

# 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


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HUMAN RESOURCES DEPT.

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### MEMO

DATE: June 6, 2013

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

FROM: José C. Henríquez, LAFCO Executive Officer 

SUBJECT: NOTICE OF NEW LAFCO PROJECT  
Porter Annexation to the El Dorado Irrigation District  
LAFCO Project No. 2013-02

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 6, 2013** (Revenue and Taxation Code §99(b)(1)(A)). Your notification of the local agencies will be required by **July 21, 2013** (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: El Dorado Irrigation District

Project Description: Annexation of one parcel, APN 119-020-35 (32.82 acres), into the El Dorado Irrigation District.

Other affected agencies involved in this proposal are as follows:

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, Cameron Park Community Services District, El Dorado Hills Community Services District, El Dorado County Sheriff's Department

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

Attachments: Map  
Project Information Forms

Cc: Terri Daly, CAO

S:\Projects\OPEN\2013-02 Porter Annexation to EID\2013-02 Auditor 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

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### LANDOWNER APPLICATION (\$56000)

DATE: May 21, 2013

FILE NUMBER: \_\_\_\_\_  
*LAFCO will assign a project number*

#### GENERAL INFORMATION

PETITIONER(s): Gregory E Porter

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

CONTACT PERSON: Olga Sciorelli, CTA Engineering and Land Surveying

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

ADDRESS: 1700 Dove Tail Lane El Dorado Hills, CA

E-MAIL: greg@porters.net

TELEPHONE: (916) 677-3200

ASSESSOR'S PARCEL NO(s): 119-020-35

*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)*

South of Marble Valley Road & Beasley Drive in Cameron Park, CA

PURPOSE: *(Clearly state reason for proposal)*

To obtain public water and sewer services for proposed 54-lot residential subdivision

ACRES: 33

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
Gregory Porter	1700 Dove Tail Lane	El Dorado Hills, CA 95762
Olga Sciorelli	3233 Monier Circle	Rancho Cordova, CA 95742

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

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#### FEES

**(See Attached Fee Schedule)**

One-Half of the LAFCO fee is due with these forms.

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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:** Gregory E Porter **Date:** May 21, 2013

**APN(s):** 119-020-35

#### Land Use

Describe the present land uses in the proposal area:

The parcel is currently vacant and has the HDR (high density residential) land use designation in the Community Region.

Describe the future land uses in the proposal area:

Future land use will include a 54-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.):

The proposed use is consistent with present zoning. The Tentative Map and rezone were approved by the El Dorado County Board of Supervisors in ~~March~~ <sup>Feb</sup> of 2009.

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

(North) Undeveloped R20K HDR

(South) Undeveloped MV-TM LDR

(East) Undeveloped RE10 HDR

(West) Undeveloped MV-TM LDR



**City Annexations Only**

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

N/A

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 Roger Trout

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

*If yes, attach a copy.*

*If no, explain:*

See attached MND

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:*



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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 selected annexation boundary follows the proposed project boundary

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? 162

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

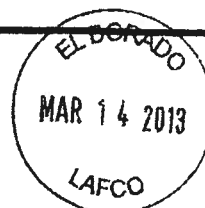
**Agriculture and Open Space**

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



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**Services**

List agencies currently providing service to the project area:

El Dorado County  
El Dorado County Fire Protection District  
El Dorado County Sheriff

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

Public water and sewer services

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

2-3 years

Please explain why this proposal is necessary at this time:

The proposed project is a 54-lot high density residential project that requires public water and sewer service

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.*):

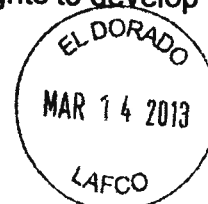
According to the EID Facility Improvement Letter dated March, 2009, EID has a sufficient capacity to serve the project. A new section of Marble Valley Road will be constructed as a part of conditions of approval.

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

Developer will fund the conditioned improvements. The proposed road improvements are subject to the reimbursement through the existing area of benefit. The developer will seek reimbursement for sewer and water improvement through a future EID reimbursement agreements.

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

The private septic and well service is not possible due to the project's land use designation, zoning and lot sizes. EID is the only water and sewer purveyor in the area. Not annexing the property to the district would mean unequal rights to develop from those properties located in the vicinity.



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

Not known at this time. EID was contacted to obtain this information.

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?

Not known at this time. EID was contacted to obtain this information.

Will the proposal territory be liable for payment of its share of existing indebtedness?

