

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667

Phone: (530) 295-2707 • Fax: (530) 295-1208

lafco@edlafco.us • www.edlafco.us

MEMO

DATE: February 5, 2014

TO: Affected Agencies, Interested Agencies, and Departments

(El Dorado County Planning Department, El Dorado County Emergency Services Authority, El Dorado County Agricultural Commission, Farm Bureau, Surveyor's Office, U.S. Bureau of Reclamation, Chief Administrator's Office [El Dorado County CSA 7, 9, 9 Zone 17, 10 and 10 Zone E], El Dorado County Water Agency, El Dorado County Office of Education, El Dorado County Resource Conservation District, Los Rios Community College, Rescue Union School District, El Dorado Union High School District, El Dorado Hills Community Services District, El Dorado County Sheriff's Department, El Dorado County Emergency Services Authority, US Bureau of Reclamation)

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: Diamante Estates Reorganization to the El Dorado Irrigation District (EID) and El Dorado Hills County Water District (EDH Fire); LAFCO Project No. 2014-01

Annexation of one parcel, APN 126-100-24 (113.11 acres), into the El Dorado Irrigation District (EID) and the El Dorado Hills County Water District (EDH Fire).

LAFCO requests your review and comment for the project listed above. The information forms and map are attached. An optional comment form is also included for your convenience.

All affected agencies will receive information from the El Dorado County Auditor for the required property tax negotiations. Please note that a 60-day time limit applies to these negotiations. If your agency will provide one or more services in the proposal that was not previously provided by any local agency, your resolution approving the property tax redistribution should be submitted to LAFCO as soon as the property tax negotiations are complete.

This letter constitutes agency notification under government code §56658 (b). Further, because all landowners in the project area have consented to this proposal, LAFCO staff may recommend the waiver of the protest hearing (also known as the conducting authority hearing) should the Commission approve this project. If your agency objects to waiving the protest hearing, please submit your objection in writing.

If you have any questions regarding this change of organization, please call me at (530) 295-2707.

Attachments: Project Information Forms
Map
Comment Memo

Cc: El Dorado Irrigation District and El Dorado Hills County Water District

S:\Projects\OPEN\2014-01 Diamante Estates Reorganization to EID & EDHCWD\2014-01 Agency Notice Memo (AB 8).doc

COMMISSIONERS

Public Member: Don Mette • Alternate Public Member: Niles J. Fleege

City Members: Brooke Laine, Carol A. Patton • Alternate City Member: Wendy Thomas

County Members: Ron Briggs, Ron "Mik" Mikulaco • Alternate County Member: Brian Veerkamp

Special District Members: Shiva Frentzen, Ken Humphreys • Alternate Special District Member: Alan Day

STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst

Denise Tebaldi, Interim Commission Clerk • Kara K. Ueda, Commission Counsel

14-0449 E 1 of 10

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COMMENT REQUEST

February 5, 2014

LAFCO requests your review and comment on the following project. Application information and a map are attached. You may comment below and/or include additional pages. Your comments will be included in the project review if received by LAFCO before March 5, 2014.

Project Name: Diamante Estates Reorganization to the El Dorado Irrigation District (EID) and El Dorado Hills County Water District (EDH Fire); LAFCO Project No. 2014-01

Applicant/Petitioners: Omni Financial, LLC

APN(s): 126-100-24

Acres: 113.11

Location: The property is located on the north side of Malcolm Dixon Road, 3/4 mile east of the intersection with Salmon Falls Road in the El Dorado Hills area.

Project Description: Annexation of one parcel, APN 126-100-24 (113.11 acres), into the El Dorado Irrigation District (EID) and the El Dorado Hills County Water District (EDH Fire).

Purpose: To obtain water and fire suppression services to support the development of a proposed 19-lot residential subdivision.

Estimated Date of LAFCO Hearing: December 2014

REQUESTED COMMENT

CHECK HERE, IF NO COMMENT: _____

1. The information contained in the accompanying documents appears accurate to the best of my knowledge. Yes _____ No _____

Comment: _____

2. Is your agency or department working with the applicant on related entitlements, agreements, etc.

Yes _____ No _____

Please describe: _____

3. The proposal would have an effect on my department or agency. Yes _____ No _____

Describe briefly: _____

4. Additional information or comments: _____

Attach additional pages if necessary.

Form completed by: _____ (Name/Department)

Return to: El Dorado LAFCO
550 Main Street, Suite E ♦ Placerville, CA 95667

Mike Applegarth
El Dorado County
CAO's Office
330 Fair Lane
Placerville, CA 95667

S:\Projects\OPEN\2014-01 Diamante Estates Reorganization to EID & EDHCWD\2014-01 Comment Request For

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LANDOWNER APPLICATION (\$56000)

DATE: January 14, 2014

FILE NUMBER: 2014-01
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(S): Martin Boone for Omni Financial A CA LLC
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Olga Sciorelli of CTA Engineering and Land Surveying
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 3233 Monier Cir. Rancho Cordova, CA 95742

E-MAIL: osciorelli@ctaes.net TELEPHONE: 916 638-0919

ASSESSOR'S PARCEL NO(s): 126-100-24
If unknown, obtain from El Dorado County Assessor's Office (530) 621-5719.

