIONER(s):** Thomas Brand  
*Property owner(s) making application (Additional owners with parcel numbers on separate sheet)*

**CONTACT PERSON:** Thomas Brand  
*Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)*

**ADDRESS:** 1552 Mountain View Dr, Solvang CA 93463

**E-MAIL:** thomas.h.brand@aero.org

**TELEPHONE:** 805-263-5192

**ASSESSOR'S PARCEL NO(s):** 088-031-061-000  
*If unknown, obtain from El Dorado County Assessor's Office (530) 621-5719.*

**Type of Project:**  Annexation     Reorganization     Detachment     SOI     Other

**AGENCY/DISTRICT:** *(List all agencies whose boundaries would be changed by this proposal)*  
Georgetown Divide Public Utility District

**LOCATION:** *(Closest major county road intersection or road junctions)*  
Shepherd Ridge Rd cross street Stewart Mine Rd

**PURPOSE:** *(Clearly state reason for proposal)*  
Provide utility water to a single family home property

**ACRES:** 120

The following persons *(not to exceed three)* are designated as chief petitioners to receive copies of the Notice of Hearing and the Executive Officer's Report on this proposal at the addresses shown:

<i>Name</i>	<i>Address</i>	<i>City, Zip</i>
ThomasBrand	1552 Mountain View Dr	Solvang, 93463

**Must be signed by a Representative of, or Petitioner, named above:** 

**FEES**  
**(See Attached Fee Schedule)**  
One-Half of the LAFCO fee is due with these forms.  
This portion of the fee is non-refundable. Remaining fees and application materials will be required after the property tax negotiations are complete.





**LOCAL AGENCY FORMATION COMMISSION**  
550 Main Street, Suite E. Placerville, CA 95667  
(530) 295-2707 · lafco@edlafco.us · www.edlafco.us

Project Name: Brand Annexation to Georgetown Divide PUD  
Project Number: 2023-01  
*LAFCO will assign name and number*

## **PROJECT INFORMATION FORM**

**Name:** Thomas Brand **Date:** 10/10/2023

**APN(s):** 088-031-061-000

### **Land Use**

Describe the present land uses in the proposal area:

This parcel is currently vacant, rural residential land without any structure except for a small metal storage shed with no utilities.

Describe the future land uses in the proposal area:

I plan on building a single family home consistent with the current zoning.

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (i.e., zone change, property division, 404 permit, etc.):

The proposed use is consistent with current zoning. No discretionary permits are required.

Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

- (North) Rural Residential property with single family homes
- (South) BLM Exempt Property
- (East) Rural Residential property with single family homes
- (West) BLM Exempt Property



PROJECT INFORMATION FORM  
PROJECT NAME: Brand Annexation to Georgetown Divide PUD  
PROJECT NO: 2023-01

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**City Annexations Only**

What is the approved pre-zoning which will become effective upon annexation?

Not Applicable. I am not annexing to a city

Does the proposed use conform to this zoning? Yes \_\_\_\_\_ No \_\_\_\_\_

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**Environmental Review (CEQA)**

Who is/was the lead agency for this project? LAFCO

Lead agency Project Planner or contact person Erica Sanchez

Has the lead agency certified/approved the environmental document? Yes \_\_\_ No X

*If yes, attach a copy.*

*If no, explain:*

I believe LAFCO will be the lead agency, and because LAFCO has not acted on it yet an environmental review has not been prepared.

If the environmental review is pending, what type of environmental document is being prepared?

Exemption Class	_____
Negative Declaration	_____
Mitigated Neg. Dec.	_____
Supplemental EIR	_____
EIR	_____

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

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**Boundaries**

Is the project area contiguous to the district or city? Yes X No \_\_\_\_\_

Is the project area within the necessary Spheres of Influence? Yes X No \_\_\_\_\_

*If not, explain:* I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

PROJECT INFORMATION FORM  
PROJECT NAME: Brand Annexation to Georgetown Divide PUD  
PROJECT NO: 2023-01

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Do the proposed boundaries follow parcel lines? Yes  No

If not, explain: I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

I am the only the only parcel west of the current boundary line. The parcel is bordered north-west, west, and south by BLM forest. The east side of my parcel in on the district boundary line. I am the only parcel in the area and need to be annexed to receive potable water. This is the reason I am submitting this application.

