

# LAFCO

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*Yolo County Local Agency Formation Commission  
625 Court Street, Suite 107, Woodland, CA 95695  
530.666.8048 (office) 530.662.7383 (fax)  
lafco@yolocounty.org (email) www.yololafco.org (web)*

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 the applicant's request to waive a second fee deposit associated  
with reprocessing the application for the Eleanor Parker/Story Reorganization  
to the Esparto Community Services District

## RECOMMENDED ACTION

Consider the applicant's request (Attachment 1) to waive a second fee deposit associated with reprocessing the application for the Eleanor Parker/Story Reorganization to the Esparto Community Services District (Map 1/Map 2).

## FISCAL IMPACT

LAFCO received a \$2,000 fee deposit with the initial application for the E. Parker/Story Reorganization to the Esparto Community Services District (LAFCO No. 906). Costs for time spent on the initial proposal, which are minimal, will be charged as appropriate. New costs will also be applied to the previously received deposit. The applicant will be required to pay any actual costs that exceed the initial \$2,000 deposit.

A \$150 fee will be charged to the applicant for this waiver request, and subtracted from the initial deposit.

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### **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 property tax negotiations have failed due to circumstances beyond the applicant's control. County staff did not complete the property tax exchange process prior to the 60-day deadline, as required by state law.

### BACKGROUND

The applicant submitted the application for the E. Parker/Story Reorganization to the Esparto Community Services District (CSD) to the Yolo County Local Agency Formation Commission (LAFCO) on February 12, 2008. Part of the annexation process involves a property tax exchange agreement between the Esparto CSD and the County. By state law, this exchange agreement must be ratified within 60 days of LAFCO's receipt of a report from the County Auditor-Controller. LAFCO received the Auditor's report on April 10, 2008 and the 60 days expired on June 9, 2008 without county or district action.

#### Attachment:

- Attachment 1: Letter from applicant requesting a deposit fee waiver
- Map 1: Parker Property
- Map 2: Story Property

**EMERALD HOMES LT, LLC**  
**a California limited liability company**  
634 North Santa Cruz Avenue, Suite 100  
Los Gatos, CA 95030-4361  
Telephone: (408) 399-4393  
Facsimile: (408) 399-4397

RECEIVED  
MAY 29 2008  
YOLO LAFCO

May 22, 2008

Elizabeth C. Kemper, Executive Officer  
Local Agency Formation Commission  
County of Yolo  
625 Court Street, Room 202  
Woodland, CA 95695

Re: E. Parker/Story Reorganization to Esparto CSD (second application)

Dear Elizabeth:

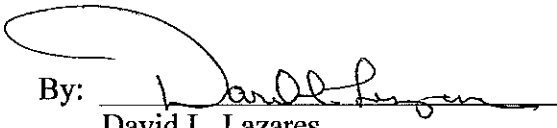
In response to the letter from Elisa Carvalho dated May 16, 2008, enclosed please find our petition for the E. Parker/Story Reorganization to the Esparto CSD from LAFCO Proceeding No. 906, initialed and dated again per your instructions. Also enclosed is the previous party disclosure form, initialed and dated again as well. Finally, enclosed is a Notice of Intent to Circulate Petition which I have completed, signed and dated.

The previous deposit will be applied toward LAFCO's costs to process this second petition. Therefore, per your suggestion please consider this letter a request for waiver of a second deposit. Please forward this request for waiver to the Commission for consideration at its June meeting.

I understand your office will use the other previous submittals, including the District Service Plan signed by Ron Loudon on behalf of the Esparto CSD. If Elisa or you have any questions or require further information, please let Mark Armstrong or me know.

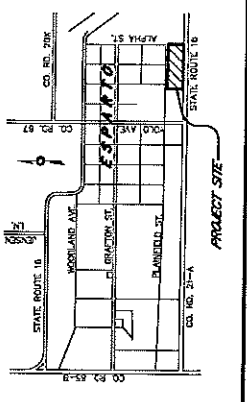
Sincerely,

Emerald Homes LT, LLC,  
a California limited liability company

By:   
David L. Lazares  
Manager

Enclosures

cc w/enclosures: Mark Armstrong

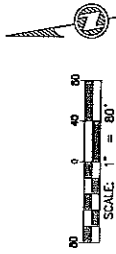


VICINITY MAP  
"AS SHOWN"

**BOUNDARY DESCRIPTION.**  
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA AND BEING A PORTION OF RANCHO "CANADA DE CAPAY" LOCATED IN TOWNSHIP 10 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, ALSO BEING A PORTION OF PARCEL 3 AS SHOWN ON BOOK 1988 OF MAPS AT PAGES 36 AND 37, SAID COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING ON THE NORTH LINE OF STATE HIGHWAY 16; THENCE, ALONG SAID NORTH LINE, NORTH 79°45'42" WEST 1243.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE, ALONG THE WEST LINE OF SAID PARCEL 3, NORTH 10°03'00" EAST 672.89 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT CERTAIN ANNEXATION MAP ENTITLED "DISTRICT BOUNDARY MAP", LAFCO PROCEEDING NO. 616; THENCE, ALONG SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 77°43'41" EAST 244.83 FEET; 2) SOUTH 78°05'50" EAST 465.26 FEET; AND 3) SOUTH 77°45'38" EAST 465.31 FEET TO THE WEST LINE OF LAFCO PROCEEDING NO. 823; THENCE, ALONG SAID WEST LINE, SOUTH 10°03'00" WEST 21.02 FEET TO THE SOUTHWEST CORNER OF SAID LAFCO PROCEEDING NO. 823; SAID POINT ALSO BEING ON THE CENTER LINE OF LAMB VALLEY CREEK CANAL; THENCE, ALONG THE SOUTH LINE OF SAID LAFCO PROCEEDING NO. 823, SOUTH 77°45'38" EAST 68.50 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE, ALONG SAID EAST LINE, SOUTH 10°03'00" WEST 610.68 FEET TO THE POINT OF BEGINNING.