Type of Project: Annexation Reorganization Detachment SOI Other

AGENCY/DISTRICT: *(List all agencies whose boundaries would be changed by this proposal)*
El Dorado Irrigation District, EL Dorado Hills County Water District


LOCATION: *(Closest major county road intersection or road junctions)*
El Dorado Hills/ Malcolm Dixon Road

PURPOSE: *(Clearly state reason for proposal)*
To provide public water and fire prevention services to the proposed subdivision. The subdivision includes 19 residential lots ranging in size of 5 ac to 9.9 ac and one 2.2 open space lot, totaling 113.1 acres .

ACRES: 113.1 acres

The following persons *(not to exceed three)* are designated as chief petitioners to receive copies of the Notice of Hearing and the Executive Officer's Report on this proposal at the addresses shown:

Name	Address	City, Zip
Martin Boone	1260 41st Avenue, Suite O	Capitola, CA 95010
Olga Sciorelli	3233 Monier Circle	Rancho Cordova, CA 95742

Must be signed by a Representative of, or Petitioner, named above: 

FEES

(See Attached Fee Schedule)

One-Half of the LAFCO fee is due with these forms.
This portion of the fee is non-refundable. Remaining fees and application materials will be required after the property tax negotiations are complete.

RECEIVED

JAN 16 2014

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PROJECT INFORMATION FORM

Name: Diamante Estates Date: 11/15/2013

APN(s): 126-100-24

Land Use

Describe the present land uses in the proposal area:

Vacant Residential Area

Describe the future land uses in the proposal area:

The proposed subdivision will include 19 residential lots ranging in size of 5 ac to 9.9 ac and one 2.2 ac open space lot, totaling 113.1 acres

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, 404 permit, etc.):

Approved Tentative Map (TM06-1421 9/24/2009)

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

(North)	<u>LDR RE5PD</u>
(South)	<u>HDR R1A</u>
(East)	<u>LDR RE5</u>
(West)	<u>LDR RE5</u>



City Annexations Only

What is the approved pre-zoning which will become effective upon annexation?

Does the proposed use conform to this zoning? Yes _____ No _____

Environmental Review (CEQA)

Who is/was the lead agency for this project? El Dorado County

Lead agency Project Planner or contact person Gina Paulini

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

If yes, attach a copy.

If no, explain:

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

Exemption Class	_____
Negative Declaration	_____
Mitigated Neg. Dec.	<u>MND</u>
Supplemental EIR	_____
EIR	_____

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

Boundaries

Is the project area contiguous to the district or city? Yes _____ No x

Is the project area within the necessary Spheres of Influence? Yes x 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?

The proposed boundaries follow the project boundaries. No other areas are 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:

Population

What is the approximate current population of the proposal area? ⁰ _____

How many registered voters reside in the proposal area? ⁰ _____

What is the projected future population of the proposal area? ⁵⁷ _____

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

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:

El Dorado County
El Dorado County Sheriff

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

Public Water Service
Fire Protection

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

3 years

Please explain why this proposal is necessary at this time:

The annexation will be required in order to provide public water and fire protection services for the proposed project.

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.*):

According to the latest FIL issued by EID, the district has sufficient capacity to serve the project. Access roads will be constructed as part of the subdivision.

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

The proposed improvements will be financed by the project proponent.

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

Private wells are not feasible due to the project description and Fire Department requirements. Denial of the annexation into the districts would constitute unequal rights to develop property from those located across Malcolm Dixon Road.

Will the proposal area be included within any special zone or division?
Not known at this time.

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No

If yes, please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness?
Not known at this time.

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.)

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency? Yes _____ No

If yes, explain:

Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.

Other

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

None at this time.

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

Please attach any other comments or justifications regarding this proposal.

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

Name: Olga Sciorelli

Address: 3233 Monier Circle,
Rancho Cordova, CA 95742

Phone: (916) 638-0919

CERTIFICATION

I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.



 Signature

1/14/14

 Date



LEGEND

- DIMENSION POINT
- ◆ FOUND MONUMENT AS NOTED
- PROJECT BOUNDARY
- EL DORADO IRRIGATION DISTRICT BOUNDARY (EXISTING)
- - - - EL DORADO HILLS CWD FPD (EXISTING)
- P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 25 OF SURVEYS, PAGE 30 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

