

**CAMERON ESTATES COMMUNITY SERVICES DISTRICT**

P.O. Box 171, Shingle Springs, CA 95682  
Phone: (530) 677-5889 □ Fax: (530) 677-5889  
www.cameronestates.net  
cecsd@att.net

**APPLICATION FOR ANNEXATION**

(A separate application is required for each parcel under separate ownership)

CECSD Annexation No.: \_\_\_\_\_

LAFCO Project No.: \_\_\_\_\_

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

being the owner(s) of lands which lie outside the District boundaries of the CECSD, and desiring to annex the lands to the CECSD, I/we hereby request consideration of annexation of these lands to the Cameron Estates Community Services District ("District").

I/We agree to indemnify and to release and hold District, its Board members, officers, employees, volunteers and agents harmless from, and to defend them against, any and all causes of action, claims, actions, proceedings, or lawsuits, including by third parties, that arise in any way out of this application or the processing and approval or denial of annexation of the lands that are the subject to this application, except for intentional or willful misconduct by the District or its Board members, officers, employees, volunteers or agents. This agreement to indemnify, release, hold harmless and defend is intended to be as broad as the law permits. It includes, but is not limited to, all damages (including consequential damages), losses, costs, expenses, attorney's fees, and expert witness' fees that may be asserted by any party. I/we expressly waive any rights I/we may have under California Civil Code section 1542, which provides that "[a] general release does not extend to claims which the creditor does not know or suspect exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

APPLICATION DEPOSIT: A deposit for estimated administrative costs is required for submittal of this annexation proposal. Applicants will be charged for and will pre-pay all costs associated with their annexation proposal, including traffic studies, environmental review, and other costs. For deposit amount, contact the General Manager at (530) 677-5889.

I/we understand that I/we will be charged for all costs associated with this annexation proposal.

\_\_\_\_\_  
(Initial)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

CECSD ANNEXATION APPLICATION FORM

Name: \_\_\_\_\_ Date: \_\_\_\_\_

APN(s): \_\_\_\_\_

**LAND USE**

Describe the present land uses in the proposal area: \_\_\_\_\_

\_\_\_\_\_

Describe the future land uses in the proposal area: \_\_\_\_\_

\_\_\_\_\_

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (i.e., zone change, property division, etc.): \_\_\_\_\_

\_\_\_\_\_

Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

(North) \_\_\_\_\_

(South) \_\_\_\_\_

(East) \_\_\_\_\_

(West) \_\_\_\_\_

**IMPACT STUDIES**

Have traffic or other impact studies been undertaken or completed, including alternative access options for the site and a "no project" alternative? Yes  No

Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CECSD ANNEXATION APPLICATION FORM

**ENVIRONMENTAL REVIEW (CEQA)**

Name of the lead agency for this project: \_\_\_\_\_

Has the lead agency certified/approved the environmental document? Yes  No

If yes, attach a copy.

If not, explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the environmental review is pending, what type of environmental document will be prepared?

Exemption Class  Negative Declaration  Mitigated Neg. Dec.

Supplemental EIR  EIR

**BOUNDARIES**

Is the project area contiguous to the district? Yes  No

Is the project area within the District’s Sphere of Influence? Yes  No

If not, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do the proposed boundaries follow parcel lines? Yes  No

If not, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why were the proposed boundaries selected? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Are there additional areas that should or should not be included? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do any of the landowners own additional lands contiguous to the project area?

Yes  No

If yes, explain why these parcels are not included: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CECSD ANNEXATION APPLICATION FORM

**POPULATION**

What is the approximate current population of the proposal area? \_\_\_\_\_

How many registered voters reside in the proposal area? \_\_\_\_\_

What is the projected future population of the proposal area? \_\_\_\_\_

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition?    Yes        No   

If not, explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGRICULTURE AND OPEN SPACE**

Is any of the territory under Williamson Act Contract?            Yes                No   

Expiration date: \_\_\_\_\_

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance?    Yes                No   

Has the Agricultural Commission or Agriculture Department reviewed the proposal?  
                  Yes                No   

**SERVICES**

List agencies currently providing service to the project area: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Describe the services to be extended as a result of this proposal: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Indicate when these services can be feasibly extended to the project area: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Please explain why this proposal is necessary at this time: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CECSD ANNEXATION APPLICATION FORM

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (i.e., roads, sewer, water or wastewater facilities, etc.):

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Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations: \_\_\_\_\_

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Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: \_\_\_\_\_

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Will the proposal area be included within any special zone or division? \_\_\_\_\_

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Are there any plans to establish any new assessment districts for new or existing services?

Yes  No

If yes, please explain: \_\_\_\_\_

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Does any agency whose boundaries are being changed have existing bonded indebtedness?

Yes  No

Will the proposal territory be liable for payment of its share of existing indebtedness?

Yes  No

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

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**OTHER**

Please list or describe any terms or conditions that should be included in LAFCO's Resolution of Approval: \_\_\_\_\_

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CECSD ANNEXATION APPLICATION FORM

Include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.

Attach the annexation map and the legal description of the lands to be considered for annexation.

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who should be contacted if there are any questions.

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

If the proposed lands are annexed to the District, I/we understand and agree as follows:

a. The annexed land shall be subject to the District's policies, rules and regulations, charges made, and assessments levied pursuant to the provisions of the laws pertaining to community services districts to pay for outstanding obligations of said district, and also shall be subject to all and any combination of assessments, tolls and charges as may exist at the adoption of the resolution and as thereafter may be established and/or levied by the County of El Dorado and/or the District for any District purpose.

b. The District shall be under no obligation to install access roads or upgrade its roadway system or any facilities in connection with the subject annexation and the owners of the land to be annexed shall install, as and when road access is desired, without cost, charge or obligation to the District, a complete roadway access system and pay the costs of any necessary roadway upgrades within the District as may be specified by the District, in accordance with plans and specifications approved by the District's Consulting Engineer, in a manner meeting his/her approval, and shall convey, at no cost to the District, all of said access roadway system, including rights of way over all parts thereof, to the District, unless such requirements are determined unnecessary by the Board.

c. The project developers and/or owners of the annexed property, and their heirs, successors and assigns shall agree to abide by all Board policies, rules and regulations of the District presently established and as shall be established by the Board in the future.

**CERTIFICATION**

I/we hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of our knowledge and belief. By signing below, I/we warrant that I/we are the owner(s) of the subject parcel(s), or has/have the legal authority to execute this annexation application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date