

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION RECEIVED
550 Main Street Suite E • Placerville, CA 95667
Phone: (530) 295-2707 • Fax: (530) 295-1208
lafco@edlafco.us • www.edlafco.us
RESOURCES DEPT.
13 JUN 10 AM 10:25

MEMO

DATE: June 6, 2013

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, U.S. Bureau of Reclamation, 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, Cameron Park Community Services District, El Dorado Hills Community Services District, El Dorado County Sheriff's Department)

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: Porter Annexation to the El Dorado Irrigation District;
LAFCO Project No. 2013-02

Annexation of one parcel, APN 119-020-35 (32.82 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: Comment Memo
Project Information Forms
Map

Cc: El Dorado Irrigation District

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

June 6, 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 July 6, 2013.

Project Name: Porter Annexation to the El Dorado Irrigation District; LAFCO Project No. 2013-02

Applicant/Petitioners: Gregory Porter

APN(s): 119-020-35

Acres: 32.82

Location: The property is located on south side of Marble Valley Road one mile west of the intersection with Flying C Road, in the Cameron Park area.

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

Purpose: To obtain water and wastewater services to support the development of a proposed 54-lot residential subdivision. The applicant has declined to request annexation into a Community Services District for park and recreation services; however, the property is within the Cameron Park CSD sphere of influence.

Estimated Date of LAFCO Hearing: February 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

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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)

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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: 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~~ ^{Feb} of 2009.

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

(North)	<u>Undeveloped R20K HDR</u>
(South)	<u>Undeveloped MV-TM LDR</u>
(East)	<u>Undeveloped RE10 HDR</u>
(West)	<u>Undeveloped MV-TM LDR</u>



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 x 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. x _____
- 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:



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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

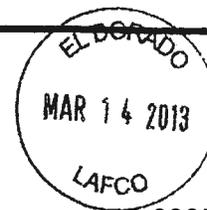
Expiration date _____

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

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

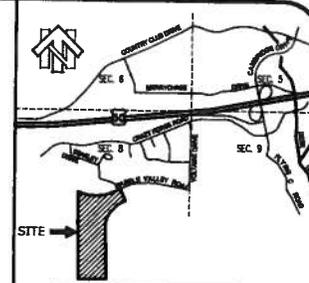


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BOUNDARY MAP
L.A.F.C.O. PROJECT 2013 - 02

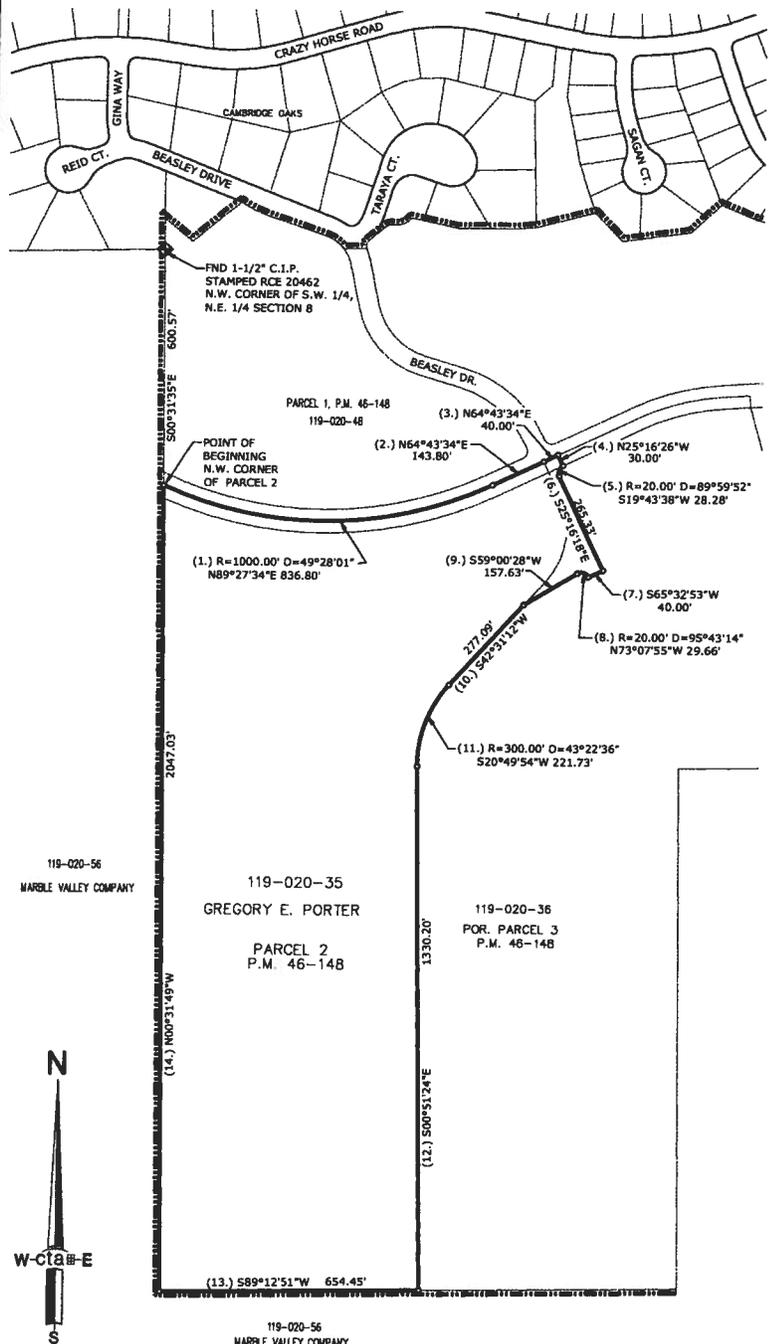
ANNEXATION TO EL DORADO IRRIGATION DISTRICT
 A PORTION OF NE 1/4 SECTION 8, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=200' SHEET 1 OF 1 SEPTEMBER, 2009



VICINITY MAP
NOT TO SCALE

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

