

LAFCO

Meeting Date: 01/24/2019

Information

SUBJECT

Public Hearing to consider and adopt **Resolution 2019-01** approving the Esparto Community Services District (CSD) Annexation of APN 049-130-042 for Randall Jacobs Jr. (LAFCo No. 927), finding the proposal exempt from environmental review and waiving the protest proceedings, subject to findings and conditions contained in the staff report

RECOMMENDED ACTION

1. Receive staff presentation and open the Public Hearing for public comments on the item.
2. Close the Public Hearing and consider the information presented in the staff report and during the public hearing.
3. Find that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3)
4. Adopt Resolution 2019-01 approving the Esparto CSD Annexation of APN 049-130-042 (LAFCo No. 927) waiving conducting authority proceedings

FISCAL IMPACT

None. LAFCo will be reimbursed for staff time associated with processing this request in accordance with the adopted fee schedule.

REASONS FOR RECOMMENDED ACTION

LAFCo approved an out of agency agreement to extend water and sewer services to this parcel on September 27, 2018 and Yolo County issued a building permit for a single family residence, which is currently under construction. This annexation would formalize the extension of CSD services to this parcel and was required by LAFCo as a condition of the September approval.

BACKGROUND

The Esparto CSD was formed in 1969 to provide water, wastewater and street lighting services to the Esparto community. LAFCo added parks and recreation as an additional function in 2016. The subject parcel is currently in the Esparto CSD's sphere of influence, which indicates areas intended for annexation. The property is immediately east of and adjacent to the existing CSD boundary. The parcel is currently designated for and zoned single family residential by Yolo County. There was a tentative map approved to subdivide the parcel, however, the project will not go forward and the tentative approval has been rescinded. Yolo County is in the process of rezoning this parcel to Intensive Agriculture, which would also allow the single family residence. The Esparto CSD will extend the existing sewer main and install a new manhole within service distance to the new residence. The property owner will be responsible to connect the new residence to the sewer system at this manhole along the easement. The CSD charges a water connection fee of \$6,525.00 for a 1" line and a sewer tap fee of \$200.00.

This request for annexation was initiated by the CSD and submitted to LAFCo on August 24, 2018. The landowner also submitted a letter indicating he is in agreement with the proposal. The proposal was somewhat delayed due to LAFCo and Yolo County staff clarifying the property tax exchange process for special districts. However, the delays did not impact the landowner because the extension of services was authorized in September 2018 to facilitate building permit issuance. The Board of Supervisors approved the property tax exchange on December 11, 2018 resolving that no taxes will be exchanged as a result of annexation because the Esparto CSD will charge usage fees for the service.

The Cortese-Knox-Hertzberg Act Government Code Section 56668.3 outlines the following factors to be considered by the Commission for a reorganization that includes the annexation of territory to any district:

1. Whether the proposed annexation will be for the interest of present and future landowners and inhabitants within the territory to be annexed;
2. Any resolution raising objections (financial or service concerns) that may be filed by an affected agency;
3. The adequacy of existing and planned future services to meet the probable future needs of the territory; and
4. Any other information which the commission deems appropriate for consideration.

The extension of water was thoroughly evaluated by the Commission when it considered approval of the Out of Agency Agreement in September 2018. The Esparto CSD has capacity and it is preferable from a public health perspective to have municipal services to this parcel rather than an individual well and septic system. This annexation would formalize the intent to have the CSD provide water service to the parcel indefinitely. Therefore, the annexation would be for the interest of present and future landowners and inhabitants within the territory to be annexed. No objections or concerns have been raised by any affected agency,

landowner or resident of the subject territory.

Public/Agency Notification and Waiver of Protest Proceedings

LAFCo provided notice of the public hearing to the applicant. A notice was also published on January 2, 2019 in the Woodland Democrat. No objections from any affected or interested agency landowners or the general public have been received. Pursuant to Cortese-Knox-Hertzberg Act Section 56662 and 57002, the Commission may waive protest proceedings entirely because 100% of the landowners within the affected territory have consented to the proposal.

CEQA

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary projects. A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed annexation is a project under CEQA. Staff has reviewed the project and recommends that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303 (New Construction or Conversion of Small Structures). The Class 3 exemption applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include construction of a single family residence in a residential zone. Staff reviewed the proposed project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15303.

