

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

NOTICE OF INTENT TO FILE PETITION **§56700.4(a)**

Government Code § 56700.4 - (a) Before circulating any petition for change of organization, the proponent shall file with the Executive Officer a notice of intention that shall include the name and mailing address of the proponent and a written statement, not to exceed 500 words in length, setting forth the reasons for the proposal. The notice shall be signed by a representative of the proponent. (b) After the filing required pursuant to subdivision (a), the petition may be circulated for signatures.

NAME: Shingle Springs Montessori School **DATE:** 01-07-14

ASSESSOR'S PARCEL NO(s): 319-220-57

NOTICE IS HEREBY GIVEN OF THE INTENTION TO CIRCULATE A PETITION PROPOSING TO:

Annex parcel 319-220-57 to the El Dorado Irrigation District

THE REASONS FOR THE PROPOSAL ARE:

A new Montessori Charter School is proposed to be constructed on 10 acres. The new apn number for this 10 acres is 319-220-57. This 10 acres was previously a portion of parcel 090-220-26 but has been merged through a record of survey with the 5.198 acres of parcel 319-220-49. Because of the different tax areas, parcel 319-220-49 has it's own (administrative only) apn. The 5.198 acres is currently annexed to EID requiring the newly merged 10 acres to be annexed to EID. Annexation is being requested for this 10 acres so the new school can receive domestic water, fire protection and sewer services from EID. A Facility Improvement Letter has been completed by EID with the proposed requirements for making the water and sewer tie-ins. EID is allowing these connections to be made once the parcel has been annexed to the District.


Gary Bowman
5330A Gibbons Drive
Carmichael, CA 95608



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

LANDOWNER APPLICATION (\$56000)

DATE: 01-07-14

FILE NUMBER: 2014-02
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(s): California Montessori Project
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: 5330A Gibbons Drive, Carmichael, CA 95608

E-MAIL: gbowman@cacmp.org TELEPHONE: 916-971-2432

ASSESSOR'S PARCEL NO(s): 319-220-57
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)*
Buckeye Road and Mother Lode Drive

PURPOSE: *(Clearly state reason for proposal)*
To be annexed to El Dorado Irrigation District for water and sewer services.

ACRES: 10.00

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
Gary Bowman	5330A Gibbons Drive	Carmichael, CA 95608
Phil Hendrix	P.O. Box 5819	Marysville, CA 95901

Must be signed by a Representative of, or Petitioner, named above: *Gary Bowman*

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.





January 30, 2014

CMP Administrative Offices
5330-A Gibbons Dr., Ste.700
Carmichael, CA 95608
(916) 971-2432 phone
(916) 971-2436 fax

American River Campus
6838 Kermit Lane
Fair Oaks, CA 95628
(916) 864-0081 phone
(916) 864-0084 fax

Capitol Campus
2635 Chestnut Hill Drive
Sacramento, CA 95826
(916) 325-0910 phone
(916) 325-0912 fax

Carmichael Campus
5325 Engle Road, Ste 200
Carmichael, CA 95608
(916) 971-2430 phone
(916) 971-2435 fax

Elk Grove @ Bradshaw Campus
9649 Bradshaw Road
Elk Grove, CA 95624
(916) 714-9699 phone
(916) 714-9703 fax

Elk Grove @ EG Blvd Campus
8828 Elk Grove Blvd. Ste 4
Elk Grove, CA 95624
(916) 714-9702 phone
(916) 686-4368 fax

Orangevale Campus
6545 Beech Avenue
Orangevale, CA 95662
(916) 673-9389 phone
(916) 673-9396 fax

Shingle Springs Campus
4645 Buckeye Road
Shingle Springs, CA 95682
(530) 672-3095 phone
(530) 672-3097 fax

Executive Director
Gary Bowman, M.S. Ed.

El Dorado LAFCO
550 Main Street, Suite E
Placerville, CA 95667

RE: Governing Board Authorization to Enter Into Contract

To Whom It May Concern:

On behalf of the California Montessori Project Governing Board, I, as Governing Board President, attest that Executive Director, Gary Bowman, has the authorization to sign any and all documents required to enter into contract with El Dorado LAFCO with regards to the CMP-Shingle Springs campus.

