

LAFCO

*Yolo County Local Agency Formation Commission
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TO: Olin Woods, Chair, and Members of the
Local Agency Formation Commission

FROM: Elizabeth Castro Kemper, Executive Officer
Elisa Carvalho, Senior Management Analyst

DATE: June 23, 2008

SUBJECT: Consider request to extend the certificate of completion filing deadline for the
Snow Annexation to the Knights Landing Community Services District
proposal (LAFCO No. 904) to May 11, 2009 to allow prospective property
owners more time to review information about the property and to correspond
with the County's Tentative Subdivision map extension and the LAFCO
Commission meeting scheduled in May

RECOMMENDED ACTION

Consider request (Attachment 1) to extend the certificate of completion filing deadline for the
Snow Annexation to the Knights Landing Community Services District proposal (LAFCO No.
904) (Map 1) to May 11, 2009 to allow prospective property owners more time to review
information about the property and to correspond with the County's Tentative Subdivision
map extension and the LAFCO Commission meeting scheduled in May.

FISCAL IMPACT

LAFCO will charge a \$150 fee for this extension. This fee will be added to the outstanding
balance for this proposal.

COMMISSIONERS

*★ Public Member Olin Woods, Chair ★
★ County Member Matt Rexroad, Vice Chair ★
★ City Members Tom McMasters-Stone, Stephen Souza ★ County Member Helen M. Thomson ★*

ALTERNATE COMMISSIONERS

★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Mariko Yamada ★

STAFF

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★
★ Commission Clerk Terri Tuck ★ Commission Counsel Stephen Nocita ★*

REASON FOR RECOMMENDED ACTION

The Snow Annexation to the Knights Landing Community Services District (LAFCO No. 904) will be deemed abandoned on June 24, 2008, unless the Commission approves an extension to file a certificate of completion for the proposal. The original applicant is in the process of transferring the title of his property to the Duncan family. In a letter dated May 30, 2008, Harry Duncan stated that he and his parents expect to own the title to the Snow property in several weeks. Mr. Duncan requested a one-year extension for the proposal to allow time to gather available information and evaluate options for the property. Mr. Duncan has obtained a 1-year extension of the Tentative Subdivision Map from the County Planning Commission on May 8, 2008. LAFCO is requesting an extension to May 11th to correspond with the County's extension and the Commission meeting scheduled in May.

BACKGROUND

The Snow property consists of 3.1 acres east of the Knights Landing community, east of Railroad Street and south of 4th Street (see map). The Yolo County Local Agency Formation Commission received a petition for the Snow Annexation to the Knights Landing Community Services District (LAFCO No. 904) on January 5, 2007 for the provision of sewer and water.

The Commission approved the proposal (Resolution 2007-05) on June 25, 2007; however, the annexation is not deemed complete until a certificate of completion is filed. Pursuant to Government Code Section 57001., if a certificate of completion for a change of organization or reorganization has not been filed within one year after the commission approves a proposal for that proceeding, the proceeding shall be deemed abandoned unless prior to the expiration of that year the commission authorizes an extension of time for that completion.

The Executive Officer cannot file a certificate of completion for the proposal, until all conditions have been met. The conditions of approval require payment of all applicable fees. There is an outstanding balance of \$3,703 in LAFCO fees for this proposal.

Attachment:

Attachment 1: Letter from Harry Duncan regarding the "Snow" Property – Railroad Street, Knights Landing

Map 1: Snow property

RECEIVED

JUN - 5 2008

YOLO LAFCO

May 30, 2008

LAFCO
625 Court Street, Suite 107
Woodland, CA 95695

Re: "Snow" Property – Railroad Street, Knight's Landing

To Whom It May Concern:

This letter is in response to Elisa Carvalho's request for explanation of the status of the above referenced property. My name is Harry Duncan and along with my parents, Louis and Jacqueline Duncan, we hold a note and deed of trust on this property. Snow has defaulted on the loan and has agreed to give us a deed in lieu of foreclosure. The title company has prepared the documents to transfer title to us. We expect to be in title to the property within the next 3-4 weeks or sooner.

