

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

EL DORADO COUNTY
C.A.O.
2014 FEB -7 AM 11:10

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, Chief Administrator's Office [El Dorado County CSA 7, 9, 9 Zone 17, 10 and 10 Zone H], El Dorado County Water Agency, El Dorado County Office of Education, El Dorado County Resource Conservation District, Los Rios Community College, Buckeye Union School District, El Dorado Union High School District, El Dorado County Fire Protection District, El Dorado County Sheriff's Department, El Dorado County Emergency Services Authority)

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: Shingle Springs Montessori School Annexation to the El Dorado Irrigation District; LAFCO Project No. 2014-02

Annexation of one parcel, APN 319-220-57 (10.0 acres), into the El Dorado Irrigation District.

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

S:\Projects\OPEN\2014-02 Shingle Springs Montessori School Annexation to EID\2014-02 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

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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: Shingle Springs Montessori School Annexation to the El Dorado Irrigation District; LAFCO Project No. 2014-02
Applicant/Petitioners: California Montessori Project
APN(s): 319-220-57
Acres: 10
Location: The parcel is located in the Shingle Springs area, on the north side of Buckeye Road, approximately 800 feet east of Shingle Springs Road.
Project Description: Annexation of one parcel, APN 319-220-57 (10.0 acres), into the El Dorado Irrigation District.
Purpose: To obtain water and wastewater services to support a 350-student, K-8 Charter School Facility for the California Montessori Project.
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\2014-02 Shingle Springs Montessori School Annexation to EID\2014-02 Comment Request For

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LANDOWNER APPLICATION (\$56000)

DATE: 01-07-14

FILE NUMBER: 2014-02
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(S): California Montessori Project
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Gary Bowman
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 5330A Gibbons Drive, Carmichael, CA 95608

E-MAIL: gbowman@cacmp.org TELEPHONE: 916-971-2432

ASSESSOR'S PARCEL NO(S): 319-220-57
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

LOCATION: *(Closest major county road intersection or road junctions)*
Buckeye Road and Mother Lode Drive

PURPOSE: *(Clearly state reason for proposal)*
To be annexed to El Dorado Irrigation District for water and sewer services.

ACRES: 10.00

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
Gary Bowman	5330A Gibbons Drive	Carmichael, CA 95608
Phil Hendrix	P.O. Box 5819	Marysville, CA 95901

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

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.



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PROJECT INFORMATION FORM

Name: Shingle Springs Montessori School **Date:** 01-07-14
APN(s): 319-220-57

Land Use

Describe the present land uses in the proposal area:

The 10 acres proposed to be annexed is currently covered by grasses and tress with some brush and is used for cattle grazing.

Describe the future land uses in the proposal area:

A new charter school will be located on approximately 10 acres of land.

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.*):

The proposed use is consistent with the current zoning. State permit required for on-site construction and County permit required for all off-site improvements.

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

(North)	<u>Open space and rural residential development</u>
(South)	<u>Buckeye Road and rural residential development</u>
(East)	<u>Open space and rural residential development</u>
(West)	<u>Existing Montessori School site</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

Current RE-5 Proposed RE-5

Environmental Review (CEQA)

Who is/was the lead agency for this project? ~~El Dorado County~~ CALIFORNIA WATERBURY PROJECT ^{AT}

Lead agency Project Planner or contact person GARY BOWMAN ^{AT}

Has the lead agency certified/approved the environmental document? Yes 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. _____
- 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

Is the project area within the necessary Spheres 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?

The California Montessori Project has purchased 10 acres of the overall 23 acres in former parcel 090-220-26 now 090-220-66 to construct the charter school. This 10 acres was merged with the 5.198 acres of parcel 319-220-49 through a boundary line adjustment/record of survey. Because of being in separate tax areas, parcel 319-220-49 will still have it's own parcel number.

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? None

How many registered voters reside in the proposal area? None

What is the projected future population of the proposal area? School, no permanent residents

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 currently provides road maintenance to the frontage on Buckeye Road and El Dorado County Fire provides the fire protection.

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

An 8 inch water main will be extended in Buckeye Road and connect to the water main located on Mother Lode Drive. Sewer and water services will be extended on-site. ALL on-site utilities will be private.

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

Summer 2014

Please explain why this proposal is necessary at this time:

Project area will need to be annexed to EID so school can get service from EID.

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.*):

Sewer will be extended to the site from the main trunk line located in Buckeye Road. Water will need to be extended from west of project area in Buckeye Road to the main located on Mother Lode Drive. Domestic and fire water will be extended off of this new main to the project area.

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

The on and off-site improvements will be privately funded with some help from state funding (OPSC).

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

Alternatives to the proposed services would be drilling a well and providing a septic system. Based on soil type, a septic system with leach lines for a project of this size would not be ideal. Fire protection would require a large water tank and pump to supply sufficient water flow. This would become very costly.