Attachments

ATT A-Reso 2019-01 Approving Esparto CSD Annexation LAFCo 927 01.24.19

ATT B-BOS Tax Revenue Exchange Item No. 13 - CAO

ATT C-Property Tax Accounting Letter LAFCO 927

ATT D-Landowner Application Consent Letter

Form Review

Inbox

Reviewed By

Date

Christine Crawford (Originator) Christine Crawford 01/15/2019 12:59 PM

Form Started By: Christine Crawford

Started On: 01/10/2019 03:13 PM

Final Approval Date: 01/15/2019

RESOLUTION № 2019-01

Approving the Esparto Community Services District Annexation of APN 049-130-042 and Waiving Conducting Authority Proceedings (LAFCo № 927)

WHEREAS, on August 24, 2018 the Esparto Community Services District (CSD) submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for annexation of APN 049-130-042 for Randall Jacobs Jr. (“subject territory”); and

WHEREAS, the project is subject to a negotiated exchange per Revenue and Taxation Code Section 99(b)(3) which was approved by the Yolo County Board of Supervisors for zero exchange on December 11, 2018; and

WHEREAS, the project was routed to all subject, affected, and interested agencies and public notices were published in the Woodland Democrat on January 2, 2019; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the January 24, 2019, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the CEQA documentation and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein; and

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the Esparto Community Services District Annexation of APN 049-130-042 (LAFCO № 927) as illustrated in Exhibit A and hereby waives conducting authority proceedings pursuant to Government Code Section 56662 subject to the following findings and conditions of approval:

Findings

CEQA Findings

1. Finding: The Esparto Community Services District Annexation of APN 049-130-042 (LAFCO № 927) is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 exemption) and Section 15061(b)(3) (common sense exemption).

Evidence: Staff has reviewed the project and recommends that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant

to Guidelines Section 15303 (Class 3 Exemption for New Construction or Conversion of Small Structures). The Class 3 exemption applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include construction of a single family residence in a residential zone, similar to what may be developed at this site. In addition, Staff reviewed the proposed project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. According to Section 15061(b)(3) of the CEQA Guidelines, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Sections 15303 and 15061(b)(3).

Project Findings (in Accordance with Section Government Code Section 56668.3)

2. Finding: The annexation will be for the interest of present and future landowners and inhabitants within the territory to be annexed.

Evidence: This annexation and sphere of influence amendment would formalize the intent to have the CSD provide water and wastewater service to the Jacobs’ property for the foreseeable future. The extension of water and wastewater services was thoroughly evaluated by the Commission when it approved the Out of Agency Agreement on September 27, 2018. Therefore, the annexation would be for the interest of present and future landowners and inhabitants within the territory to be annexed.

3. Finding: No resolutions raising objections have been filed by an affected agency regarding the proposed project.

Evidence: LAFCo has not received any objections (resolutions or otherwise) filed by an affected or interested agency regarding the proposed project.

4. Finding: The Esparto CSD has adequate services to meet the existing and probable future needs of the territory.

Evidence: The proposed annexation to the Esparto CSD consists of one parcel that is currently being developed with one single family house. Both sewer and water mains are located along the frontage of the parcel that will meet the needs the project parcel. The 2016 Yolo LAFCo Municipal Service Review and Sphere of Influence Study for the Western Yolo Special Districts analyzed the water and wastewater capacity for the Esparto CSD and found that both systems have capacity for additional connections.

Findings to Waive Proceedings (In accordance with Cortese-Knox-Hertzberg Act Section 56663(a))

5. Finding: The proposal of application for an annexation is accompanied by proof, satisfactory to the Commission, that all the owners of land within the affected territory have given their written consent to that reorganization.

Evidence: The application (LAFCo No 927) includes a written letter signed by the landowner that comprises 100% of the affected territory. Additionally, the territory is uninhabited pursuant to the definition of inhabited in Section 56046 of Cortese-Knox-Hertzberg and no written demand for notice and hearing was received from an affected located agency during the notice period.

Conditions of Approval

1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo County Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review 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 or in connection with the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo County Local Agency Formation Commission its agents, officers, attorney or employees.
2. The project will be subject to all appropriate LAFCo, State Board of Equalization and County Clerk-Recorder fees prior to recording the Certificate of Completion for the Esparto CSD Annexation of APN 049-130-042 (LAFCO № 927).
3. The effective date of the approval of this annexation is five (5) days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 24th day of January 2019, by the following vote.

AYES:
NOES:
ABSENT:

Olin Woods, Chair
Yolo Local Agency Formation Commission

ATTEST:



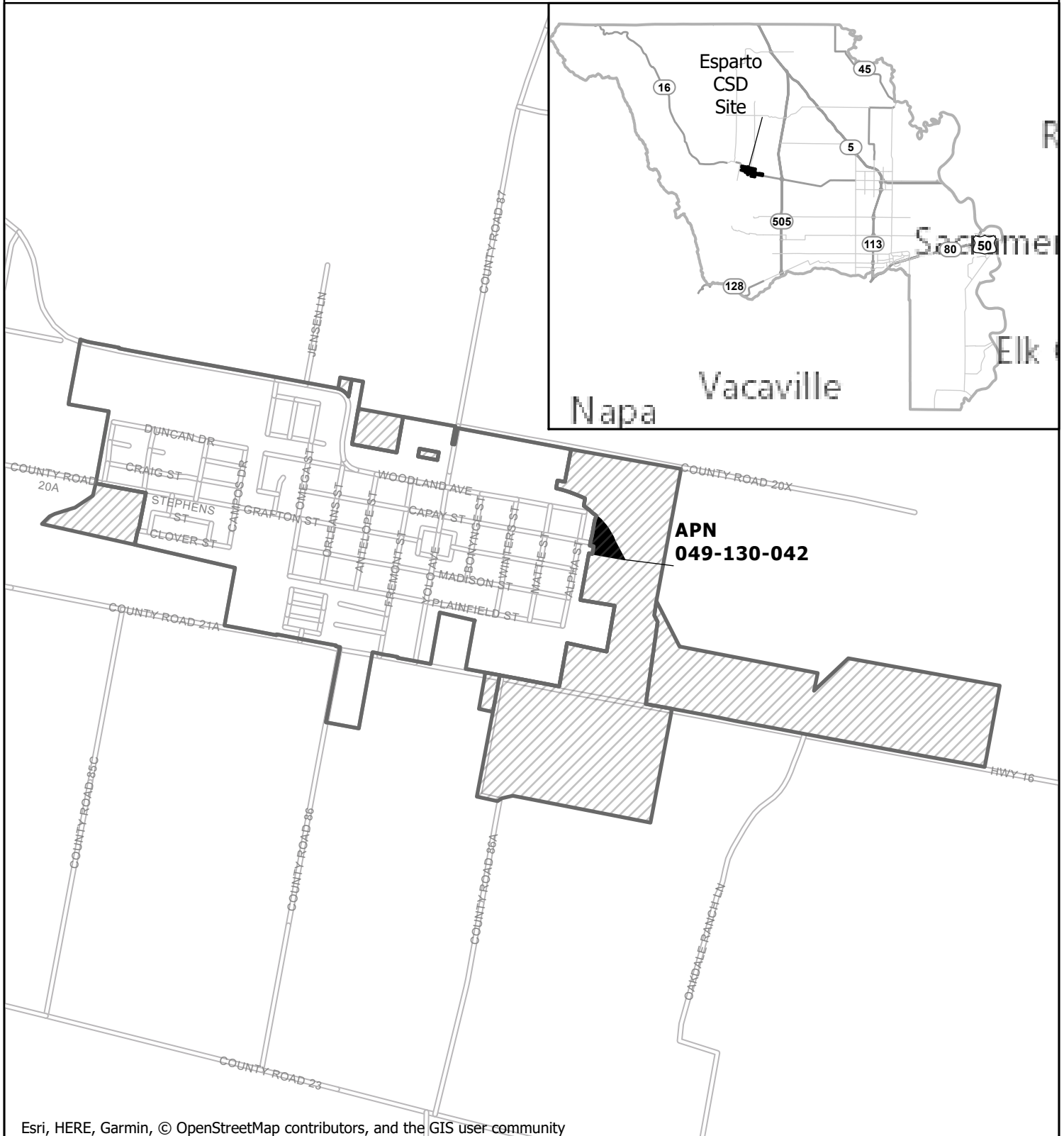
Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:

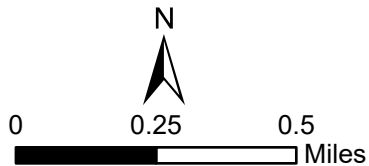
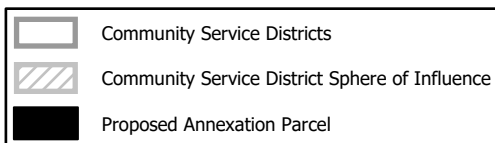


Eric May, Commission Counsel

Esparto Community Services District Annexation of APN 049-130-042



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Data Source: Yolo County
Produced by: Yolo County ITTD
Date: 8/30/2018

the following described property in the unincorporated area of the County of Yolo, State of California:

A PORTION OF THE REMAINDER PARCEL OF SUBDIVISION NO. 3791, RECORDED IN BOOK 17 OF MAPS AT PAGE 83 OF YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL AND THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 20 DEG. 22' 40", AN ARC LENGTH OF 389.80 FEET AND SUBTENDED BY A CHORD BEARING SOUTH 38 DEG. 27' 35" EAST 387.75 FEET, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC TRANS. CO. RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC TRANS. CO. RIGHT OF WAY LINE SOUTH 28 DEG. 16' 15" EAST 310.57 FEET; THENCE NORTH 79 DEG. 57' 00" WEST 404.64 FEET; THENCE NORTH 10 DEG. 03' 00" EAST 111.00 FEET; THENCE NORTH 79 DEG. 57' 00" WEST 102.00 FEET; THENCE NORTH 10 DEG. 03' 00" EAST 54.00 FEET; TO THE SOUTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION NO. 3791; THENCE ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5 AND 6, NORTH 20 DEG. 34' 19" EAST 71.20 FEET; NORTH 10 DEG. 03' 00" EAST 208.00 FEET AND NORTH 20 DEG. 29' 52" EAST 58.51 FEET TO THE POINT OF BEGINNING.

BOARD OF SUPERVISORS
Yolo County, California

To: CAO ✓
Fin. Svcs. ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-202 Item No. 13, of the Board of Supervisors' meeting of December 11, 2018.

