
From: Richard Lauckhart <lauckjr@hotmail.com>
Sent: Friday, May 13, 2022 1:42 PM
To: Christine Crawford
Cc: dcronan646@sbcglobal.net
Subject: Lauckhart Comment on the matter of the Stille Property Annexation into El Macero CSA...

Ms. Crawford-

LAFCO will be dealing with the "Stille Property Annexation into El Macero CSA" matter at your June 30, 2022 meeting.

These are my comments on that matter.

- 1) I have become aware that when Stille bought that property several years ago (which property is not in the EMHA or EMCSA footprint), the property had its own septic take and drain field.
- 2) I have become aware that that system has failed and rather than repair it, Stille wanted to hook up to the City of Davis sewer system that serves El Macero.
- 3) I have become aware that somehow Still was given permission to do that. Not sure when or how that happened.
- 4) As a result, Stille retained a contractor to hook them up to the City of Davis sewer system that serves El Macero. That required the Stille contractor to get a permit from Yolo County.
- 5) I have become aware that Yolo County issued a permit to the Stille Contractor to do that work under the condition that the street be returned to the condition it was before they started the work.
- 6) I have become aware that the contractor did not in fact return the street to the original condition as required, but the County signed off on their work despite that problem.
- 7) I have become aware that folks in El Macero were not happy with how the street was left. They were not happy that the County let the Stille contractor off the hook.
- 8) I have become aware that to fix the street, the County decided to use El Macero CSA Street Funds reserve to fix the problem.

El Macero street funds should not have been used to fix the problem. The County failed to require the Stille Contractor to fix the streets. Therefore, either the County needs (a) to go back and require the Stille Contractor or, (b) require Stille; to pay for that fix. If the County does not do that, then Yolo County needs to pay for the fix itself by reimbursing the EMCSA Street Fund for the money they took from it.

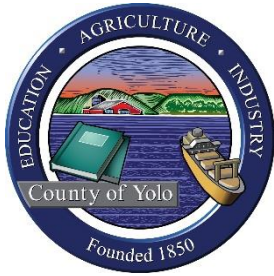
Any Annexation approved by LAFCO needs to be conditioned. It was suggested at the last EMCSA Advisory Committee that if LAFCO agrees to let the Still property to be annexed into the EMCSA that the approval needs to be conditioned to require Stille not only to pay EMCSA Street Assessments from the time they

purchased their home, but that Stille also pay for the repairs that had to be made to the street because of the failure of their contractor to honor the terms of its permit with Yolo County.

I agree with the proposal that was made to the EMCSA Advisory Committee even though the Advisory Committee voted 4 to 1 to not suggest that LAFCO put that condition on the annexation.

Richard Lauckhart
El Macero

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COUNTY OF YOLO

Office of the County Administrator

Chad Rinde
Interim County
Administrator

625 Court Street, Room 202 Woodland, CA 95695
(530) 666-8150 FAX (530) 668-4029
www.yolocounty.org

April 8, 2022

El Macero County Service Area
292 West Beamer Street
Woodland, CA 95695

RE: El Macero CSA Sphere of Influence Amendment and Annexation (LAFCo 22-01)

Dear El Macero County Service Area Manager,

The El Macero County Service Area has applied to the Yolo County Local Agency Formation Commission (LAFCo) to annex 1 parcel totaling approximately 5.01 acres to provide El Macero County Service Area services. If granted, the current territory of the El Macero County Service Area will be subject to a jurisdictional change. This letter provides notice of the determination that there will be no property tax exchange as a result of the proposed reorganization.

Revenue and Taxation Code section 99 requires the Yolo County Board of Supervisors to negotiate on behalf of any special district affected by such an organizational change an exchange of property tax revenues, *if any*. Here, because the Yolo County Auditor's Office has determined that the affected district does not receive any property tax revenue, there is no property tax revenue that is subject to a negotiated exchange and therefore a negotiation is inapplicable. No property tax revenue or apportionment is affected by the proposed reorganization and no property tax revenue or apportionment shall be transferred to the El Macero County Service Area should the application be approved by LAFCo.

Please do not hesitate to contact the Alexander Tengolics in the County Administrator's Office at (530) 666-8068 with any questions.