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

If yes, explain why these parcels are not included:

---

### **Population**

What is the approximate current population of the proposal area? Zero (0)

How many registered voters reside in the proposal area? Zero (0)

What is the projected future population of the proposal area? 2

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes  No

---

### **Agriculture and Open Space**

Is any of the territory under Williamson Act Contract? Yes  No

Expiration date \_\_\_\_\_

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes  No

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes  No

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PROJECT INFORMATION FORM  
PROJECT NAME: Brand Annexation to Georgetown Divide PUD  
PROJECT NO: 2023-01

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PAGE 4 OF 6

### Services

List agencies currently providing service to the project area:

County Service Area 7 provides road maintenance and fire protection and suppression is provided by Garden Valley Fire Protection District. The County Sheriff's Department provides police services.

Describe the services to be extended as a result of this proposal:

We are requesting Municipal Water from the Georgetown Divide Public Utility District.

Indicate when these services can be feasibly extended to the project area:

These services can be extended immediately. The GDPUD boundary is on the property line and the District has a main water line that feeds fire hydrants and residences adjacent to our parcel.

Please explain why this proposal is necessary at this time:

This parcel that I plan to build on does not have a well and needs potable water. The ground water in the area is overtaxed with existing wells. Use of District Utility Water will have a positive impact on the local watershed environment.

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (*i.e., roads, sewer, water or wastewater facilities, etc.*):

A residential water line will have to be extended onto my property. A main water trunk line already exists along Stewart Mines Rd that runs parallel to the parcel property line.

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations:

Hook up and a water meter for the GDPUD water line will be privately financed per standard GDPUD processes.

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services:

As indicated earlier, potable water can be obtained via a new well. The cost of a new well would be more prohibitive than a new utility water line. The underground water shed in the local area is overtaxed and using utility water would have a positive environmental impact on this. Local residence have informed me that the current well water is very harsh and most residences only use it for ancillary purposes and purchase bulk water for cooking and drinking.

PROJECT INFORMATION FORM  
PROJECT NAME: Brand Annexation to Georgetown Divide PUD  
PROJECT NO: 2023-01

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PAGE 5 OF 6

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

The Parcel is within the Georgetown Divide Public Utilities District (GDPUD)

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes \_\_\_\_\_ No X

*If yes, please explain:*

Does any agency whose boundaries are being changed have existing bonded indebtedness?

Yes

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial JR

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency?

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

*If yes, explain:*

No detachment is included in the proposal

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

PROJECT INFORMATION FORM  
PROJECT NAME: Brand Annexation to Georgetown Divide PUD  
PROJECT NO: 2023-01

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PAGE 6 OF 6

**Other**

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

---

Please include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Name: Thomas Brand  
Address: 1552 Mountain View Dr  
Solvang, CA 93463  
Phone: 805-263-5192

**CERTIFICATION**

***I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.***

  
Signature

10/10/2023  
Date



# GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

P.O. Box 4240 – 6425 Main Street  
Georgetown, CA 95634  
Phone: (530) 333-4356 – Fax: (530) 333-9442

## Verification of Water Service

Attention: Tom Brand

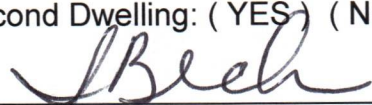
Permit/Lot #: \_\_\_\_\_

Assessor's Parcel #: 088-031-061

Site Address: \_\_\_\_\_

Owner's Name: Same as above

- GDPUD currently serves this parcel public water.
  - Public water is available for this property  
**(see below for current meter installation charge)**
  - This parcel is within GDPUD boundaries, and has elected to utilize a well.
  - Installation of a Backflow Device and a Cross Connection Inspection may be required to activate service.
  - Irrigation water is not readily available.
  - Proof of easement required.
- For Second Dwelling: ( YES ) ( NO )

Verified By:  Date: 11/17/23  
Stephanie Beck

**Current charges for meter installation:**

1-Inch Meter	3/4x5/8-Inch Meter
Meter Installation Charge: <b>\$367.00<sup>1</sup></b>	Meter Installation Charge: <b>\$298.00</b>
Service Connection Charge: <b>3,250.00</b> <i>(SCF) is estimate, billed after installation</i>	Service Connection Charge: <b>\$3,250.00</b> <i>(SCF) is estimate, billed after installation</i>
Capital Facility Charge: <b>\$28,670.00</b>	Capital Facility Charge: <b>\$11,684.00</b>
Pipeline Connection Charge: <b>\$0.00</b>	Pipeline Connection Charge: <b>\$0.00</b>
<b>Total Estimated Charges: \$32,287.00</b>	<b>Total Estimated Charges: \$15,232.00</b>

<sup>1</sup> Must submit letter from fire sprinkler company and meet backflow requirements detailed below.  
Please note: These are the District's current fees, however charges are subject to change in the future.

