

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

From: Elizabeth Castro Kemper, Executive Officer
Terri Tuck, Commission Clerk

Date: September 22, 2008

Subject: Receive for information purposes proposal № 908 for the E. Parker/Story
Reorganization to the Esparto Community Services District (ECSD)

Recommended Action

Receive information on the latest proposal received in the Yolo LAFCO office, the E. Parker/Story Reorganization to the Esparto Community Services District (ECSD) (LAFCO № 908)

Fiscal Impact

The deposit to process the application has been paid by Emerald Homes LT, LLC.

Reason for Recommended Action

This memo provides the Commission with formal notice of the receipt of a new application. Staff will provide appropriate notice and requests for information to affected agencies and interested individuals consistent with Government Code section 56857(a).

Background

The applicant originally submitted an 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 as LAFCO № 906. 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.

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

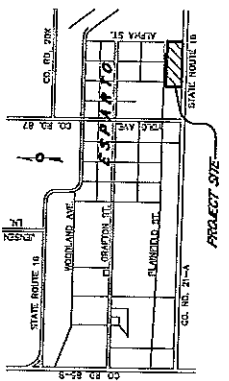
★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Mariko Yamada ★

STAFF

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

The original proposal died and on May 29, 2008, it was resubmitted as LAFCO Proceeding № 908. It is a reorganization to annex two (2) parcels, E. Parker subdivision, approximately 18.6 acres in size, and the Story subdivision, approximately 15.2 acres in size. The proposal is for residential development. The application will be processed through the LAFCO system coordinating with all affected agencies and interested parties.

Attachments:
Maps & Legal Descriptions

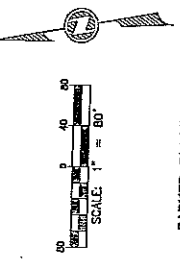


VICINITY MAP
AS SHOWN

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°45'21" WEST, 1243.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, THENCE, ALONG THE WEST LINE OF SAID PARCEL 3, WITH 100°00'00" 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°03'50" EAST 485.26 FEET, AND 3) SOUTH 77°45'38" EAST 463.31 FEET TO THE WEST LINE OF LAFCO PROCEEDING NO. 823; THENCE, ALONG SAID WEST LINE, SOUTH 100°00'00" WEST, 2102. FEET TO THE SOUTHWEST CORNER OF SAID LAFCO PROCEEDING NO. 823; SAID POINT ALSO BEING ON THE CENTER LINE OF JAMES VALLEY CREEK CHAVAL, THENCE, ALONG THE SOUTH LINE OF SAID LAFCO PROCEEDING NO. 823, SOUTH 77°45'38" EAST 684.50 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE, ALONG SAID EAST LINE, SOUTH 100°00'00" WEST 810.68 FEET TO THE POINT OF BEGINNING.