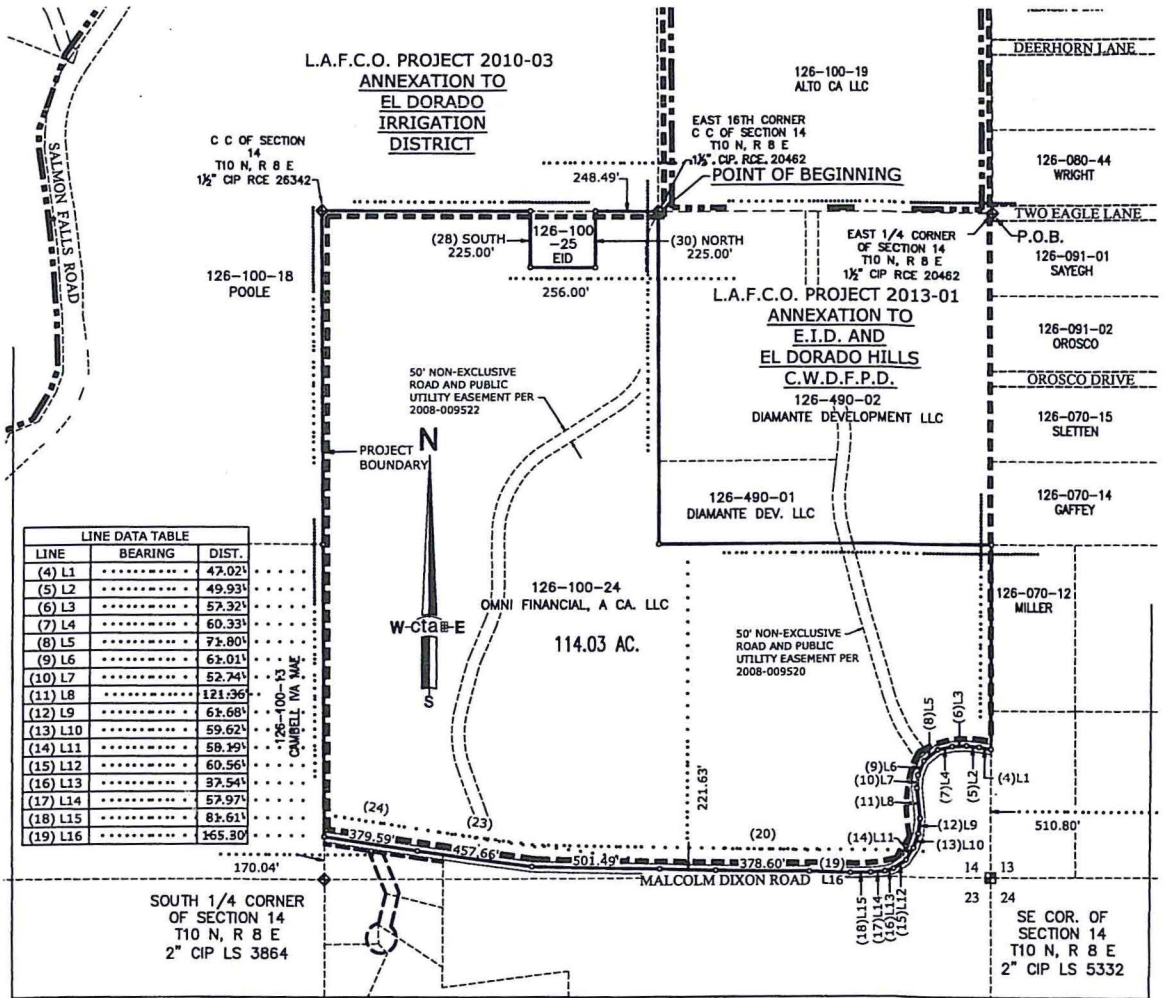
**BOUNDARY MAP
L.A.F.C.O. PROJECT 2013-
ANNEXATION TO
EL DORADO IRRIGATION DISTRICT
EL DORADO HILLS COUNTY WATER DISTRICT**

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14,
TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"=300' SHEET 1 OF 1 NOVEMBER, 2013

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DIST.
(4) L1	47.02'
(5) L2	49.93'
(6) L3	57.32'
(7) L4	60.33'
(8) L5	73.80'
(9) L6	62.01'
(10) L7	52.74'
(11) L8	121.36'
(12) L9	61.68'
(13) L10	59.62'
(14) L11	58.19'
(15) L12	60.56'
(16) L13	37.54'
(17) L14	57.97'
(18) L15	82.61'
(19) L16	165.30'

SURVEYOR'S STATEMENT

THIS EXHIBIT WAS PREPARED IN MARCH, 2013 AND IS FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

KEVIN A. HEDNEY, P.L.S. 5914

DATE

COUNTY SURVEYOR'S STATEMENT

THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION,
THE EL DORADO COUNTY RECORDERS OFFICE AND CONFORMS TO THE LINES OF ASSESSMENT.

DATED: _____

RICHARD L. BRNER, P.L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO

BY: PHILIP R. MOSSBACHER, P.L.S. 7189
ASSOCIATE LAND SURVEYOR
COUNTY OF EL DORADO

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
EL DORADO COUNTY CA 95667

DATE: _____

ATTEST: _____
EXECUTIVE OFFICER