**More Details:**

- The Capital Facility Charge and Meter Installation Charge must be paid up front before the installation can take place. The Service Connection Charge is an estimate and will be calculated and invoiced after installation, depending on the amount of labor and equipment involved.
- If a new home is constructed that requires a fire suppression system by code, a 1" meter will be required. You will need to submit a letter from your fire sprinkler company stating that a 1" meter is required for adequate water flow in order for the fire suppression system to function properly. Without this letter, the cost to install a 1" meter increases significantly.

In the event a fire suppression system is required, a Reduced Backflow Preventor will be required if any of the following criteria are not met:

1. The property only has one service connection from the District;
  2. The single service line splits on the property for domestic and fire flow, such that the fire suppression system may be isolated from the rest of the system;
  3. A single water meter is provided to measure combined domestic and fire suppression flow;
  4. Fire suppression system is constructed of materials meeting NSF/ANSI Standard 61; and
  5. Fire suppression system is looped within the structure.
- Due to the location of our main water line in relation to the parcel, the water meter would have to be installed a fair distance away from the property. Consequently, an easement will need to be provided to the district from the meter to the property line. A map has been included showing the approximate location of where the meter would be installed, indicated by a hand-drawn arrow, in relation to the parcel which is outlined in blue. For more guidance on the matter of the easement, you will need to contact the county.
  - To move forward in the installation process, the property owner is the only one authorized to request a meter installation. Proof of ownership (if different than what is currently reflected on county records) such as a grant deed, along with the proof of easement, and the letter from the fire sprinkler company (if necessary) will need to be submitted to the district. Upon receipt of these items, a water application will be drawn up in the property owner's name which will need to be signed and returned with the appropriate payment. Please reach out to the district office for further assistance.

**Stephanie Beck**

*Georgetown Divide Public Utility District*

*P.O. Box 4240*

*6425 Main Street*

*Georgetown, CA 95634*

*Office: 530-333-4356 ext 104*

*Fax: 530-333-9442*





*slbeck@gd-pud.org*

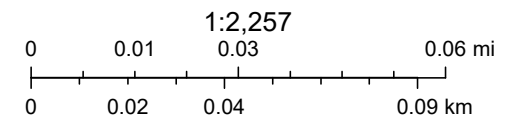
*www.gd-pud.org*

# Water System Map



11/16/2023, 2:11:27 PM

-  WaterDistribution\_New - wConsumptionMeter
-  WaterDistribution\_New - wServiceLine
-  Mainline
-  Reference Layer - Parcels
- WaterDistribution\_New - wMainline



Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

GDPUD







**RESOLUTION NO. 015-2024**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

*Brand Annexation to the Georgetown Divide Public Utility District; LAFCO Project No. 2023-01.*

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 one parcel, Assessor's Parcel Number 088-031-061 (120 acres), located on the west side of Shepherder Ridge Road, approximately 1,300 feet west of the intersection with Stewart Mine Road, in the Kelsey area, namely LAFCO Project Number 2023-01, to be annexed to the Georgetown Divide Public Utility District; 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 parcel 088-031-061 to be annexed to the Georgetown Divide Public Utility District will be distributed as shown on Exhibit 2023-01-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 Parcel Number 088-031-061 to the Georgetown Divide Public Utility District, LAFCO Project No. 2023-01.

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 30th day of January, 2024 by the following vote of said Board:

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine  
Noes: None  
Absent: None

Attest:  
Kimberly Dawson  
Clerk of the Board of Supervisors

By: Kyra Schaufele  
Deputy Clerk

Wendy Thomas  
Chair, Board of Supervisors  
Wendy Thomas

**ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION  
FOR THE FISCAL YEAR 2023/24  
EXHIBIT 2023-01-A**

<b>LAFCO Project #:</b>	2023-01
<b>Project Name:</b>	Brand Annexation into the Georgetown Divide Public Utility District
<b>Annexation Per R&amp;T Code Section</b>	99.01
<b>Existing Tax Rate Area # (TRA):</b>	083-029
<b>Net Assessed Value Per Assessor:</b>	\$294,779
<b>H/O Exemption Assessed Value:</b>	\$0
<b>Total Assessed Value Subject to AB-8:</b>	\$294,779
<b>Estimated 1% Property Tax Revenue:</b>	\$2,948