Will the proposal area be included within any special zone or division?
No

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

If yes, please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness?
No

Will the proposal territory be liable for payment of its share of existing indebtedness? Yes X No u

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 x

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

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: Anthony Tassano
Address: 1117 Windfield Way, SUite 110
El Dorado Hills, CA 95762
Phone: 916-985-1870

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

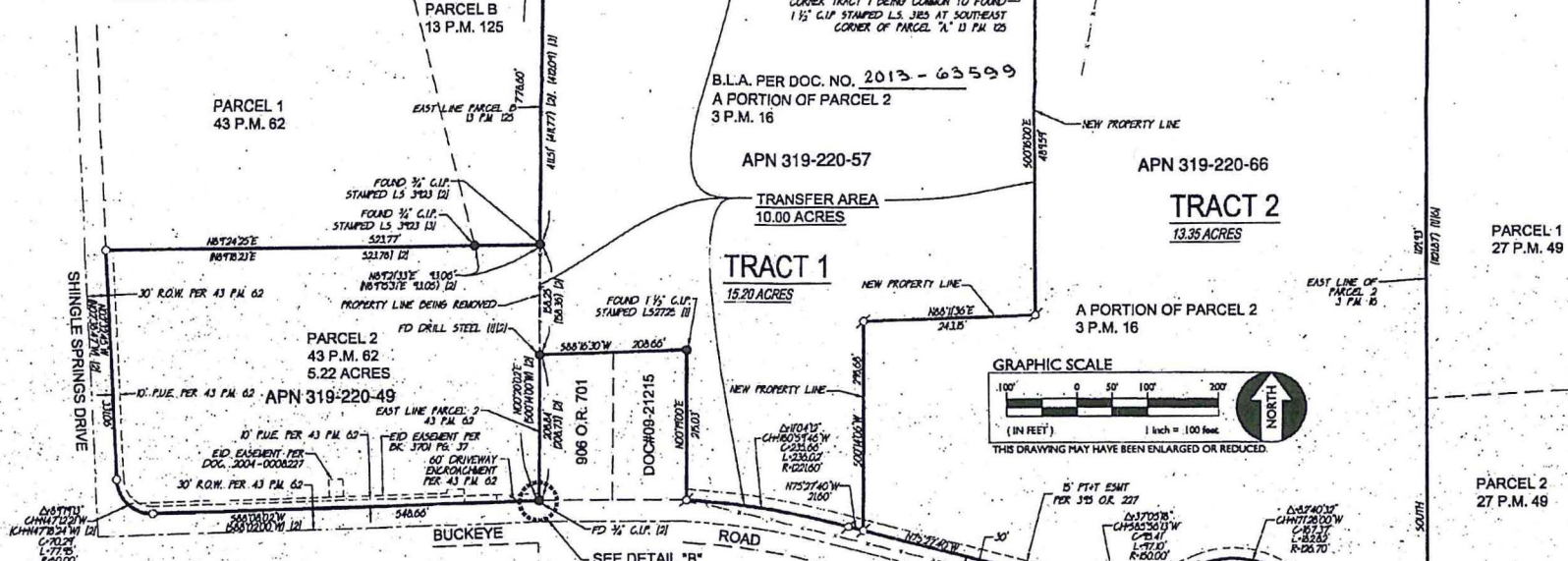
1/17/14
Date



33/147A

RECORD OF SURVEY

OF A PORTION OF THE NORTH WEST 1/4 OF SECTION 5,
T.9 N., R.10 E., M.D.M.
BEING PARCEL 2 OF 3 P.M. 16 AND PARCEL 2 OF 43 P.M. 62
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER 2013 SCALE: 1"=100'
WARREN LAND SURVEYING
SHEET 2 OF 2



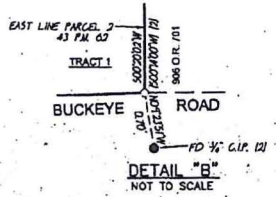
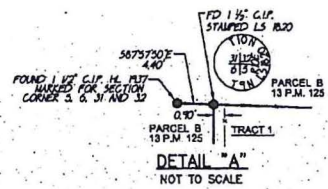
BASIS OF BEARINGS
IDENTICAL TO 3 P.M. 15 AND IS TRUE NORTH

REFERENCES

- III 3 P.M. 15
- IV 43 P.M. 62
- VI 13 P.M. 125
- VII H MAPS 67
- VIII 9 P.M. 79
- IX 27 P.M. 49

LEGEND:

- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- SET 3/8" REBAR W/ PLASTIC CAP STAMPED RCE 28362
- FENCE
- ROAD CENTERLINE
- C.L. CENTER LINE
- C.I.P. CAPTED IRON PIPE
- C.L.P. CHAIN LINK FENCE
- FD FOUND
- O.I.P. OPEN IRON PIPE
- P.C. PROPERTY CORNER



33/147A

33/147A

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