

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667
Phone: (530) 295-2707 • Fax: (530) 295-1208
lafco@edcgov.us / www.edlafco.us

LANDOWNER APPLICATION (\$56000)

DATE: December 15

FILE NUMBER: 2010-01

LAFCO will assign a project number. Please use on all inquires

GENERAL INFORMATION

PETITIONER(s) Joan & Ron Wachter
Property owner(s) making application. (Additional owners with parcel numbers on separate sheet.)

CONTACT PERSON: Joan Wachter
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form).

ADDRESS: 49 Park Road Burlingame CA 94010

E-MAIL: _____ TELEPHONE: (916) 996-0010

ASSESSOR'S PARCEL NO(s): 119-020-48
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.)*
north of Marble Valley Road and south of Voltaire Drive and Crazy Horse Road

PURPOSE: *(Clearly state reason for proposal.)*
to obtain public water and sewer services to the proposed 45-lot residential subdivision

ACREAGE: 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
Joan Wachter	49 Park Road	Burlingame, CA 94010
Olga Sciorelli	3233 Monier Circle	Rancho Cordova, CA 95742

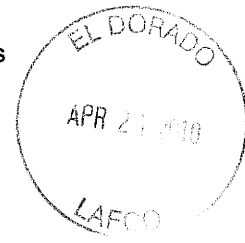
Must be signed by a Representative of, or Petitioner, named above: Joan Wachter
Ronald Wachter

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.



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PROJECT INFORMATION FORM

Name: Joan Wachter **Date:** December 15, 2009

APN(s): 119-020-48

Land Use

Describe the present land uses in the proposal area:

The parcel is currently vacant and has the HDR land use designation in the Community Region.

Describe the future land uses in the proposal area:

Future land use will include a 45-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 on September 25, 2009

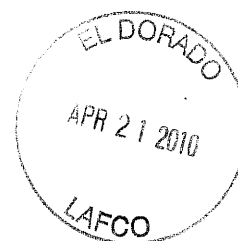
Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

(North) Developed R1 - HDR

(South) Undeveloped R1, RE10 - HDR

(East) Undeveloped MV-TM LDR

(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 x 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.	<u>x</u> _____
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:



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? 135

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

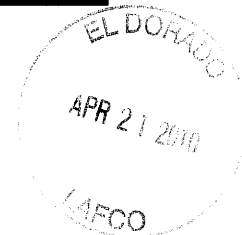
Agriculture and Open Space

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:

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

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

3 years

Please explain why this proposal is necessary at this time:

The proposed project will require public water and sewer services as it is located in a Community Region and has HDR land use designation

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 a recent FIL issued for the project, the District has a sufficient capacity to provide public water and sewer service. A new road will need to be constructed to provide a secondary access to Flying C Road

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

Initially, all proposed improvements will be financed by the project proponent. The proposed road improvements are subject to a reimbursements through the existing area of benefit. The developer will seek reimbursement for sewer and water infrastructure through future EID reimbursement agreement.

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

Private septic and wells are not feasible due to the project's land use designation and density. The EID is the only public water and sewer purveyor in the area. Denial of annexation into the District would constitute unequal rights to develop property from those located in the vicinity.



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 know at this time. EID was contacted to obtain this information

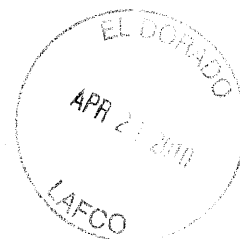
Will the proposal territory be liable for payment of its share of existing indebtedness? Yes _____ No x

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 _____ No x

If yes, explain:

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:

None at this time

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.

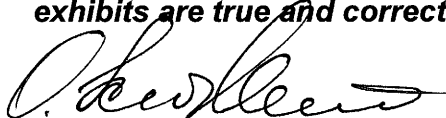
Please attach any other comments or justifications regarding this proposal.

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, P.E.
Address: 3233 Monier Circle
Rancho Cordova CA 95743
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.



Signature

4-5-10

Date