Sincerely,

Robert Henderson
CMP Board Chairperson

The Mission of the California Montessori Project:
To Offer a Quality, Tuition-Free, Montessori Education to Every Student



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

PROJECT INFORMATION FORM

Name: Shingle Springs Montessori School **Date:** 01-07-14

APN(s): 319-220-57

Land Use

Describe the present land uses in the proposal area:

The 10 acres proposed to be annexed is currently covered by grasses and tress with some brush and is used for cattle grazing.

Describe the future land uses in the proposal area:

A new charter school will be located on approximately 10 acres of land.

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 the current zoning. State permit required for on-site construction and County permit required for all off-site improvements.

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

(North)	<u>Open space and rural residential development</u>
(South)	<u>Buckeye Road and rural residential development</u>
(East)	<u>Open space and rural residential development</u>
(West)	<u>Existing Montessori School site</u>



City Annexations Only

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

Does the proposed use conform to this zoning? Yes No

Current RE-5 Proposed RE-5

Environmental Review (CEQA)

Who is/was the lead agency for this project? ~~El Dorado County~~ CALIFORNIA WINEGROW PROJECT ^{AT}

Lead agency Project Planner or contact person GARY BOWMAN ^{AT}

Has the lead agency certified/approved the environmental document? Yes 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.
- 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:

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 California Montessori Project has purchased 10 acres of the overall 23 acres in former parcel 090-220-26 now 090-220-66 to construct the charter school. This 10 acres was merged with the 5.198 acres of parcel 319-220-49 through a boundary line adjustment/record of survey. Because of being in separate tax areas, parcel 319-220-49 will still have it's own parcel number.

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? None

How many registered voters reside in the proposal area? None

What is the projected future population of the proposal area? School, no permanent residents

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 currently provides road maintenance to the frontage on Buckeye Road and El Dorado County Fire provides the fire protection.

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

An 8 inch water main will be extended in Buckeye Road and connect to the water main located on Mother Lode Drive. Sewer and water services will be extended on-site. ALL on-site utilities will be private.

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

Summer 2014

Please explain why this proposal is necessary at this time:

Project area will need to be annexed to EID so school can get service from EID.

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.*):

Sewer will be extended to the site from the main trunk line located in Buckeye Road. Water will need to be extended from west of project area in Buckeye Road to the main located on Mother Lode Drive. Domestic and fire water will be extended off of this new main to the project area.

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

The on and off-site improvements will be privately funded with some help from state funding (OPSC).

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

Alternatives to the proposed services would be drilling a well and providing a septic system. Based on soil type, a septic system with leach lines for a project of this size would not be ideal. Fire protection would require a large water tank and pump to supply sufficient water flow. This would become very costly.

Will the proposal area be included within any special zone or division?
No

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

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

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: Anthony Tassano
Address: 1117 Windfield Way, SUite 110
El Dorado Hills, CA 95762
Phone: 916-985-1870

