

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION


550 Main Street Suite E • Placerville, CA 95667
(530) 295-2707 • lafco@edlafco.us • www.edlafco.us

MEMO

VIA EMAIL

DATE: June 22, 2018

TO: Sally Zutter, Property Tax Division/Auditor's Office

FROM: José C. Henríquez, LAFCO Executive Officer 

SUBJECT: NOTICE OF NEW LAFCO PROJECT
Eells Ranch Rd. Annexation to the Garden Valley Fire Protection District
LAFCO Project No. 2018-03

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 **July 22, 2018** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **August 6, 2018** (Revenue and Taxation Code §99(b)(1)(B)(3)).

The LAFCO proposal will alter the service area and/or boundary for the following Subject Agency: Garden Valley Fire Protection District

Project Description: Annexation of four parcels, APNs 062-111-51, 062-111-52, 062-111-53 and 062-111-54 (40.64 acres), into the Garden Valley Fire Protection District (GVFPD).

Other affected agencies involved in this proposal are as follows:

County Service Areas 7, 9, 10 and 10 Zone H; El Dorado County Water Agency, El Dorado County Office of Education, Georgetown Divide Resource Conservation District, Los Rios Community College, Black Oak Mine Unified School District, Georgetown Divide Recreation District, Georgetown Divide Public Utility District, El Dorado County Sheriff's Department; and El Dorado Irrigation District

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

Attachments: Map
Project Information Forms

Cc: Don Ashton, CAO

S:\Projects\OPEN\2018-03 Eells Ranch Annexation to GVFPD\2018-03 Auditor Notice Memo (AB 8).docx

COMMISSIONERS

Public Member: Michael Powell • Alternate Public Member: Dyana Anderly
City Members: Mark Acuna, Brooke Laine • Alternate City Member: John Clerici
County Members: Shiva Frentzen, Brian Veerkamp • Alternate County Member: Michael Ranalli
Special District Members: Ken Humphreys, Tim Palmer • Alternate Special District Member: Holly Morrison

STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst
Denise Tebaldi, Interim Commission Clerk • Kara K. Ueda, Commission Counsel

18-1221 C 1 of 9

EL DORADO LAFCO

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: 4/12/2018

PROJECT NAME: Eells Ranch Rd Annexation to GVFPD

PROJECT NUMBER: 2018-03

LAFCO will assign a project name & number

GENERAL INFORMATION

PETITIONER(s): Jennifer Boyd

Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Jennifer Boyd

Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 6840 Eells Ranch Rd Garden Valley CA. 95633

E-MAIL: r5jsboyd@gmail.com

TELEPHONE: 530 409-6131

ASSESSOR'S PARCEL NO(s): 062-111-54-100 - 51 - 52 - 53

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)*

Garden Valley Fire Protection District

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

Bear Creek and Traverse Creek

PURPOSE: *(Clearly state reason for proposal)*

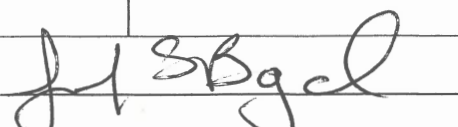
To annex 4 parcels into Garden Valley Fire Protection District for structural fire protection services.

ACRES: 40.636

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
Jennifer Boyd	6840 Eells Ranch RD	Garden Valley CA. 95633

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.



EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667
(530) 295-2707 • lafco@edlafco.us • www.edlafco.us

Project Name: Ellis Ranch rd Annexation to
Garden Valley PPD

Project Number: 2018-03

LAFCO will assign name and number

PROJECT INFORMATION FORM

Name: Jennifer Boyd

Date: 3/12/2018

APN(s): 062-111-54-100, -51, -52, -53

Land Use

Describe the present land uses in the proposal area:

Of the four parcels included in the proposal area, two have 1 single family residences, one has two single family residences and one has no structures.

Describe the future land uses in the proposal area:

Future land use would remain the same with the potential for residential development on the one parcel with no structures.

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.):

No permits are required for the proposed project.

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

(North) Federal lands USDA Forest Service

(South) Federal lands USDA Forest

(East) Federal Lands USDA Forest

(West) Federal Lands USDA Forest Service



City Annexations Only

What is the approved pre-zoning which will become effective upon annexation?
The four parcels will be annexed into the Garden Valley Fire Protection District

Does the proposed use conform to this zoning? Yes N/A No

Environmental Review (CEQA)

Who is/was the lead agency for this project? LAFCO

Lead agency Project Planner or contact person Erica Sanchez

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

If yes, attach a copy.

If no, explain:

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

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

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?

The four parcels are directly adjacent to the existing fire district boundary. The four parcel owners have expressed the need to be included in a fire protection district. There are no additional areas that should be included in 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? 9

How many registered voters reside in the proposal area? 9

What is the projected future population of the proposal area? 11

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:

PG&E, ATT telephone, El Dorado Disposal Service,

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

Garden Valley Fire Protection District for structural fire services.

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

These services will be effective immediately once the proposal is finalized and approved.

Please explain why this proposal is necessary at this time:

The ability to obtain house insurance is becoming a state wide problem to those residence that live in the more rural areas of the state. This problem has impacted all parcel owners in the proposal with letters on non-renewal or very high premiums. Inclusion into a fire district for structural fire protection will assist in finding insurance companies that will provide coverage.

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.*):

There are no improvements or upgrades to infrastructure needed for this proposal to take effect.

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

There are no capital improvements or maintenance needs to implement this proposal.

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

There is no other agency that can provide structural fire protection in our project proposal area.

PROJECT NAME:

PROJECT NO:

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

The proposal area will be included into the Garden Valley Fire Protection District boundary. No special zone or division is included in proposal.

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

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 JBB

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.

PROJECT NAME:

PROJECT NO:

Other

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

That a boundary change occurs that annexes all four described parcels into the Garden Valley Fire Protection District.

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: Jennifer Boyd

Address: 6840 Eells Ranch RD
Garden Valley CA, 95633

Phone: 530 409-6131

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

6/18/18
Date



Eells Ranch Rd. Annexation into the Garden Valley Fire Protection District LAFCO Project No. 2018-03

The landowners of APNs 062-111-51, 062-111-52, 062-111-53, and 062-111-54 (40.64 acres) are requesting annexation into the Garden Valley Fire Protection District (GVFPD) in order to receive structural fire protection services. The parcels are within GVFPD's sphere of influence and are adjacent to the current GVFPD boundaries. The parcels are located off Eells Ranch Road, approximately one mile east of the intersection of Bear Creek Road and Darling Ridge Road, in Garden Valley.

