

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

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SAMPLE PROJECT INFORMATION FORM

Name: John Q. Applicant **Date:** 1-1-06
APN(s): 000-00-0000

Land Use

Describe the present land uses in the proposal area: The parcel is currently vacant, agricultural land and without any structures except for an old storage warehouse that is no longer in use.

Describe the future land uses in the proposal area: The old warehouse will be demolished and in its place I plan on building a single family detached home consistent with the current zoning.

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 current zoning. No discretionary permits are required, except perhaps with the Army Corps of Engineers since the path for the water lines may need to cross a dry creek bed.

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

(North) Vacant agricultural land
(South) Across roadway, a subdivision with single family homes
(East) Vacant agricultural land
(West) A subdivision with single family homes

City Annexations Only

What is the approved pre-zoning which will become effective upon annexation? This is not applicable. I'm not annexing to a city.

Does the proposed use conform to this zoning? Yes _____ No _____

Environmental Review (CEQA)

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

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

If yes, attach a copy.

If no, explain: I believe LAFCO will be the lead agency, and because LAFCO has not acted on it yet an environmental review has not been prepared.

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 complete a supplemental environmental questionnaire.

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: I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

Do the proposed boundaries follow parcel lines? Yes X No _____

If not, explain: I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO staff.

Why were the proposed boundaries selected? Are there additional areas that should or should not be included? My parcel was originally much larger, but I sought and obtained a boundary line adjustment last year to split my parcel into a small piece and a larger piece. Because I plan on building a single family detached home on the smaller parcel, I need to be annexed to receive potable water. This is the reason why I'm submitting this application. The larger piece will remain in agricultural use and is not included in this annexation.

Do any of the landowners own additional lands contiguous to the project area? Yes _____ No X

If yes, explain why these parcels are not included: I own the parcel to the north and east.

Population

What is the approximate current population of the proposal area? Currently, none

How many registered voters reside in the proposal area? Currently, none

What is the projected future population of the proposal area? Five, possibly six people

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

Agriculture and Open Space

Is any of the territory under Williamson Act Contract? Yes X No _____

Expiration date November 2006

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes _____ No X

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes X No _____

Services

List agencies currently providing service to the project area: County Service Area 9 provides road maintenance and fire protection and suppression is provided by Springfield FPD. The County Sheriff's Department provides police services. Private water and sewer services (well and septic system)

Describe the services to be extended as a result of this proposal: Municipal water and wastewater lines, parks and recreation services and road maintenance. Springfield FPD and the Sheriff's department will continue to provide fire and public safety services.

Indicate when these services can be feasibly extended to the project area: Municipal water and wastewater lines, parks and recreation services and road maintenance.

Please explain why this proposal is necessary at this time: The parcel where I plan on building the home is now too small to have a private septic system under new environmental regulations. Because a home will be built on that property, the occupants may want to be part of the parks and rec district.

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.): Water and sewer lines will have to be extended from the trunk lines located on the road adjacent to the property. I've been told that a 6" water stub-out also exists nearby, allowing for water lines to be extended from that point into my property.

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations: The road (driveway), water and wastewater improvements will be privately financed.

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: As indicated earlier, a private septic system is not possible. Potable water can be obtained via a new well, but the cost to drill a new one would be more prohibitive than financing new water lines. I would also have to finance tests to ensure the water from this well is sufficiently safe to drink. Not being part of the district would mean that the occupants would pay for higher fees for park and rec services. Not annexing to the district would also mean potentially sub-standard right-of-ways through the property. There will be no change in fire protection or public safety providers as a result of this annexation.

Will the proposal area be included within any special zone or division? According to the district, yes, this property will be part of the "Zone of Benefit #3"

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No X

Please explain: No, if annexed I will be brought in to the existing zone of benefit. According to the district, no new assessments are in the works.

Does any agency whose boundaries are being changed have existing bonded indebtedness?

Yes

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

Yes X No _____

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.) Assessments already adopted by the district

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: If approved, the property would no longer be part of CSA #9

(Note: See El Dorado LAFCO Policies and Guidelines section 2.3, 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: 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.

John Q. Applicant

33956 A Street

Springfield, CA 95555

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

Date