Agency	County Agency Number	SBE District Code Number	Estimated Portion of Current Tax Revenue (note 1)	Current Share of Tax Levy in Existing TRA (note 1)	Negotiated Exchange of Tax Increment Shares	Negotiated New Future Tax Increment Shares
County General Fund	11101	N/A	\$ 909	30.8314%	-4.3552%	26.4762%
County Capital Outlay Fund	11111	N/A	\$ 21	0.7105%	-0.1004%	0.6101%
Road District Tax	11112	N/A	\$ 101	3.4379%	-0.4856%	2.9523%
CSA #7	13104	0122	\$ 68	2.3078%	-0.3260%	1.9818%
Kelsey Cemetery District	14202	0050	\$ 4	0.1315%	-0.0186%	0.1129%
Garden Valley Fire	14404	0056	\$ 226	7.6506%	-1.0807%	6.5699%
Georgetown Divide Rec	14501	0078	\$ 101	3.4267%	-0.4840%	2.9427%
County Water Agency	14801	0207	\$ 33	1.1217%	-0.1585%	0.9632%
Georgetown Divide PUD	14803	0195	\$ -	0.0000%	7.0090%	7.0090%
CSA#9	N/A	0123	\$ -	0.0000%	0.0000%	0.0000%
CSA#10	N/A	0191	\$ -	0.0000%	0.0000%	0.0000%
CSA#10, Zone G - Library	N/A	0227	\$ -	0.0000%	0.0000%	0.0000%
<b>Total Local Agencies:</b>			<b>\$ 1,463</b>	<b>49.6181%</b>	<b>0.0001%</b>	<b>49.6181%</b>
Mother Lode Elementary	15107		\$ 1,258	42.6865%		42.6865%
Los Rios Jr College	15402		\$ 168	5.6925%		5.6925%
County School Service	15501		\$ 59	2.0029%		2.0029%
<b>Total School Agencies:</b>			<b>\$ 1,485</b>	<b>50.3819%</b>	<b>0.0000%</b>	<b>50.3819%</b>
<b>Grand Total:</b>			<b>\$ 2,948</b>	<b>100.0000%</b>	<b>0.0001%</b>	<b>100.0000%</b>

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

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

### **RESOLUTION NUMBER L-2024-01**

#### Brand Annexation to the Georgetown Divide Public Utility District LAFCO Project No. 2023-01

**WHEREAS**, on October 31, 2023, Thomas Brand, Natalie Brand, and Michael Brand, owners of 100% of the assessed value of the land shown in “Exhibit A” (hereinafter referred to as the “subject territory”), represented by Thomas Brand, submitted a landowner petition (“petition”) requesting the annexation of the subject territory into the Georgetown Divide Public Utility District (GDPUD); and

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

**WHEREAS**, the proposal was assigned LAFCO Project No. 2023-01 and is referred to as the “Brand Annexation to the Georgetown Divide Public Utility District”; and

**WHEREAS**, the subject territory includes Assessor’s Parcel Number (APN) 088-031-061, consisting of approximately 120 acres; and

**WHEREAS**, the subject territory is located on the west side of Shepherder ridge Road, approximately 1,300 feet west of the intersection with Stewart Mine Road, in the Kelsey area; and

**WHEREAS**, the petition requests the annexation of the subject territory, into GDPUD for the provision of water service; 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 January 30, 2024 by Resolution 015-2024, and supported by GDPUD on February 6, 2024 by Resolution 2024-09; and

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

**WHEREAS**, the Executive Officer reviewed the annexation for conformance under the California Environmental Quality Act (“CEQA”) and determined that the annexation is consistent with the determinations of Special Situations Exemption § 18153, Projects Consistent with a Community Plan, General Plan, or Zoning, of Title 14, Division 6, Chapter 3 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 February 21, 2024; and

**WHEREAS**, the Executive Officer set a public hearing for March 27, 2024 for consideration of the petition and the environmental determination and caused Notice thereof to be posted, published, and mailed to all landowners and registered voters within and within 500 feet of the subject territory at the times and in the manner required by law and El Dorado LAFCO policy 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 § 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 March 27, 2024 meeting during which the petition was considered; and

**WHEREAS**, on March 27, 2024, 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 §§ 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 and in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code § 56000 *et seq.*, CEQA, California Public Resources Code § 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. Thomas Brand, Natalie Brand, and Michael Brand, as owners of 100% of the assessed value of the land within the subject territory, have given written consent to the annexation.
5. There are no (0) registered voters in the subject territory; therefore, the subject territory is considered uninhabited per Government Code § 56046.