Sincerely,

Chad Rinde
Interim County Administrator, Yolo County

ATT: Yolo County Auditor Letter Re: LAFCo 22-01

CC: Yolo County LAFCo
Yolo County Board of Supervisors



County of Yolo

www.yolocounty.org

TOM HAYNES
Interim Chief Financial Officer

DEPARTMENT OF FINANCIAL SERVICES

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- Financial Leadership
- Budget & Financial Planning
- Treasury & Finance
- Tax & Revenue Collection

- Financial Systems Oversight
- Accounting & Financial Reporting
- Internal Audit
- Procurement

March 24, 2022

TO: Chad Rinde, Interim CAO

FROM: Tom Haynes, Interim CFO

By: Sheryl Hardy-Salgado

SUBJECT: LAFCo 22-01 – El Macero CSA Sphere of Influence Amendment and Annexation

The LAFCo project referenced above will annex 5.01 acres into the El Macero County Service Area.

Per LAFCo, this proposal is subject to Section 99 of the Revenue and Taxation code. Pursuant to Revenue and Taxation Code §99 and related subsections, the County Assessor's Office provided this office with a list of tax rate areas of those properties located within the boundaries of the proposed LAFCo project. Utilizing the Assessor's information, the agencies included in the tax rate areas are shown on the enclosure.

Pursuant to §99(b)(1)(B)(3), the Auditor shall notify the government body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated to §99(b)(2) that is subject to a negotiated exchange. However, El Macero County Service Area is not requesting any property tax revenue from this annexation, no tax revenue impact is expected and therefore no property tax revenue is subject to a negotiated exchange.

Except as otherwise provided by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the

amount of property tax revenues to be exchanged between the local agencies. This negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years. Note this proposal does not expect to be subject to a negotiated exchange.

After review, no property tax loss or exchange between agencies will be necessary for the subject property. The annexation is not compatible with existing tax rate areas which includes El Macero County Service Area boundary. One new tax rate area will be necessary for the proposed annexation.

Please do not hesitate to contact Alexander Tengolics, Legislative & Government Affairs Specialist at (530) 666-8068 prior to the anticipated Board meeting with any concerns or questions about this determination.

Respectfully,



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

TH:shs

Cc: Christine Crawford, LAFCo
Davis Cemetery District
East Davis Fire District
Sacramento-Yolo Mosq&Vector Control
Yolo Co Conserv Dist
Yolo County Flood Control District
YCOE
Davis School Dist
Los Rios Comm College Dist
El Macero CSA

LAFCo: 22-01
 Project Name: El Macero County Service Area
 (CSA) Sphere of Influence (SOI)
 Amendment and Annexation of
 27384 Eagle View Court
 Existing Tax Rate Area: 061-003
 Net Assessed Values: \$3,275,719
 Estimated 1% Property Tax Revenue: \$32,757.19

TRA	APN	Acreage	Land	Structure	Growing	Fix	PP	Exemp	Total Value	Levy
061-003	033-110-024	5.01	1,051,178	2,198,262	26,279				3,275,719	\$ 32,757.19

List below are the existing agencies in the 1% tax rate in the tax rate area.

TRA 061-003	Before	Before	ERAF	New	After
AGENCY TITLE	DISTRIB%	ERAF	SHIFT	DISTRIB%	ERAF
County General Fund	0.32158422	0.00	0.65754209	0.11012906	0.00
County ACO Fund	0.01318027	0.00		0.01318027	0.00
County Library	0.02987756	0.00	0.34062874	0.01970040	0.00
County Road District #2	0.02342941	0.00	0.10378479	0.02099779	0.00
Davis Cemetery District	0.00389318	0.00	0.18779481	0.00316206	0.00
East Davis Fire District	0.10307000	0.00	0.06264832	0.09661284	0.00
Sacto-Yolo Mosquito & Vector Control	0.00926774	0.00		0.00926774	0.00
Yolo County Resource Conservation District	0.00043865	0.00	0.27666920	0.00031729	0.00
Yolo County Flood Control District	0.01092306	0.00	0.38142526	0.00675673	0.00
Yolo County Office of Ed	0.03329078	0.00		0.03329078	0.00
Davis Joint Unified School District	0.40125975	0.00		0.40125975	0.00
Los Rios Community College	0.04978538	0.00		0.04978538	0.00
Educational Revolving Augmentation Fund	0.00000000	0.00		0.23553991	0.00
	1.00000000	0.00		1.00000000	0.00