TOTAL ANNEXATION AREA: 18.589 ACRES OF LAND, MORE OR LESS.

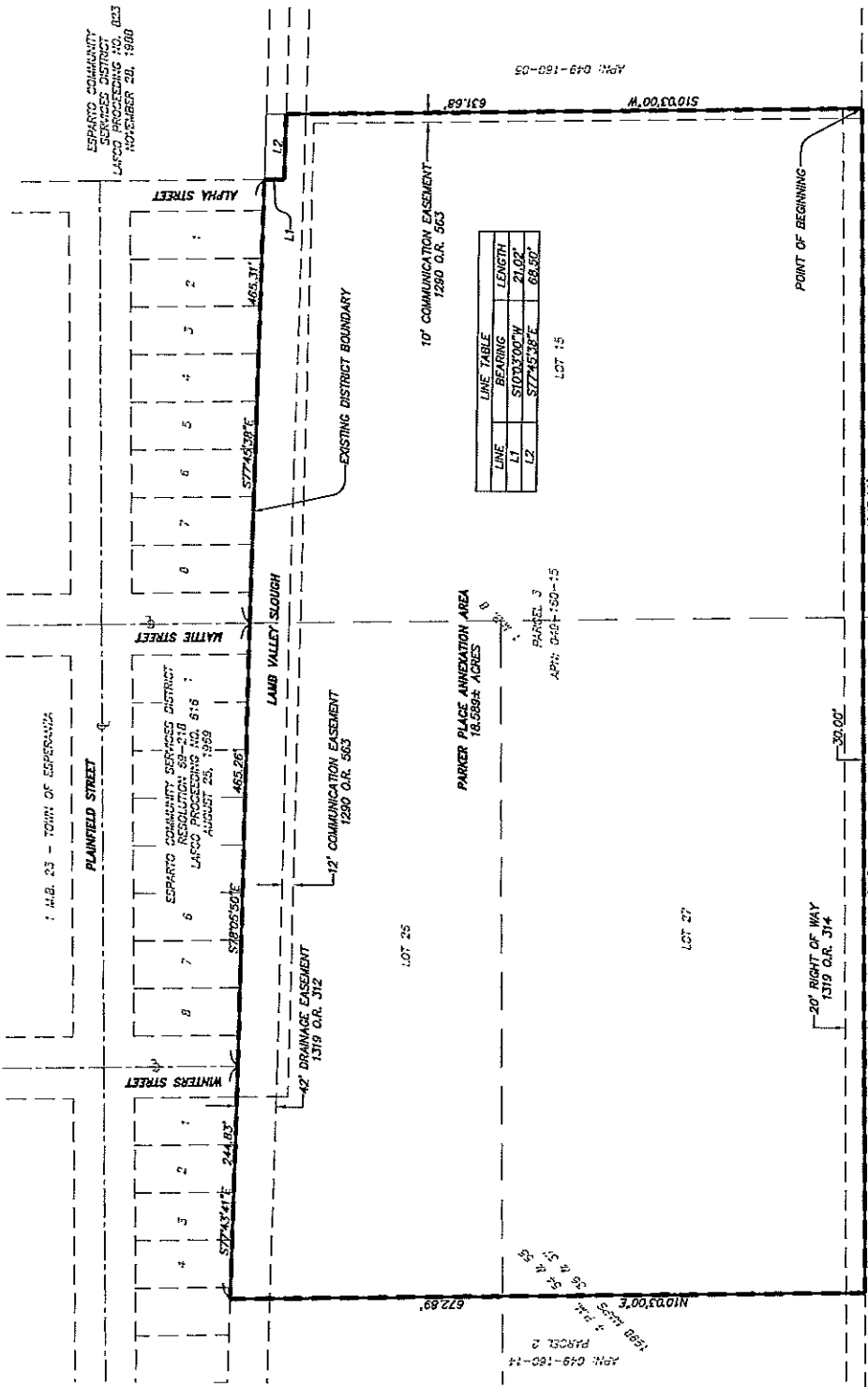


**PARKER PLACE ANNEXATION TO THE ESPARTO COMMUNITY SERVICES DISTRICT**  
BEING A PORTION OF RANCHO "CANADA DE CAPAY" IN TOWNSHIP 10 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN,



LAUGENOUR AND MEIKLE  
608 COURT STREET, WOODLAND, CA 95695  
PHONE (530) 669-1755  
FAX (530) 669-4609

SHEET 1 OF 1 FEBRUARY 25, 2008



APPROVED BY LAFCO  
LAFCO PROCEEDING NO. 2008-001

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

STEVEN R. KILLMER \_\_\_\_\_ DATE \_\_\_\_\_

SEAL OF THE COUNTY OF YOLO, CALIFORNIA  
STEVEN R. KILLMER  
COUNTY CLERK  
OFFICE: 3-31-08  
STATE OF CALIFORNIA

