

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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

### LANDOWNER APPLICATION (\$56000)

DATE: 1-14-09

FILE NUMBER: 2009-01  
LAFCO will assign a project number

#### GENERAL INFORMATION

PETITIONER(s): Clarksville Cemetery Ownership   
*Property owner(s) making application (Additional owners with parcel numbers on separate sheet)*

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

ADDRESS: 13333 Quarter Horse Dr. Grass Valley Ca. 95949

E-MAIL: john@johnrenwick.com TELEPHONE: 530-682-3000

ASSESSOR'S PARCEL NO(s): ( 107-130-08 ) 121-280-05   
*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)*  
US 50 and Whit Rock Rd.

PURPOSE: *(Clearly state reason for proposal)*

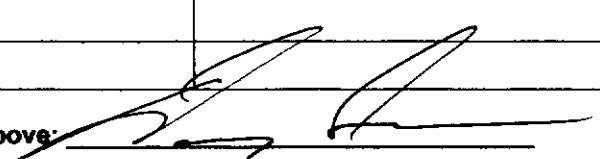
To Create annexation for water and wastewater rights for a proposed Office project that is adjacent to the cemetery property. The cemetery is being annexed simultaneously with the Adjacent Clarksville Professional Business Park as to not create an island within the El Dorado County Irrigation districts boundary. No services are needed on this parcel.

ACRES: 1.8 acres

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
John Renwick	13333 Quarter Horse Dr.	Grass Valley, Ca. 95949

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



#### 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.



# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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

### PROJECT INFORMATION FORM

**Name:** Clarksville Cemetery Ownership      **Date:** 1-14-09  
**APN(s):** 107-130-08

#### Land Use

Describe the present land uses in the proposal area:

Historic Cemetery

Describe the future land uses in the proposal area:

Historic Cemetery

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.):

N/A

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

(North)	<u>Zoning (CG) General Plan (Clarksville Professional Business Park)</u>
(South)	<u>Zoning (CG) General Plan (AP) Land use/Improvements (Undeveloped Town Center East)</u>
(East)	<u>Zoning (CG/R1a) General Plan (AP/C) Land use/Improvements (Lakehills Church)</u>
(West)	<u>Zoning (CG) General Plan (AP) Land use/ Improvements (Undeveloped Portion of Mercedes Benz Dealership Property)</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? Lafco

Has the lead agency certified/approved the environmental document? Yes \_\_\_ No x

*If yes, attach a copy.*

*If no, explain:*

Lafco has not completed an environmental review at this time. No review of this particular property has been completed. this property is being annexed particularly to avoid creating an island when annexing the adjacent property owned by Clarksville Professional Business Park, LLC. No zoning change or development will be done on this particular property.

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:*



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?

This property is being annexed particularly to avoid creating an island when annexing the adjacent property owned by Clarksville Professional Business Park, LLC. No zoning change or development will be done on this particular property.

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 all deceased

What is the projected future population of the proposal area? 0 and any additions will be deceased

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 Irrigation District

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

No services at this time will be provided.

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

Upon completion of the line extension to service the adjacent land of Clarksville Professional Office Park.

Please explain why this proposal is necessary at this time:

To create a complete annexation area without creating an island of non-annexated land.

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.*):

none for this particular parcel

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

N/A

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

N/A

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?

Not to any knowledge of Clarksville Cemetery Ownership

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:

N/A

---

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: John Renwick  
Address: 13333 Quarter Horse Dr.  
Grass Valley Ca. 95949  
Phone: 530-682-3000

**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