6. GDPUD, 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 territory is within GDPUD's sphere of influence and is contiguous to the existing boundary.
9. The subject territory was improperly split into six parcels in the early 1980s; however, the lot splitting was not done per county code and or processes and thus Certificates of Compliance could not be issued for any of the parcels.
10. In 2023, the owners finalized a merger to re-form the single 120-acre parcel, comprising the subject territory, and received a Certificate of Compliance from El Dorado County.
11. The subject territory is designated Rural Residential (RR) and is zoned Rural Lands 10-Acre Minimum (RL-10) and Rural Lands 20-Acre Minimum (RL-20).
12. The subject territory is currently vacant, undeveloped land.
13. No new on-site improvements or development is proposed at this time.
14. The current use and annexation petition are consistent with the zoning and land use, as defined in the 2015 Land Use Element of the County's General Plan.
15. The subject territory consists of a single tax rate area, TRA 083-029.
16. The total assessed land value of the subject territory is \$294,779 (FY 2023-2024).
17. The petition will neither assist nor detract from the County's ability to meet its Regional Housing Needs Assessment allocations as determined by the Sacramento Area Council of Governments for any income groups.
18. Upon completion of the approval proceedings, GDPUD shall provide water service to the subject territory.
19. The GDPUD has planned for the provision of water service to the subject territory and has developed a fee schedule to provide funding for that service.
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 GDPUD sphere of influence and the El Dorado LAFCO Policies and Guidelines.
21. CEQA Special Situations Exemption § 18153 provides for projects that are "consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified . . . , except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (14 CCR D. 6, Ch. 3, § 15183)
22. There are no project-specific significant effects which are particular to the project or the site.

23. This petition is hereby found to be statutorily exempt from the provisions of CEQA under Section § 15183 of Title 14, Division 6, Chapter 3 of the California Code of Regulations.
24. The County Surveyor has agreed that the submitted legal description and maps are mathematically correct.
25. 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.
26. The area proposed for annexation represents an orderly, logical and a justifiable extension of the GDPUD boundaries.
27. The proposal is assigned the following short form designation:

Brand Annexation to the Georgetown Divide Public Utility District  
LAFCO Project No. 2023-01
28. The Brand Annexation to the Georgetown Divide Public Utility 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 the GDPUD.
  - (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.
29. 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.
30. 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 annexation, pursuant to Title 14 California Code of Regulations § 15062.
31. 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.

32. Upon and after the effective date of said annexation, 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 GDPUD, 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.
33. All interested parties, including without limitation Thomas Brand, Natalie Brand, and Michael Brand, 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.
34. 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 March 27, 2024 by the following vote of said Commission.

	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>NOT VOTING</b>
Commissioner Gotberg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Hidahl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Turnboo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Veerkamp (Chair)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wallace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wilde	<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 Hodson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Saunders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