MOTION: Saylor. SECOND: Rexroad. AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.

13.

Adopt resolution determining that the proposed annexation of land into the Esparto Community Services District will not result in any property tax revenue impacts and therefore there will be no tax revenue exchange. (No general fund impact) (Blacklock/Tengolics)

Approved recommended action on Consent.



County of Yolo

www.yolocounty.org

To: Supervisor Oscar Villegas, Chair
and Members of the Board of Supervisors

Consent-General Government # 13.

Board of Supervisors

County Administrator

Meeting Date: 12/11/2018

Brief Title: Esparto CSD Annexation

From: Patrick Blacklock, County Administrator

Staff Contact: Alexander Tengolics, Legislative & Government Affairs Specialist II,
County Administrator's Office, x8068

Subject

Adopt resolution determining that the proposed annexation of land into the Esparto Community Services District will not result in any property tax revenue impacts and therefore there will be no tax revenue exchange. (No general fund impact)
(Blacklock/Tengolics)

Recommended Action

Adopt resolution determining that the proposed annexation of land into the Esparto Community Services District will not result in any property tax revenue impacts and therefore there will be no tax revenue exchange.

Strategic Plan Goal(s)

Thriving Residents

Reason for Recommended Action/Background

The Esparto Community Services District (District) has filed an application with the Yolo County Local Agency Formation Commission (LAFCo) requesting to annex into its service territory a parcel adjacent to its existing service territory and within its sphere of influence identified as Yolo County Assessors Parcel No. 049-130-042 (Atts. A and B). As this jurisdictional change would affect the service area or service responsibility of one or more special districts, Revenue and Tax Code section 99 requires the County to negotiate any exchange of property tax revenue on behalf of the District and adopt a resolution determining what amount, if any, is to be exchanged (Att. C). The Yolo County Auditor has determined that there is no property tax revenue generated within the territory that is the subject of this jurisdictional change and that there will not be any tax revenue impact as a result of the annexation. The County has noticed the District of the determination of zero tax revenue impact.

Collaborations (including Board advisory groups and external partner agencies)

LAFCo, Esparto CSD, County Counsel

Fiscal Information

No Fiscal Impact

Fiscal Impact of this Expenditure

Total cost of recommended action \$0

Amount budgeted for expenditure

Additional expenditure authority needed \$0

On-going commitment (annual cost)

Source of Funds for this Expenditure

General Fund

Attachments

Att. A. ECSD LAFCo Application

Att. B. Area Map

Att. C. Resolution

Form Review

Inbox	Reviewed By	Date
Carrie Scarlata	Carrie Scarlata	11/19/2018 03:48 PM
Patrick Blacklock	Patrick Blacklock	11/21/2018 09:19 AM
Elisa Sabatini	Elisa Sabatini	11/28/2018 09:44 AM
Form Started By: Alexander Tengolics		Started On: 11/19/2018 03:16 PM
Final Approval Date: 11/28/2018		

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

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Woodland CA 95691
(530) 666-8048
lafco@yolocounty.org
www.yololafco.org

RECEIVED

AUG 24 2018

YOLO LAFCO



PROPOSAL APPLICATION

Includes: Changes of Organization/Reorganization (Incorporation, Formation, Annexation, Detachment, Dissolution, or Consolidation), Out of Agency Service Reviews, Sphere of Influence Amendment, and Expansion of District Powers

This application is designed to be used for all proposals received by the Commission. If a question is not applicable to your proposal, please note accordingly.

A) An application is hereby made for changes involving the following cities and special districts:

Action: (ex. annexation, detachment)		Agency:
Annexation	to/from	Esparto Community Services District
	to/from	
	to/from	

B) Proposal Detail (submit separate attachment if necessary):

Provide water and sewer service to a single-family residence located just outside of the CSD's boundaries, but within the CSD's sphere of influence.

C) This proposal includes:

- | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|
| | <u>YES</u> | <u>NO</u> |
| 1) 12 or more registered voters: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) 100% consent of property owners: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

D) Assessor's Parcel Numbers (Attach a list if necessary):

049-130-042				

E) Is this proposal consistent with the adopted Sphere of Influence of all affected agencies? If no, this application must include a Sphere of Influence Amendment.

F) If the proposal includes a Change of Organization/Reorganization, the following items must be submitted with this application:

1) A **resolution of application** adopted by the affected city or special district

OR

A **petition** of landowners or registered voters.

The Notice of Intent to Circulate a Petition and the Petition forms are located on the Forms page of LAFCo's website.

2) One copy of a metes-and-bounds description of the perimeter of the subject territory for review and approval by LAFCo's Surveyor.

3) A reproducible plat map (1 "hardcopy" and 1 digital copy) showing the subject territory AND the existing boundaries of the affected city or district.