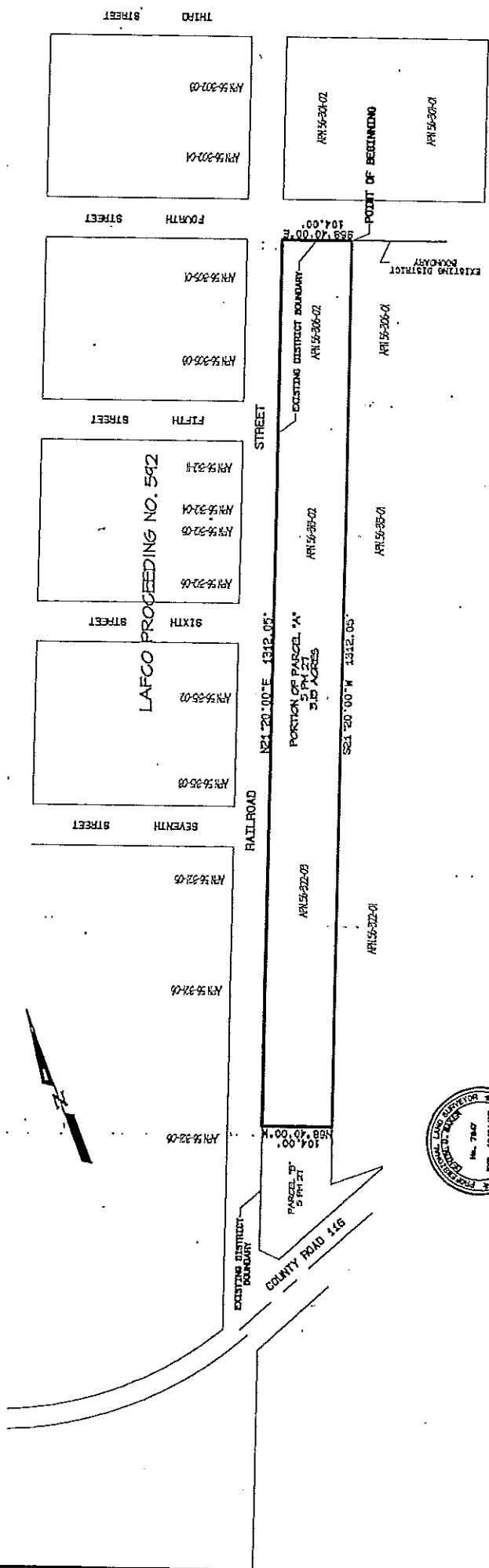
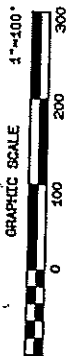
The loan we placed on Snow's property was brought to us by a mortgage broker. We asked Tim to provide us with his files and records on the property once it became apparent he was not going to make payments and would likely lose the property. We received a "box" from Snow with some reports on the property. It is very fragmented and disorganized. The tentative map was due to expire in March so we paid the extension fee and had the map extended for one year.

We have been the lenders on the property and have not had a chance to collect and review all the documentation associated with the property that would be required for us to be informed owners. In our soon to be new role as property owners, we need some time to gather all the information available to become familiar with the property. We also need some time to evaluate our options on the property in a depressed real estate market. We think the project is good for the Knight's Landing community. We would like to request a 1 year extension on the annexation of the property to the Knight's Landing CSD.

Please let me know if you have any questions – I can be reached directly at 916-486-6420. Thank you for your consideration.

Respectfully,


Harry Duncan



BOUNDARY DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE INCORPORATED AREA OF COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF BLOCK 16 AS SHOWN ON THE OFFICIAL MAP OF THE TOWN OF KNIGHTS LANDING, COUNTY OF YOLO, CALIFORNIA, FILED IN BOOK 5 OF PARCEL MAPS, AT PAGE 27, THENCE SOUTH 21°20'00\"/>

**SNOW ANNEXATION
 TO THE
 KNIGHTS LANDING COMMUNITY SERVICES DISTRICT**

A PORTION OF PARCEL "A" OF PARCEL MAP NO. 2906,
 FILED IN BOOK 5 OF PARCEL MAPS, AT PAGE 27,
 YOLO COUNTY RECORDS,
 TOWN OF KNIGHTS LANDING, YOLO COUNTY, CALIFORNIA

PREPARED BY:
 CONSTRUCTION SURVEY, INC.
 LAFAYETTE, CALIFORNIA
 925-939-0105

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. _____
 DATE _____

