



M E M O

VIA EMAIL

DATE: April 26, 2022
TO: Sally Zutter, Property Tax Division/Auditor's Office
FROM: Erica Sanchez, LAFCO Interim Executive Officer
SUBJECT: NOTICE OF NEW LAFCO PROJECT
Jonescbo Annexation into the El Dorado County Fire Protection District -
Coloma/Lotus Zone; LAFCO Project No. 2022-01

This letter constitutes notice under Revenue and Taxation Code §99(b). LAFCO is requesting your initiation of the tax revenue re-distribution process. The project map and information forms are attached for your convenience.

The proposal is subject to Section 99.01 of the Revenue and Taxation Code. Project notice has also been given to the Assessor's office and their report will be due to you by **May 26, 2022** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **June 10, 2022** (Revenue and Taxation Code §99(b)(3)).

The LAFCO proposal will alter the service area and/or boundary for the following Subject Agency:
El Dorado County Fire Protection District – Coloma/Lotus Zone

Project Description: Annexation of APN 105-190-042 (54.92 acres), into the El Dorado County Fire Protection District (EDCFPD) - Coloma/Lotus Zone.

Other affected agencies involved in this proposal are as follows:

County Service Areas 7, 9, 9 Zone 19-Gold Hill Recreation, 10 and 10 Zone H-Library; El Dorado County Office of Education, El Dorado County Resource Conservation District, El Dorado County Sheriff's Department, El Dorado County Water Agency, El Dorado Irrigation District, El Dorado Union High School District, Gold Trail Union School District, Los Rios Community College; and El Dorado Irrigation District

Please notify me as soon as possible if any other agencies may be affected by this proposal.

Attachments: Project Description and Map
Project Information Forms

Cc: Don Ashton, CAO

S:\Projects\OPEN\2022-01 Jonescbo Annexation to EDCFPD\AB-8 Notifications\2022-01 Auditor Notice Memo (AB 8).docx

COMMISSIONERS
Public Member: Michael Powell • Alternate Public Member: Bill Wilde
City Members: Cody Bass, Jackie Neau • Alternate City Member: Patricia "Patty" Borelli
County Members: John Hidahl, George Turnboo • Alternate County Member: Wendy Thomas
Special District Members: Brian Veerkamp, Timothy J. White • Alternate Special District Member: Michael Saunders
STAFF
Erica Sanchez, Interim Executive Officer • Shiva Frentzen, Assistant Policy Analyst • Kelly Witt, Administrative Assistant
Malathy Subramanian, Commission Counsel



LOCAL AGENCY FORMATION COMMISSION
 550 Main Street, Suite E. Placerville, CA 95667
 (530) 295-2707 · lafco@edlafco.us · www.edlafco.us

LANDOWNER APPLICATION (\$56000)

DATE: 4/13/2022 PROJECT NAME: W6
 PROJECT NUMBER: 2022-01
LAFCO will assign a project name & number

GENERAL INFORMATION

PETITIONER(s): Jomesco Family Trust
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: D/A = Thomas R. Van Noord
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 3350 Country Club Dr #202 Camden Park CA 95682

E-MAIL: tom@tvnlaw.com TELEPHONE: 530-306-5611

ASSESSOR'S PARCEL NO(s): 105-190-042
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)
EDCFPD

LOCATION: (Closest major county road intersection or road junctions)
Thompson Hill and Lotus Road

PURPOSE: (Clearly state reason for proposal)

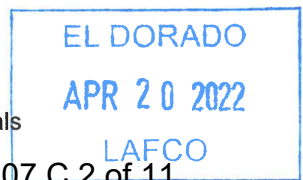
ACRES: 54 AC.

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
<u>Thomas Van Noord</u> <u>(Designated agent)</u>	<u>3350 Country Club Dr #202</u>	<u>Camden Park 95682</u>

Must be signed by a Representative of, or Petitioner, named above: M Van Noord (Trustee)

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.