4) Environmental Documents:

a) If a Negative Declaration or Environmental Impact Report (EIR) has been prepared by another agency for a project associated with this proposal, submit one copy to LAFCo with this proposal.

b) If no environmental document has been prepared, please complete the Environmental Questionnaire.

5) City Proposals:

If the proposal includes annexation to a city, submit one copy of the city's resolution or ordinance rezoning the subject territory. LAFCo cannot consider the proposal until rezoning has been completed.

a) For all city annexations that include areas that are inhabited (territory where 12 or more registered voters reside) or developed, include the number of existing housing units within the proposed city's annexation area as of the date in the resolution.

Annexing City:	
Detaching City/County:	
Total Housing Units:	

6) Property Tax Revenues:

If the proposal involves an annexation to a city and/or changes in district boundaries, negotiations for any exchange of property tax revenues *must be completed by the County and any affected city prior to LAFCo action*. For those proposals, LAFCo will notify the affected agencies after receiving your application and will provide preliminary information to begin the negotiations process.

7) Indemnification:

LAFCo requires that applicants indemnify LAFCo from litigation costs as a condition of submitting an application. Click the highlighted hyperlink for the Indemnification Form. Contact LAFCo staff if you have any questions.

8) Deposit:

Fees will be charged for all Commission proceedings and actions at the Commission's actual costs (including overhead). Click the highlighted hyperlink for the LAFCo's Fee Schedule.

All deposit fees listed are required to be paid by the applicant upon submittal of a proposal. A proposal with multiple actions requires a deposit for each action. If a proceeding is not listed, it will be subject to an initial fee as estimated by the Executive Officer. Any additional expenses incurred by the Commission, in excess of the deposited amount, will be billed to and paid by the applicant before completion of the LAFCo proceedings, including, but not limited to, consultant costs, feasibility studies, final recordation, and filings. Billing will be based on hourly rates. If a proposal is abandoned or terminated for any reason, the deposit amount not expended prior to that termination point will be refunded to the applicant.

Fees due to the State of California, including State Board of Equalization and the Department of Fish and Wildlife CEQA filing fees, will be paid by the applicant at the appropriate time and prior to final recordation of the Certificate of Completion.

JUSTIFICATION

- A) In as much detail as possible, please explain why this proposal is necessary and/or beneficial at this time. (For example, a proposed development or existing residences might require services not currently provided or available.)

Build single family house on bare residential zoned land.

- B) Is this application proposed to carry out a development project? If so, describe the project.

No

- C) Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval and attached the adopted conditions of approval.

	Project File Number	Date of Approval
City or County Plan Amendment		
Prezoning (City)		
Rezoning (City)		
Tentative Subdivision Map		
Minor Land Division		
Other		

SITE DESCRIPTION

- A) Describe the general location and physical features of the territory included in this proposal. Refer to major roads, watercourses, and topographical features.

- B) How many acres (or square miles) of territory are included in the proposal?
- C) How many people live in the subject territory?
- D) How many registered voters live in the subject territory?

LAND USE INFORMATION

- A) General Plan and Zoning:
 1) If in the unincorporated area, what is the current General Plan designation?

2) What is the current County zoning? _____

3) Is the territory within a city general plan area? YES NO

If so, what is the current general plan designation? _____

Has a city zoned or prezoned the territory? YES NO

If so, how is the territory zoned or prezoned? _____

B) Proposed Land Use:

1) Will the territory be developed with approval(s)? YES NO

2) If no development is planned at this time, is development of the area anticipated? If so, when?

PLAN FOR PROVIDING SERVICES

A) List the agencies providing existing and proposed services to the territory. If not applicable or no change, please indicate accordingly.

SERVICE TYPE	Existing	Proposed
Sewer Service	None	ECSD
Water Service	None	ECSD
Fire Protection		
Storm Drainage		
Police		
Street Lighting		
Maintenance		
Trash Pick-up		
Parks and Recreation		
Library		
Street Cleaning		
Other		

B) Water/Wastewater Service:

If water/wastewater services will be provided to the territory, please answer the following:

1) What is the distance for connection to the agency's system? 300'

2) Does the agency have capacity for the anticipated service?

YES NO

3) Will the agency be prepared to furnish service immediately?

YES NO

C) Service Plan: Describe any services to be extended to the affected territory, including the level and range of services and any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate an indication of when those services can feasibly be extended and the method of financing. (For example, assessment district, property owner, or developer fees etc.) *Please provide will serve letter or other agency approvals.*

Extend sewer main and install new manhole within service distance to residence. The cost will be covered by the CSD to extend the main and install new manhole. The owner will be responsible to bring his line to the manhole on the easement.

SPECIAL REVENUES

A) Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?

Yes, the new water connection fee for 1" will be \$6,525.00 and a sewer tap fee of \$200.00

B) Will the area assume liability for any existing bonded debt upon annexation? YES NO

If so, please indicate taxpayer cost:

C) Will the territory be subject to any new or additional taxes, benefit charges, or fees? YES NO

If so, please explain:


PROPONENT INFORMATION

LAFCo will consider the person signing this application as the proponent of the proposed action(s).

