

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

13 APR 22 AM 11:27

MEMO

DATE: April 18, 2013

TO: Affected Agencies, Interested Agencies, and Departments

(El Dorado County Planning Department, 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)

FROM: José C. Henríquez, LAFCO Executive Officer 

SUBJECT: Malcolm Dixon Road Estates Reorganization to the El Dorado Irrigation District (EID) and El Dorado Hills County Water District (EDH Fire); LAFCO Project No. 2013-01

1465 Malcolm Dixon Rd.

Annexation of one parcel, APN 126-100-23 (40.07 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\2013-01 Malcolm Dixon Estates Reorganization\2013-01 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 Mattson

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

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

STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst
Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

13-0719 E 1 of 10

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COMMENT REQUEST

April 18, 2013

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 May 18, 2013.

Project Name: Malcolm Dixon Road Estates Reorganization to the El Dorado Irrigation District (EID) and El Dorado Hills County Water District (EDH Fire); LAFCO Project No. 2013-01

Applicant/Petitioners: Christopher LaBarbera

APN(s): 126-100-23

Acres: 40.07

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

Project Description: Annexation of one parcel, APN 126-100-23 (40.07 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 8-lot residential subdivision.

Estimated Date of LAFCO Hearing: December 2013

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: _____

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LANDOWNER APPLICATION (\$56000)

DATE: 4/1/13

FILE NUMBER: _____
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(S): Christopher LaBarbera (clabarbera12@yahoo.com)
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: 3233 Monier Circle Rancho Cordova, CA 95742

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

ASSESSOR'S PARCEL NO(s): 126-100-23
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 (EID)
El Dorado Hills County Water Agency (Fire District)

LOCATION: *(Closest major county road intersection or road junctions)*

El Dorado Hills, Malcolm Dixon Road

PURPOSE: *(Clearly state reason for proposal)*

Provide Public Water service to the proposed residential subdivision (8 lots)
Provide fire suppression for proposed subdivision (8 lots).

ACRES: 40

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
Chris LaBarbera	873 Blossom Hill Road	San Jose, CA 95123
Olga Sciorelli	3233 Monier Cir.	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.



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PROJECT INFORMATION FORM

Name: Malcolm Dixon Road Estates Date: 3/5/2013

APN(s): 126-100-23

Land Use

Describe the present land uses in the proposal area:

The proposal area land use designation is LDR. It is currently partially developed with one (E) home on 40 ac.

Describe the future land uses in the proposal area:

8-Lot residential subdivision

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.):

Revised TM 05-1401-R was approved by EDC Planning Commission on January 10, 2013

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

(North) LDR RE5-PD / vacant

(South) LDR RE5 / vacant

(East) LDR RE5 / developed

(West) LDR RE5 / vacant



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 Lillian MacLeod

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 x _____
- 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 _____ x No _____

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?

Selected boundaries follow the proposed project boundary. No additional areas were included into this proposal.

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? ² _____

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

What is the projected future population of the proposal area? ²⁸ _____

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

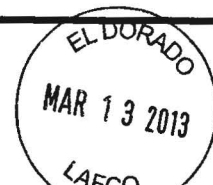
Agriculture and Open Space

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 Hills Fire Department~~

El Dorado County Sheriff

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

Public water

Fire prevention services

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

3-5 years

Please explain why this proposal is necessary at this time:

Annexation into EID is required as a condition of approval for the project.

Annexation into FIRE DEPARTMENT IS REQUIRED AS A
CONDITION OF APPROVAL.

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 EID November 2, 2009 Facility Improvement Letter the district has a sufficient capacity to serve the project. Water line extension and construction of a pressure boosting station to provide adequate fire flow required by the fire district. On- and off-site road improvements will be required as well.

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 would be a feasible alternative for the project based on Land Use and the existing well production rate (on lot 8). It is expected that the cost of private wells would be substantially less than installation of the public water improvement. Adequacy of the service is not know since the wells do not exist. The project is conditioned to provide public water service.



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

The project is a part of proposed multi-project area of benefit for construction of required road improvements.

