

**EL DORADO LAFCO**

**550 MAIN STREET, SUITE E, PLACERVILLE, CA 95667**

**APPLICATION (\$56700) & INTENT TO FILE PETITION (\$56700.4(a))**

DATE: 2-28-05

FILE NUMBER: 05-06

(LAFCO will assign #: Please use on all inquiries)

**GENERAL INFORMATION**

PETITIONER(S) Rodney & Kathryn Naef

Property Owner(s) making application. (Additional owners with parcels numbers on separate sheet)

ADDRESS: 2041 Kaila Way EDH, CA 95762

e-mail: r-naef@mailshell.com TELEPHONE: 916 933-5231

CONTACT PERSON: Rodney Naef

(If contact person is not property owner, please complete the Agent Designation Form)

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

ASSESSOR'S PARCEL NO(S): 110-430-04

(If unknown, obtain from El Dorado Cnty 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) \_\_\_\_\_

E.I.D.

LOCATION: (Closest major county road intersection or road junctions) Salmon Falls & Kaila Way

PURPOSE: (Clearly state reason for proposal) Need AD3<sup>or</sup> EID water

ACREAGE: 5

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:

Rodney Naef \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Must be signed by a Representative of, or Petitioner named above: [Signature]

**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 material will be required after the property tax negotiations are complete.



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Land Use

Describe the present land uses in the proposal area: 5 Ac. Residential

Describe future land uses in the proposal area: Same

List all related permits and public approvals required for the overall project including county, regional, state and federal agencies. List any entitlement applications which are pending (i.e., zone change, property division, 404 permit, etc.): Ø

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

- (North) \_\_\_\_\_
- (South) \_\_\_\_\_
- (East) \_\_\_\_\_
- (West) \_\_\_\_\_

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

Environmental Review (CEQA)

Who is/was the lead agency for this project? \_\_\_\_\_

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 \_\_\_\_\_

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If LAFCO or EID is the lead agency for this project, please complete a supplemental environmental questionnaire.

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 which should or should not be included? No, we subdivided 50 acres into 5 lots.  
This 5 acre parcel (APN: 110-430-04) is the only parcel outside district.

Do any of the landowners own additional lands contiguous to the project area?

Yes  No

If yes, explain why these parcels are not included: Already part of AD3

Population

What is the approximate current population of the proposal area? Single Fam. Home

How many registered voters reside in the proposal area? 2

What is the projected future population of the proposal area? Same

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? PG&E, EID,  
Telephone

Describe the services to be extended as a result of this proposal: Water (H<sub>2</sub>O)

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

Please explain why this proposal is necessary at this time: Need H<sub>2</sub>O

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.):  
N/A other than new water

Explain how the desired services will be financed, include both capital improvements and ongoing maintenance and operations: Cash

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: I accept no alternatives to H<sub>2</sub>O.  
Petroleum or Liquid soap or lye can't replace H<sub>2</sub>O

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 extended services? ? Ask EID Yes \_\_\_ No \_\_\_  
Please explain: \_\_\_\_\_

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

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

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)  
If other neighboring parcels wish to hook up to the H<sub>2</sub>O line we N/A

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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 \_\_\_

If yes, explain: N/A

(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 which should be included in LAFCO's Resolution of Approval: If you annex parcel 110-430-04 to AD3 I will be very grateful.

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.

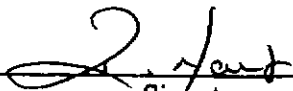
List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Rodney Naef  
Po Box 5541  
EL DORADO HILLS, CA  
95762

Call Rodney @ 916 933-5231 or 530 676-4000

**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

2-28-05  
Date