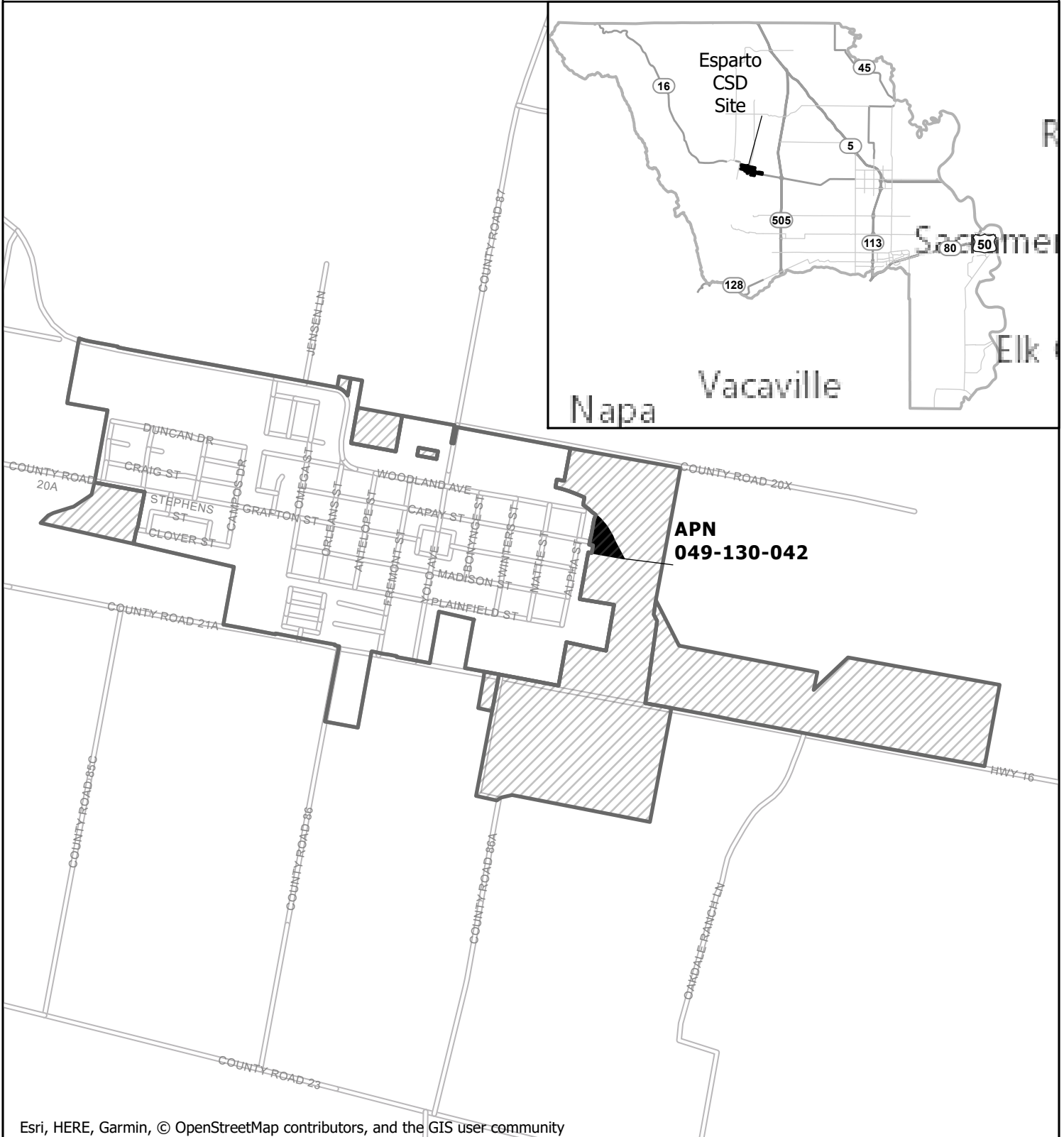
Notices and other communications regarding this application will be directed to the proponent at:

Name:			
Address:			
City:		Zip:	
Phones:	Work:	Fax:	
	Cell:	Home:	
email:			
Signature:			

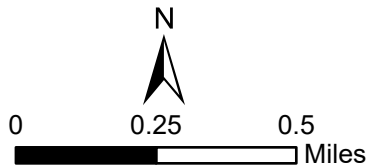
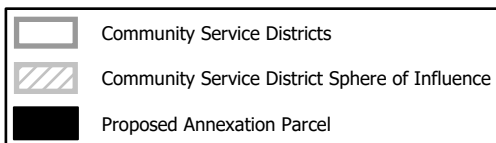
List any other person or agent who should be contacted concerning questions on this proposal (attach additional if needed):

Name:	Steven Knightley, General Manager - ECSD		
Address:	PO Box 349		
City:	Esparto, CA	Zip:	95627
Phones:	Work: (530) 787-4502	Fax:	
	Cell: (530) 681-5141	Home:	
email:	gm@ecsd-ca.org		
Signature:			