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

1/17/14
Date

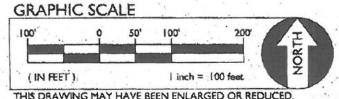
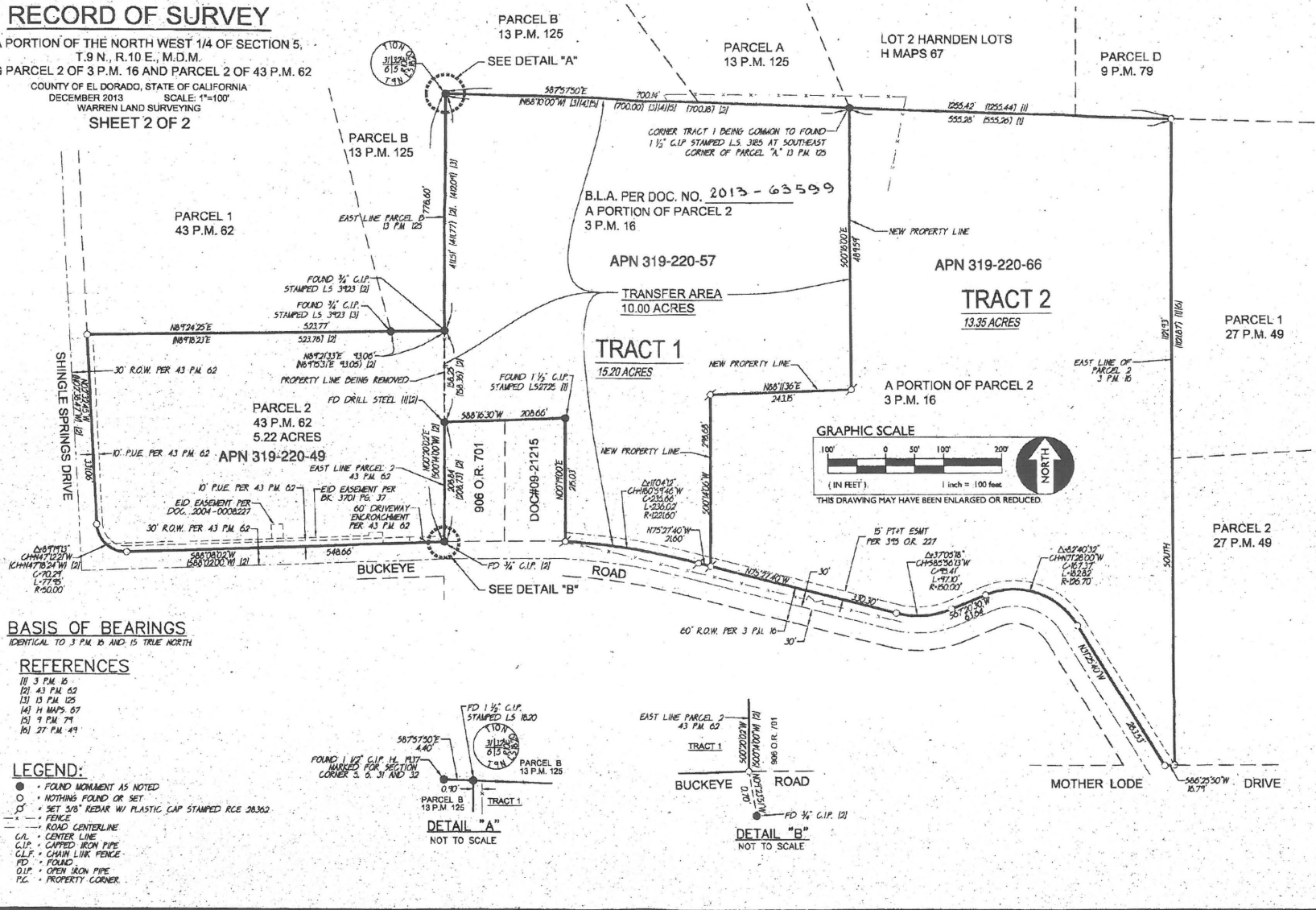


33/147A

33/147A

RECORD OF SURVEY

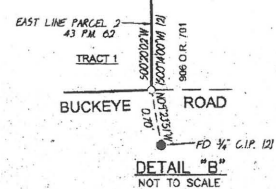
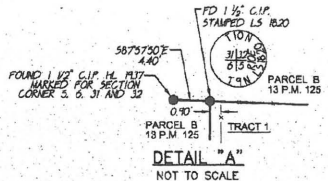
OF A PORTION OF THE NORTH WEST 1/4 OF SECTION 5,
T.9 N., R.10 E., M.D.M.
BEING PARCEL 2 OF 3 P.M. 16 AND PARCEL 2 OF 43 P.M. 62
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER 2013 SCALE: 1"=100'
WARREN LAND SURVEYING
SHEET 2 OF 2



BASIS OF BEARINGS
IDENTICAL TO 3 P.M. 16 AND 15 TRUE NORTH

- REFERENCES**
- 11) 3 P.M. 16
 - 12) 43 P.M. 62
 - 13) 13 P.M. 125
 - 14) H MAPS 67
 - 15) 9 P.M. 79
 - 16) 27 P.M. 49

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - NOTHING FOUND OR SET
 - SET 3/8" REDBARK W/ PLASTIC CAP STAMPED RCE 28362
 - - - FENCE
 - - - ROAD CENTERLINE
 - C.L. CENTER LINE
 - C.I.P. CAPPED IRON PIPE
 - C.L.P. CHAIN LINK FENCE
 - FD FOUND
 - O.I.P. OPEN IRON PIPE
 - P.C. PROPERTY CORNER



33/147A

33/147A