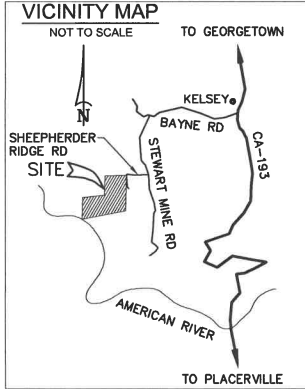
\_\_\_\_\_  
 Executive Officer

\_\_\_\_\_  
 Chairperson





# L-2024-01 EXHIBIT A



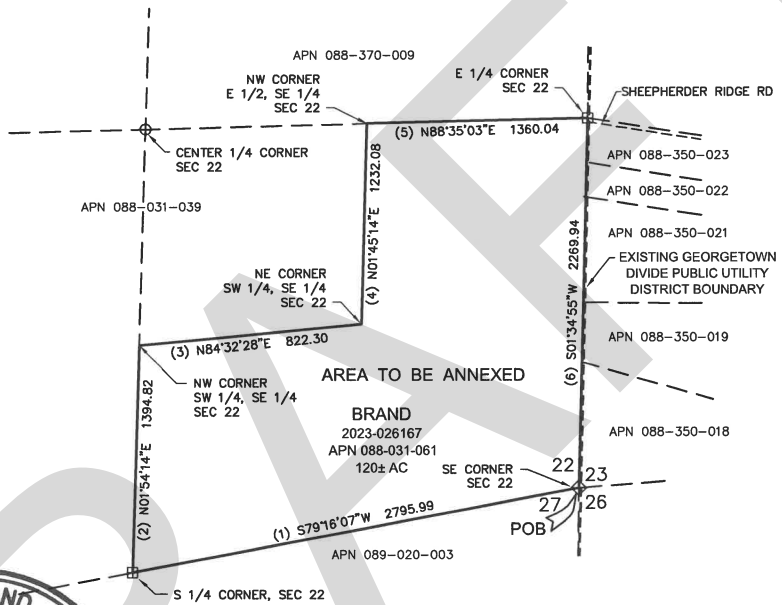
**INFORMATION**

**OWNER:**  
APN: 088-031-061  
THOMAS BRAND  
1552 MOUNTAIN VIEW DRIVE  
SOLVANG, CA 93463  
(805) 263-5192

**ENGINEER:**  
CLEAR PATH LAND EVOLVEMENT, INC  
2705 VISTA ROBLE DR.  
AUBURN, CA 95603  
(530) 414-3120

**LEGEND**

- DEED BOUNDARY
- - - EXISTING PUBLIC UTILITY DISTRICT BOUNDARY
- - - EXISTING ADJOINER PARCEL BNDRY
- - - EXISTING ROAD EASEMENT
- ( ) COURSE NUMBER
- ⊕ ⊞ ⊙ SECTION CORNER, QUARTER CORNER, AS NOTED



**SURVEYOR'S STATEMENT**

THIS BOUNDARY MAP WAS PREPARED IN DECEMBER 2023  
AND IS FOR ASSESSMENT PURPOSES ONLY.

*Willow Rose Fierro*  
WILLOW ROSE FIERRO, PLS 9284

02/07/2024  
DATED



**COUNTY SURVEYOR'S STATEMENT**

THIS EXHIBIT MEETS THE REQUIREMENTS OF  
THE STATE BOARD OF EQUALIZATION, THE  
EL DORADO COUNTY RECORDER'S OFFICE  
AND CONFORMS TO THE LINES OF  
ASSESSMENT.

*Brian K. Frazier*  
BRIAN K. FRAZIER PLS 9190

2-16-24  
DATED

**APPROVED BY:**

LOCAL AGENCY FORMATION COMMISSION  
EL DORADO COUNTY, CA

EXECUTIVE OFFICER \_\_\_\_\_ DATED \_\_\_\_\_



**BOUNDARY MAP  
LAFCO PROJECT No. 2023-01**

BRAND ANNEXATION TO THE  
GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT  
A PORTION OF THE SE 1/4 SECTION 22  
T. 11 N., R. 10 E., M.D.M.  
EL DORADO COUNTY, CALIFORNIA  
SCALE: 1"=500' FEBRUARY 2024



L-2024-01  
EXHIBIT A



January 10, 2024

**Legal Description for  
LAFCO Project No. 2023-01  
Brand Annexation to the Georgetown Divide Public Utility District**

All that portion of the tract of land described in the Certificate of Compliance for Thomas Brand, Natalie Brand, and Michael Brand, recorded in Instrument No. 2023-0026167, Official Records of El Dorado County, located in Section 22, Township 11 North, Range 10 East, M.D.M., El Dorado County, California, described as follows:

Beginning at the Southeast corner of the above described Section 22, a point on the existing boundary of the Georgetown Divide Public Utility District, thence, from said POINT OF BEGINNING, leaving said district boundary, (1) South 79°16'07" West along the South line of said Section 22 for a distance of 2795.99 feet to the South Quarter Corner of said Section 22; thence, leaving said South line, (2) North 01°54'14" East along the West line of the Southeast Quarter of said Section 22 for a distance of 1394.82 feet; thence, leaving said West line, (3) North 84°32'28" East for a distance of 822.30 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 22; thence (4) North 01°45'14" East for a distance of 1232.08 feet to a point on the North line of the Southeast Quarter of said Section 22; thence, along said North line, North 88°35'03" East for a distance of 1360.04 feet to the East Quarter Corner of Section 22, being a point on the existing boundary of the Georgetown Divide Public Utility District, thence along the East line of Section 22 and said district line, South 01°34'55" West for a distance of 2269.94 feet to the Southeast Corner of said Section 22 and the POINT OF BEGINNING.

Containing 120 acres, more or less.  
END OF DESCRIPTION



*W. Fierro*