Esparto Community Service District Proposed Annexation



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Data Source: Yolo County
Produced by: Yolo County ITTD
Date: 8/30/2018

FILED

DEC 14 2018

BY *Supita Ramirez*
DEPUTY CLERK OF THE BOARD

Resolution No. 18-148

A RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISOR MAKING DETERMINATION OF ZERO PROPERTY TAX EXCHANGE RELATED TO A REQUESTED ANNEXATION OF THE ESPARTO COMMUNITY SERVICES DISTRICT

WHEREAS, the Esparto Community Services District (District) has filed an application with the Yolo County Local Agency Formation Commission (LAFCo) requesting to annex into its service territory a parcel adjacent to its existing service territory and within its sphere of influence identified as Yolo County Assessor's Parcel No. 049-130-042;

WHEREAS, the Yolo County Auditor has determined that there is no property tax revenue generated within the territory that is the subject of the jurisdictional change and that there will not be any tax revenue impact as a result of the annexation;

WHEREAS, because the jurisdictional change would affect the service area or service responsibility of one or more special districts, Revenue and Tax Code section 99 requires the County to negotiate any exchange of property tax revenue on behalf of the District;

WHEREAS, because there will be no tax revenue impact as a result of the annexation, zero property tax revenue should be transferred to the Esparto Community Services District;

WHEREAS, the County has noticed the District of the determination of zero tax revenue impact and provided adequate opportunity to comment on the determination.

NOW, THEREFORE, BE IT RESOLVED AND ORDER by the Board of Supervisors of the County of Yolo, State of California, as follows:

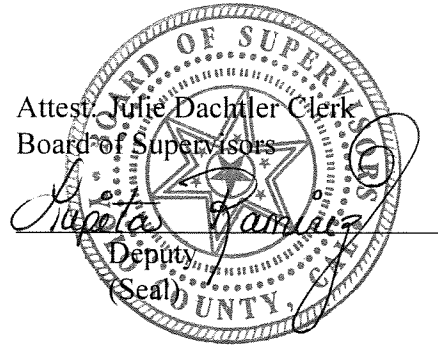
1. No Property tax revenue or apportionment is affected by the proposed annexation and no property tax revenue or apportionment shall be transferred to the Esparto Community Services District.

PASSED AND ADOPTED by the Yolo County Board of Supervisors this 11th day of December, 2018, by the following vote:

AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.
NOES: None.
ABSENT: None.
ABSTAIN: None.

Oscar E. Villegas
Oscar Villegas, Chair,
Board of Supervisors

Attest: Julie Dachler Clerk
Board of Supervisors



Approved as to Form:
Philip J. Pogledich, County Counsel

By: Carrie Scarlata
Carrie Scarlata, Asst. County Counsel



County of Yolo

www.yolocounty.org

DEPARTMENT OF FINANCIAL SERVICES

625 Court Street, Room 102

PO BOX 1268

WOODLAND, CA 95776

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HOWARD H. NEWENS, CIA, CPA
Chief Financial Officer

CHAD RINDE, CPA
Assistant Chief Financial Officer

- Financial Strategy Leadership
- Budget & Financial Planning
- Treasury & Finance
- Tax & Fee Collection
- Financial Systems Oversight
- Accounting & Financial Reporting
- Internal Audit
- Procurement

September 24, 2018

TO: Patrick Blacklock, CAO

FROM: Howard Newens, CFO
By: Sheryl Hardy-Salgado

SUBJECT: LAFCo 927 – Esparto CSD Annexation of Parcel 049-130-042

Pursuant to Revenue and Taxation Code 99 and related subsections, the County Assessor's Office provided this office with the assessed valuation for the territory subject to the jurisdictional change and the tax rate area in which the territory exists. Utilizing the Assessor's information below is the listing of the local agencies located in the subject territory and the computed estimated property tax revenue.

AGENCY NAME

County General Fund
County ACO Fund
Capay Cemetery District
Esparto Fire District
Sacramento-Yolo Mosquito & Vector Control
Yolo County Resources Conservation District
Yolo County Flood Control District
County Schools
Esparto Unified School District
Yuba Community College
Educational Revolving Augmentation Fund

Tax Rate Area		063-017					Unsec	Total Value	Levy
Parcel	Acreage	Land	Imprvt	P Prop		Value			
063-017	049-130-042	3.04	126,928	0	0	0	126,928	\$ 1,269.28	

Listed below are the existing agencies in the 1% tax rate in tax rate area 067-017.