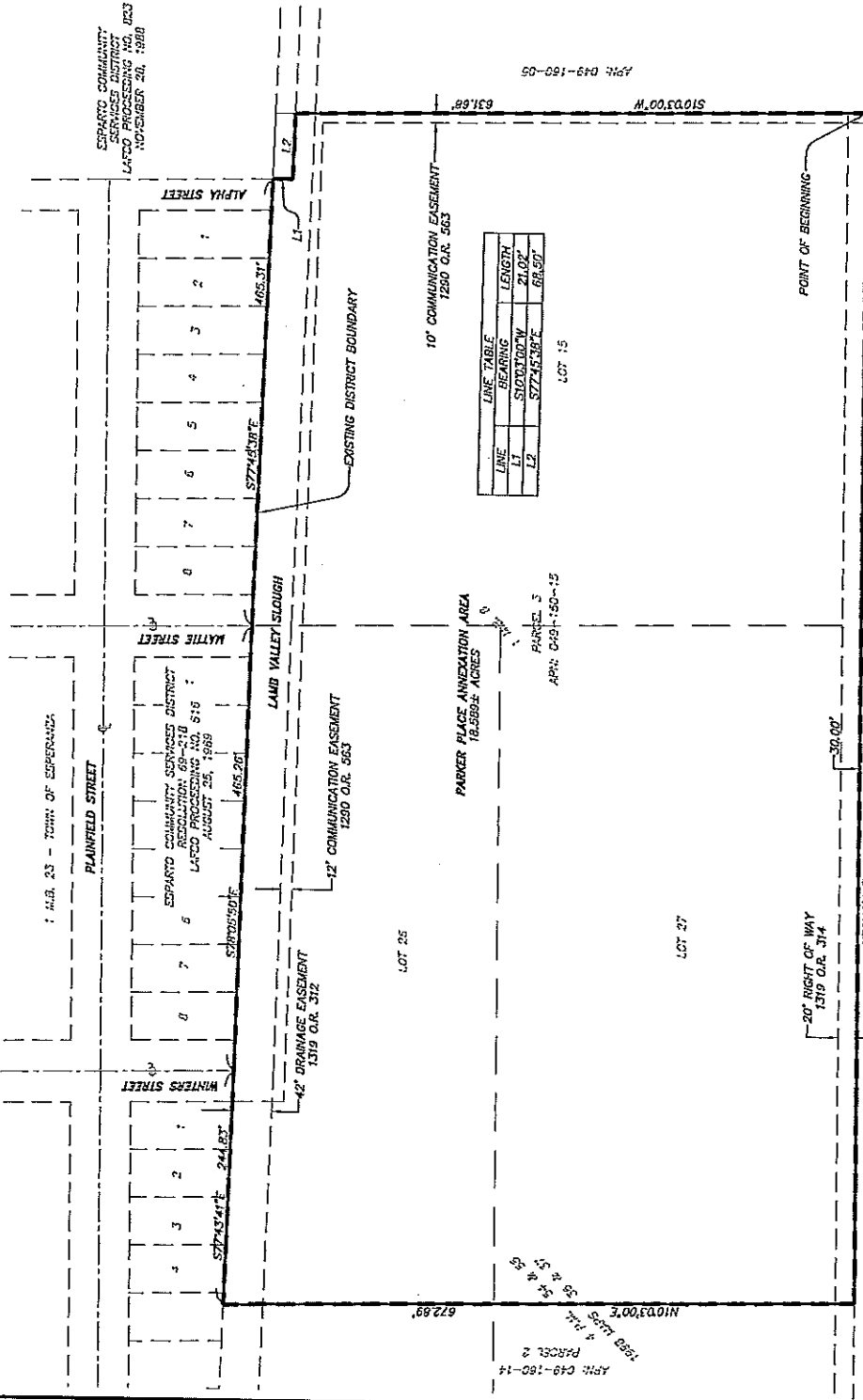
TOTAL ANNEXATION AREA: 18.589 ACRES OF LAND, MORE OR LESS.



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,

L.M.
LALGOUR AND METKLE
CIVIL ENGINEERING
LAND SURVEYING
600 COURT AVENUE, SUITE 175
SAN FRANCISCO, CALIFORNIA 94108
PHONE (415) 462-1725
FAX (415) 462-6022

SHEET 1 OF 1
FEBRUARY 25, 2008



LOT 15

LINE	BEARING	LENGTH
L1	S100°00'00" W	21.02'
L2	S77°45'38" E	68.50'



APPROVED BY LAFCO
LAFCO PROCEEDING NO. 2100
CHAIRSMAN
DATE

STEVEN B. KLINGER
DATE

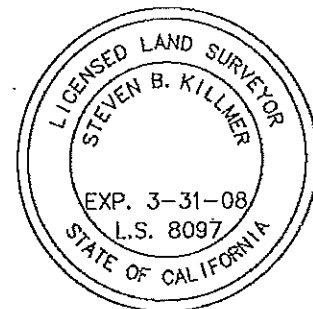
BOUNDARY DESCRIPTION

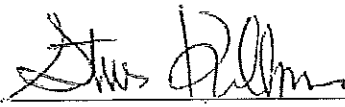
All the real property situate in the County of Yolo, State of California, and being a portion of Rancho Canada De Capay, located in Township 10 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of Parcel 3 as shown on Book 1998 of Maps, at Pages 36 and 37, said County Records, 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°46'42" West 1,243.09 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 centerline 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.

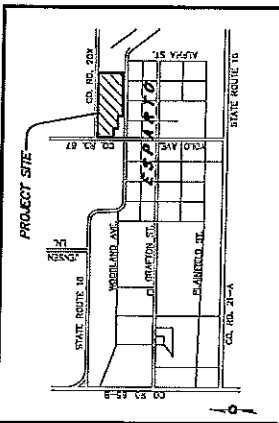
Total Annexation Area is 18.589 acres of land, more or less.

End of description.