Yes \_\_\_\_\_ No  x

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  x  No  x

If yes, explain:

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



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**Other**

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

None

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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.*

*O. Sciorelli*  
Signature

3/12/13  
Date



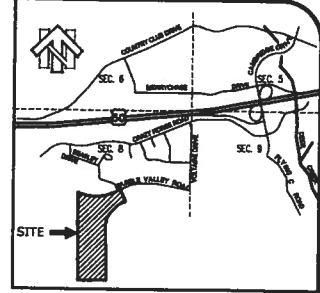
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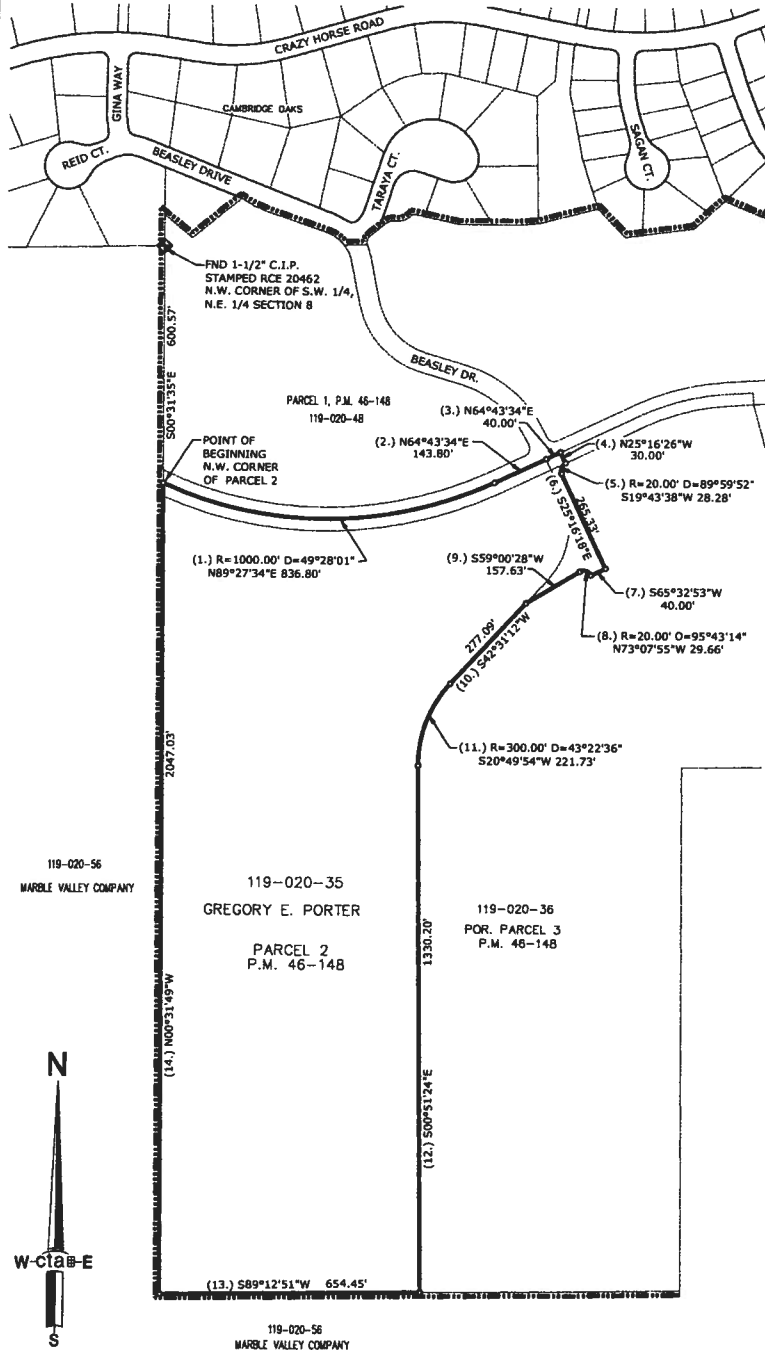
**BOUNDARY MAP**  
**L.A.F.C.O. PROJECT 2013 - 02**

ANNEXATION TO EL DORADO IRRIGATION DISTRICT  
 A PORTION OF NE 1/4 SECTION 8, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 SCALE: 1"=200' SHEET 1 OF 1 SEPTEMBER, 2009



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 148, OFFICIAL RECORDS OF EL DORADO COUNTY.



**LEGEND**

- ◊ DIMENSION POINT
- ◆ FOUND 1/4 SECTION CORNER AS NOTED
- PROJECT BOUNDARY
- ▬ EL DORADO IRRIGATION DISTRICT BOUNDARY (EXISTING)
- P.O.B. POINT OF BEGINNING

**SURVEYOR'S STATEMENT**

THIS EXHIBIT WAS PREPARED IN FEBRUARY, 2013 AND IS FOR ASSESSMENT PURPOSES ONLY. THE 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. HEENEY, 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. BRINER, 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