LOCAL AGENCY FORMATION COMMISSION
 550 Main Street, Suite E. Placerville, CA 95667
 (530) 295-2707 · lafco@edlafco.us · www.edlafco.us

Project Name:	Jomescho Annexation into El Dorado County Fire Protection District – Coloma/ Lotus Zone
Project Number:	LAFCO Project No. 2022-01

PROJECT INFORMATION FORM

Name: Jomescho Family Trust Date: 4/13/2022
 APN(s): 105-190-042

Land Use

Describe the present land uses in the proposal area:

Residential

Describe the future land uses in the proposal area:

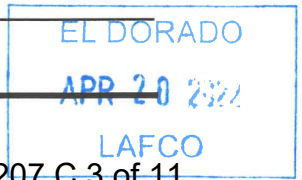
Residential

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.):

pending parcel map

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

(North) RL 10
 (South) RL 10
 (East) RL 10
 (West) RL 10



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 Planning Dept.

Lead agency Project Planner or contact person

Matthew Aselage

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

I believe has been approved by Staff.

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:

Matthew Aselage

Staff
document appear to be

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?

1. Parcel map boundaries.
2. No.

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? 4 parcels w/ houses

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:

~~0~~
(PGE)

EDCFPD provides services although not w/ their district boundaries.

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

El Dorado County Fire P.D.

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

unknown / immediately (already serve)

Please explain why this proposal is necessary at this time:

CAFCO requested that application be made so parcels would be taxed the fire tax fees.

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.):

None known

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

Standard County fire fee per parcel

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

No annexation = same services but no fee.

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

Unknown / I don't think so.

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?

Unknown

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial _____

I don't understand.

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:

N/A
Unknown indebtedness

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-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.

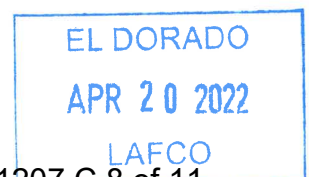
Name: Thomas VAN BLOOD - Designated Agent
Address: 3350 Country Club Dr #202
Landon Park CA 95682
Phone: 530-306-5611

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.