Steven B. Killmer

2/28/08
Date

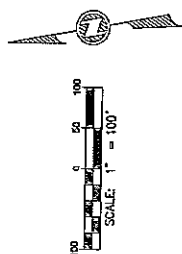


VICINITY MAP
NO. 50007

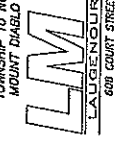
BOUNDARY DESCRIPTION.
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA AND BEING A PORTION OF RANCHO CANADA DE CAPRY IN THE 10TH RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF LOT 25 OF THE BONNYCE TRACT MAP FILED IN BOOK 1 OF MAPS AT PAGE 8, SAID COUNTY RECORDS, AND ALSO BEING A PORTION OF PARCELS A, B AND C AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED IN DOCUMENT NO. 2009-0016886-00, SAID COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 87 AND THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 25; THENCE, FROM SAID POINT OF BEGINNING AND ALONG SAID NORTH LINE AND THE EASTERLY AND WESTERLY PROJECTIONS THEREOF, SOUTH 79°48'04" EAST 145.00 FEET TO THE CENTERLINE OF DUNGAN ROAD; THENCE, ALONG SAID CENTERLINE OF DUNGAN ROAD, SOUTH 10°13'21" WEST 472.48 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 25; SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT CERTAIN ANNEXATION MAP ENTITLED "SUBTRACT BOUNDARY MAP" LAFCO PROCEEDING NO. 616; THENCE, ALONG SAID PROCEEDING NO. 616, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 79°57'00" WEST 1,270.00 FEET; (2) NORTH 10°15'00" EAST 100.00 FEET; (3) NORTH 79°57'00" WEST 50.00 FEET; (4) NORTH 10°15'00" EAST 145.00 FEET; AND (5) NORTH 79°57'00" WEST 173.30 FEET TO A POINT ON SAID CENTERLINE OF COUNTY ROAD NO. 87; THENCE, ALONG SAID CENTERLINE, NORTH 10°15'53" EAST 231.38 FEET TO THE POINT OF BEGINNING.

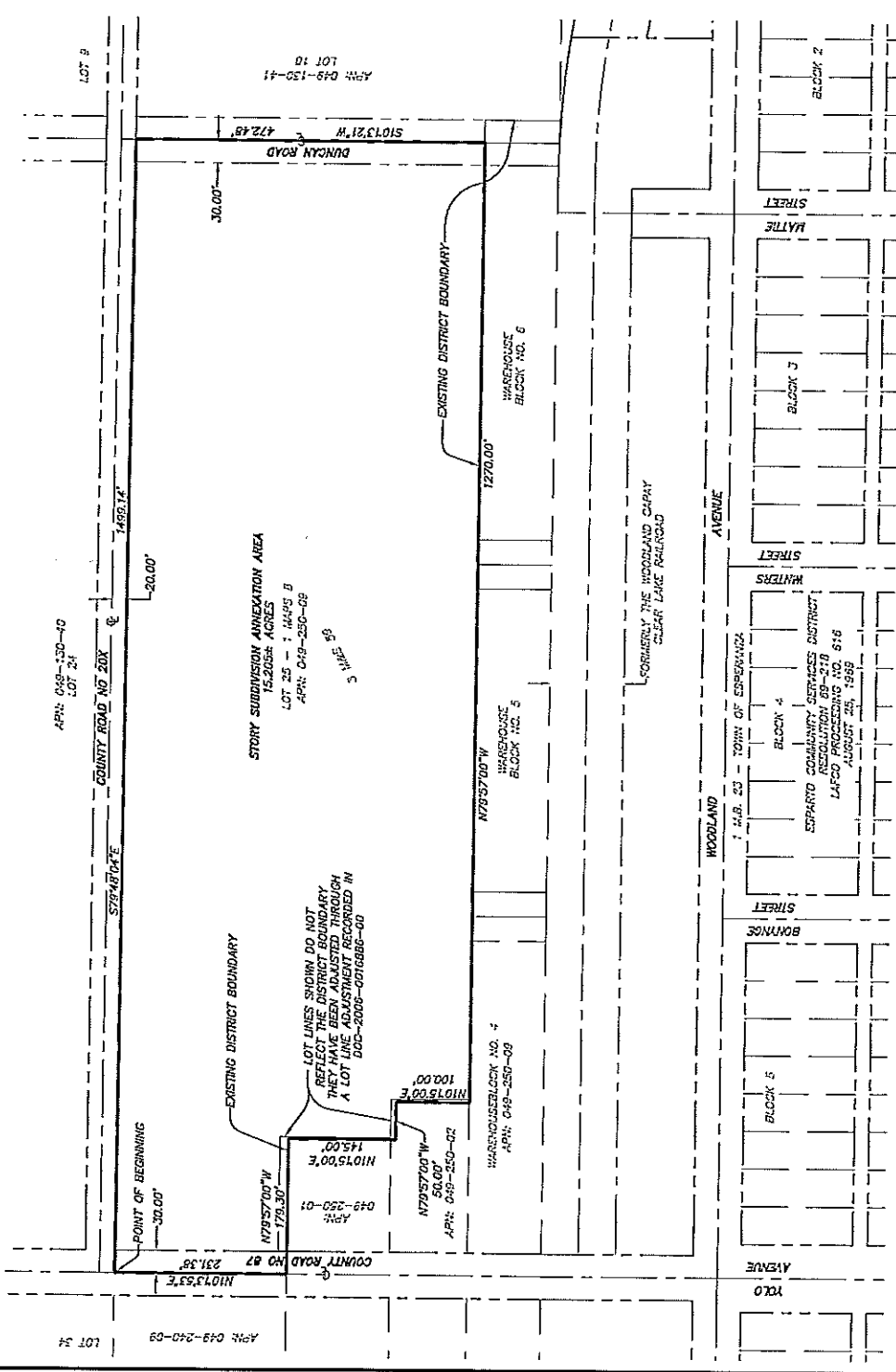
TOTAL ANNEXATION AREA: 15.205 ACRES OF LAND, MORE OR LESS.