AGENCY TITLE	DISTRIB %	Before ERAF	% SHIFT to ERAF	NEW DIST %	After ERAF
County General Fund	0.38588591	489.80	0.65754209	0.13214968	167.73
County ACO Fund	0.01581571	20.07		0.01581571	20.07
County Library	0.03585166	45.51	0.34062874	0.02363955	30.01
County Road District #2	0.02811419	35.68	0.10378479	0.02519636	31.98
Capay Cemetery District	0.01212224	15.39	0.18878248	0.00983377	12.48
Esparto Fire District	0.03942521	50.04	0.04526942	0.03764045	47.78
Sacto-Yolo Mosq&Vector Control	0.01112085	14.12		0.01112085	14.12
Yolo Co Resources Conserv Dist	0.00052636	0.67	0.27666920	0.00038073	0.48
Yolo County Flood Control District	0.03854419	48.92	0.38142526	0.02384246	30.26
County Schools	0.03994736	50.70		0.03994736	50.70
Esparto Unified School District	0.30537035	387.60		0.30537035	387.60
Yuba Community College	0.08727597	110.78		0.08727597	110.78
ERAF	0.00000000	0.00		0.28778674	365.28
	1.000000	1,269.28		1.0000000	1,269.28

Listed below are the proposed agencies in the 1% tax rate in tax rate area 063-056.

AGENCY TITLE	DISTRIB %	Before ERAF	% SHIFT to ERAF	NEW DIST %	After ERAF
County General Fund	0.38588591	489.80	0.65754209	0.13214968	167.73
County ACO Fund	0.01581571	20.07		0.01581571	20.07
County Library	0.03585166	45.51	0.34062874	0.02363955	30.01
County Road District #2	0.02811419	35.68	0.10378479	0.02519636	31.98
Capay Cemetery District	0.01212224	15.39	0.18878248	0.00983377	12.48
Esparto Fire District	0.03942521	50.04	0.04526942	0.03764045	47.78
Sacto-Yolo Mosq&Vector Control	0.01112085	14.12		0.01112085	14.12
Yolo Co Resources Conserv Dist	0.00052636	0.67	0.27666920	0.00038073	0.48
Yolo County Flood Control District	0.03854419	48.92	0.38142526	0.02384246	30.26
County Schools	0.03994736	50.70		0.03994736	50.70
Esparto Unified School District	0.30537035	387.60		0.30537035	387.60
Yuba Community College	0.08727597	110.78		0.08727597	110.78
ERAF	0.00000000	0.00		0.28778674	365.28
	1.000000	1,269.28		1.0000000	1,269.28

After review, no property tax loss or exchange between agencies will be necessary for the

subject property. This annexation is compatible with an existing tax area which includes the Esparto Community Service District's boundary. No new tax rate area will be needed for the proposed annexation.

Respectfully,



Sheryl Hardy-Salgado, Deputy
Department of Financial Services
Property Tax Accounting Unit



HN shs

Cc: Christine Crawford, LAFCo
Esparto Comm Serv Dist
Capay Cemetery
Esparto Fire Protection Dist
Sacto-Yolo Mosq & Vector Control
Yolo Co Resource Consv Dist
Yolo Flood Control Dist
Yolo County Office of Education
Esparto Unified School Dist
Yuba Community College Dist

8/31/18

Randall Jacobos Jr.
16980 Alpha Street
Esparto, CA 95627

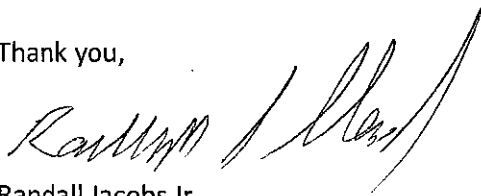
Esparto Community Services District
PO Box 349
Esparto, CA 95627

RE: Property address 27038 Capay Street, Esparto, CA 95627; Legal Description below

To who it concerns,

I give my consent for the Esparto Community Services District (ECSD) to annex the APN #049-130-042 into the CSD's service area.

Thank you,



Randall Jacobos Jr.

Legal Description of 27038 Capay Street:

A PORTION OF THE REMAINDER PARCEL OF SUBDIVISION NO. 3791, RECORDED IN BOOK 17 OF MAPS AT PAGE 83 OF YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL AND THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 20 DEG. 22' 40", AN ARC LENGTH OF 389.80 FEET AND SUBTENDED BY A CHORD BEARING SOUTH 38 DEG. 27' 35" EAST 387.75 FEET, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC TRANS. CO. RIGHT OF WAY LINE ; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC TRANS. CO. RIGHT OF WAY LINE SOUTH 28 DEG. 16' 15" EAST 310.57 FEET; THENCE NORTH 79 DEG. 57' 00" WEST 404.64 FEET; THENCE NORTH 10 DEG. 03' 00" EAST 111.00 FEET; THENCE NORTH 79 DEG. 57' 00" WEST 102.00 FEET; THENCE NORTH 10 DEG. 03' 00" EAST 54 FEET; TO THE SOUTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION NO 3791; THENCE ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5, AND 6, NORTH 20 DEG. 34' 19" EAST 71.20 FEET; NORTH 10 DEG. 03' 00" EAST 208.00 FEET AND NORTH 20 DEG. 29' 52" EAST 58.51 FEET TO THE POINT OF BEGINNING.