

Cameron Estates Community Services District

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El Dorado LAFCO
550 Main Street, Suite E
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RE: Draft Cameron Estates Community Services District Municipal Service Review and Sphere of Influence Update, January 2018

LAFCO Commissioners;

The Cameron Estates Community Services District (CECSD) Board of Directors (hereafter Board) has reviewed the Draft Municipal Service Review and Sphere of Influence Study for the CECSD (hereafter District). While the review is accurate in that the Board has approved the annexation of Mr. Deubel's property, with certain stipulations both parties have agreed to, the Board has some serious concerns about what LAFCO Policy Analyst, Erica Sanchez, is recommending to the Commission to exclude 7 parcels from the District's Sphere of Influence, but not its' District Service Boundaries. The Board understands that this review is necessary to ascertain the conditions in the District as they currently exist, however, the Board would like the LAFCO Commissioners to know that we are opposed to removing these parcels from our Sphere of Influence for several reasons.

First, of particular concern to the Board, is the hint that detachment of these parcels from the District will possibly benefit the property owners, and the loss to the District of the special tax and property tax monies that would likely be the result of any detached parcels. Ms. Sanchez has emphasized in the Draft MSR, on page 24, that "...removing the parcels will not remove them from the District's service boundaries, nor will it have any effect on the property taxes or special taxes currently collected from these parcels." However, the paragraph above that contradicts that assurance by stating that because the parcels don't access District roads, "... it is unlikely that the property owners receive a significant advantage or benefit to being within the District, nor is equitable for these parcels to be levied the annual \$250 special tax to maintain CECSD roads." Most troubling, the review goes on to say that the removal of these parcels from the Districts' SOI "...set the stage for possible detachment from the District in the future." This alarms the Board in that it does appear the stage is being set and this may be the first step toward these parcels ultimately being removed from our District altogether, resulting in losing our special tax and property tax monies.

In reviewing these recommendations with our attorney, David McMurchie, his response was, "Any decision to use the MSR process to initiate detachment of parcels from the voter approved boundaries of the District is premature, unnecessary and inappropriate".

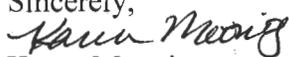


It is our understanding that LAFCO cannot detach these parcels, only the property owner or the District can if they desire to do so, and we'd like to point out that neither the District nor the land owners have sought to detach any property from the District. In fact, association with being a part of this gated District with no CC&R's and its low annual special tax is a draw and selling point that profits both home buyers and sellers. Moreover, the Board questions why removal of the 7 parcels from the SOI is necessary at all, as nothing really is changed and there appears to be no benefit to either the District or LAFCO to do so. The previous 2 MSR's that LAFCO conducted on the District did not result in recommendations to remove parcels from the District's SOI, why is LAFCO staff recommending that now?

LAFCO staff reasons that because the 7 parcels have no access to District roads it is not equitable to levy the annual \$250 special tax to maintain the District roads. Two of the parcels are owned by Light of the Hills Lutheran Church (LOTH) and the other 5 are commercial parcels in Cambridge Square. Although a few of these parcels do not access District roads at this time, they may want to in the future, or may sell the property to someone who does, and we are concerned that excluding these parcels from the District's SOI may make the process to access District roads more difficult for the District resident desiring to do so. The Light of the Hills Lutheran Church lots currently do not have access to the District's roads, but they are within the gated District boundaries and could have access on the south side to Lariat Road from the back of their property and from the east to Strolling Hills Road if they want it. That presents a real potential impact to our roads and we must be prepared for when that happens.

Additionally, some businesses in the Cambridge Square do access the District roads. The real estate company, Century 21, has an office in Cambridge Square and residents with realtors from Century 21, have asked the District to either open its gates or provide a code to open the gates to access houses for sale on open house days. There is also a property management company, Select Property Management, in that same location that does manage at least one home in the District and they use District roads. This also impacts our roads.

Finally, we are somewhat confused by LAFCO staff recommendations as it is required by Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) to review and address present and probable need for public facilities and services. Taking parcels out of the District's SOI conflicts with this mandate as there are foreseeable services, such as approving access to the District roads for LOTH or future property owners, that the District may need to provide. We are a small District and receive a very small fixed special tax and property tax monies to fix and maintain our roads and road easements as it is, losing more revenues will only hurt our District's finances and prevent us from providing necessary road services to our residents.

Sincerely,

Karen Moonitz
General Manager,
Cameron Estates Community Services District