STORY SUBDIVISION ANNEXATION
TO THE
ESPARTO COMMUNITY SERVICES DISTRICT
BEING A PORTION OF RANCHO CANADA DE CAPRY IN
TOWNSHIP 10 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
LAUGENOUR AND MEIKLE
609 COURT STREET, WOODLAND, CA 95695
PHONE (916) 865-1725
FAX (916) 865-1725



STEVEN B. KELLNER
DATE



STORY SUBDIVISION ANNEXATION AREA
15.2054 ACRES
APN: 049-130-49
LOT 24

LOT 25 - 1, 144'5" B
APN: 049-250-09
3, 144'5" B

LOT LINES SHOWN DO NOT
REFLECT THE DISTRICT RECORDS
THEY HAVE BEEN ADJUSTED THROUGH
A LOT LINE ADJUSTMENT RECORDED IN
DOC-2008-0016886-00

WAREHOUSE BLOCK NO. 4
APN: 049-250-02
50.00'

WAREHOUSE BLOCK NO. 5
APN: 049-250-09

WAREHOUSE BLOCK NO. 6
APN: 049-250-09

ESPARTO COMMUNITY SERVICES DISTRICT
RESOLUTION 69-218
LAFCO PROCEEDING NO. 616
AUGUST 25, 1999

APPROVED BY LAFCO
LAFCO PROCEEDING NO. 13126
CHAIRMAN
DATE



STEVEN B. KELLNER
DATE

BOUNDARY DESCRIPTION

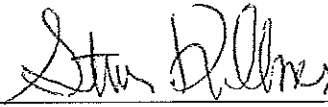
All the real property situate in the County of Yolo, State of California, and being a portion of Rancho Canada De Capay, located in Township 10 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of Lot 25 of the Bonyng Tract Map, filed in Book 1 of Maps, at Page 8, said County Records, and also being a portion of Parcels A, B and C as described in that certain Lot Line Adjustment, recorded in Document No. 2006-0016886-00, said County Records, being more particularly described as follows:

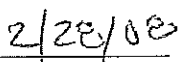
BEGINNING at the intersection of the centerline of County Road No. 87 and the Westerly projection of the North line of said Lot 25; thence, from said POINT OF BEGINNING, and along said North line and the Easterly and Westerly projections thereof, South 79°48'04" East 1,499.14 feet to the centerline of Duncan Road; thence, along said centerline, South 10°13'21" West 472.48 feet to a point on the Easterly projection of the South line of said Lot 25; said point also being on the North line of that certain Annexation Map entitled "District Boundary Map LAFCO Proceeding No. 616; thence, along said Proceeding No. 616, the following five (5) courses and distances: (1) North 79°57'00" West 1,270.00 feet; (2) North 01°15'00" East 100.00 feet; (3) North 79°57'00" West 50.00 feet; (4) North 10°15'00" East 145.00 feet; and (5) North 79°57'00" West 179.30 feet to a point on said centerline of County Road No. 87; thence, along said centerline, North 10°13'53" East 231.38 feet to the point of beginning.

Total Annexation Area is 15.205 acres of land, more or less.

End of description.




Steven B. Killmer


Date