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 to our knowledge

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:

Please include copies of any development agreements, pre-annex ation 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: CTA Engineering & Surveying
3233 Monier Cir., 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

↓ 3/17/13

Date



LEGEND

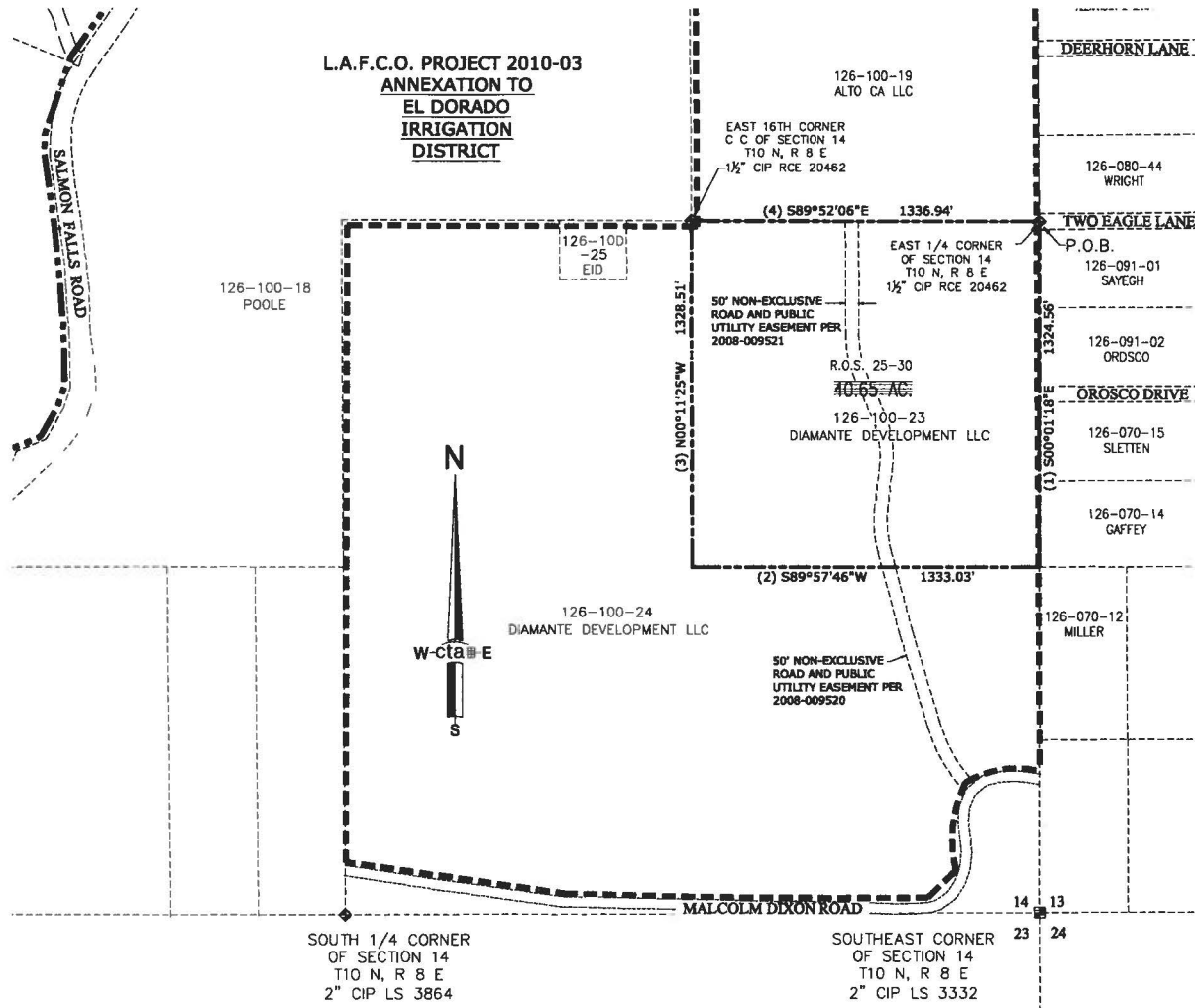
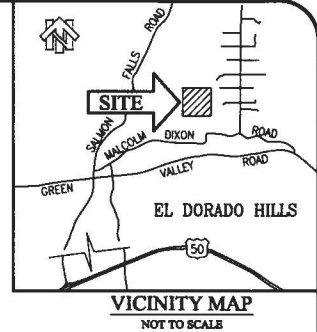
- DIMENSION POINT
- ◆ FOUND MONUMENT AS NOTED
- PROJECT BOUNDARY
- - - EL DORADO IRRIGATION DISTRICT BOUNDARY (EXISTING)
- - - EL DORADO HILLS CWD FPO (EXISTING)
- P.O.B. POINT OF BEGINNING

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 CWD FIRE PROTECTION DISTRICT
THE NORTHEAST ONE-QUARTER 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 MARCH, 2013

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



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

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
 EL DORADO COUNTY CA 95667

DATE: _____

ATTEST: _____
 EXECUTIVE OFFICER