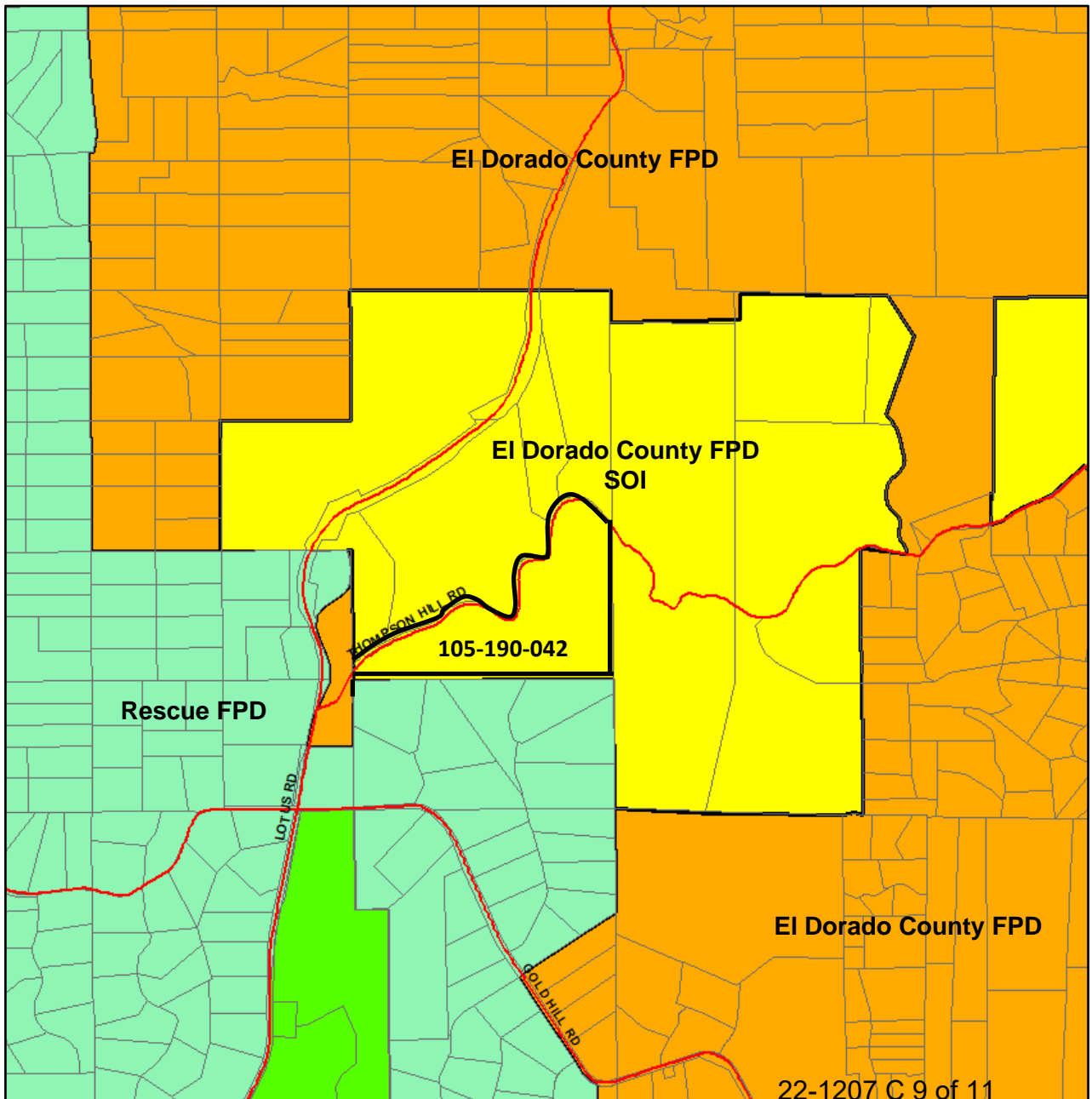

Signature

4/13/2022
Date



**Jomesco Annexation into the El Dorado County Fire Protection District; LAFCO
Project No. 2022-01**

The landowners of APN 105-190-042 are requesting annexation into the El Dorado County Fire Protection District (EDCFPD) – Coloma / Lotus Zone to obtain fire protection and emergency medical services. Annexation is a condition of approval for Tentative Parcel Map P21-0004, which proposes to subdivide the 54.92-acre parcel into four parcels ranging from 10.06 acres to 20.29 acres. The property is currently undeveloped, no new on-site improvements or residential developments are proposed at this time. The property is located on the south side of Thompson Hill Road, 200-feet east of the intersection with Lotus Road, in the Gold Hill area. The subject parcel is part of a larger 600-acre island within EDCFPD's sphere of influence; annexation will reduce the size of the island by approximately 55 acres.



EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

LANDOWNER PETITION VERIFICATION BY ASSESSOR (Section 56706 et seq.)

LAFCO PROJECT NO. 2022-01
Jomescho Annexation into the El Dorado County Fire Protection District - Coloma/Lotus Zone

APN(s): 105-190-042

Minimum Signature Requirements

Cities: 5% of the landowners owning land within the territory proposed for annexation, who own not less than 5% of the assessed value of the land within the territory (§56767)

OR

Districts: 25% of the landowners owning land within the territory proposed for annexation, who own not less than 25% of the assessed value of the land within the territory (§56864)

Signatures without dates are not valid.

Please Complete ALL Shaded Areas

Date of First Signature:	4/17/2022
Date of Last Signature:	4/17/2022
Date Submitted to LAFCO:	4/20/2022
Number of Landowners in Territory:	1
Total Assessed Value of Land in Territory:	246,069
Total Number of Landowners (<i>Verified Signers</i>):	1
Total Land Value Owned by Verified Signers:	246,069
Percent of Land Value:	100%

Signed: Karen Hyder for Karl Weiland 5-25-22
Assessor Date

Please return to LAFCO
550 Main Street, Suite E
Placerville, CA 95667

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

Assessor's Report

Return to
Property Tax Division of the Auditor's Office & LAFCO

Please review the parcel list for LAFCO Project No. 2022-01 and complete with information for the current fiscal year.

1. List the tax rate and acres for each parcel, assessed value for land only, total assessed value, and net assessed value.
2. Identify any parcels which will be split by the proposal and note them in the comment section. Assign assessed values allocable to the resultant sub-divided parcels proposed for the current fiscal year.

All information and values are for the current fiscal year of 2021

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
105-190-042	072-054	54.92	246,069	246,069	-0-	246,069	
Sub-Totals		54.92	246,069	246,069	-0-	246,069	

Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels.

Please identify any administrative parcels or islands near the vicinity of the proposal.

APN	TRA	Size/Acres	Land Value	Imp. Value	Total	Comment

Check this box only if the total net amount of property taxes for the subject territory(ies) affected by this proposal do not exceed the limits specified in Revenue & Taxation Code §155.20(b).

Completed By Karen Hyder

Date ^{5/4/22} 5-25-22

Cc: Sally Zutter