

EL DORADO LAFCO
550 MAIN STREET, SUITE E, PLACERVILLE, CA 95667
APPLICATION (\$56700) & INTENT TO FILE PETITION (\$56700.4(L,,

DATE: May 2, 2005

FILE NUMBER: 05-08

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

GENERAL INFORMATION

PETITIONER(S) Marble Valley Company, LLC, Marble Ridge Property Owners &

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

ADDRESS: See Attached Marble Valley

e-mail: _____ TELEPHONE: Regional Center for
the Arts

CONTACT PERSON: See Attached

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

ADDRESS: See Attached TELEPHONE: _____

ASSESSOR'S PARCEL NO(s): See Attached

(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) _____

El Dorado Irrigation District & El Dorado Hills Community Services District

LOCATION: (Closest major county road intersection or road junctions) _____

Bass Lake Road and U.S. Highway 50

PURPOSE: (Clearly state reason for proposal) Develop approved project and serve
existing parcels.

ACREAGE: 2500±

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:

SEE ATTACHED LIST

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
PROJECT INFORMATION**

Page: 1

Land Use

Describe the present land uses in the proposal area: Rural

Describe future land uses in the proposal area: 398 residential unit project, school, park, and arts center & approximately 20 parcels in Marble Ridge

Total Number of Parcels at Buildout: 425±

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.): Marble Valley has a Development Agreement. Marble Ridge is approximately 20 subdivision parcels.

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

(North)	<u>Highway 50</u>
(South)	<u>Rural</u>
(East)	<u>Rural</u>
(West)	<u>Valley View</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 ___

Environmental Review (CEQA)

Who is/was the lead agency for this project? El Dorado County for Marble Valley.

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

If yes, attach a copy See attached Notes of Determination.

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 _____

**EL DORADO LAFCO
PROJECT INFORMATION**

Page: 2

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 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? _____ To coincide with property lines. _____

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? _____ 50+ _____

How many registered voters reside in the proposal area? _____ 50+ _____

What is the projected future population of the proposal area? _____ 1-100+ _____

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? Unknown Yes No

EL DORADO LAFCO
PROJECT INFORMATION

Page: 3

Services

List agencies currently providing service to the project area? El Dorado Hills County Water District and El Dorado County Fire

Describe the services to be extended as a result of this proposal: sewer, water, recycled water and parks and recreation

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

Please explain why this proposal is necessary at this time: Marble Valley is ready to develop and extend water service to Marble Ridge.

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.): See attached Facilities Improvement Letter from the El Dorado Irrigation District.

Explain how the desired services will be financed, include both capital improvements and ongoing maintenance and operations: Owner financing, existing fee programs, and assessment districts.

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: None

Will the proposal area be included within any special zone or division? Not to applicant's knowledge.

Does the city/district have current plans to establish any new assessment districts for new or extended services? Yes ___ No X
Please explain: _____

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

Will the proposal territory be liable for payment of its share of existing indebtedness? unknown Yes ___ No ___
If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

**EL DORADO LAFCO
PROJECT INFORMATION**

Page: 4

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: _____

(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: _____

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.

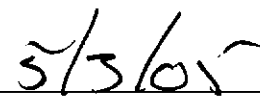
List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

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

LIST OF PROPERTIES AND CONTACT INFORMATION

1. Marble Valley Company, LLC
Attention: Kirk Bone
4525 Serrano Parkway
El Dorado Hills, CA 95762
Phone: 916-939-4060
Fax: 916-939-4116
E-Mail: kbone@parkerdevco.com
APN # 087-200-74, 108-010-44,
108-020-12, 108-020-13, 108-020-14,
108-020-15

2. Marble Valley Regional Center
for the Arts
Attention: Normadene Carpenter
700 Forni Road
Placerville, CA 95667
Phone: 530-642-2431
Fax: 530-642-2473
E-Mail: mvca@innercite.com
APN # 108-580-01

3. Marble Ridge Property Owners
Attention: Gary Costamagna
4100 Marble Ridge Road
El Dorado Hills, CA 95762
Phone: 916-933-2310
Fax: 530-677-7781
E-Mail: pnjcosta@jps.net
APN # 108-140-01, 108-140-03,
108-140-20, 108-140-22, ~~108-140-02~~,
108-140-13, 108-140-26, 108-140-29,
108-020-05, 108-140-19, 108-140-14,
108-140-21, 108-140-27, 108-020-07,
108-020-08, 108-020-10, 108-140-17,
108-140-16, 108-140-28, 108-020-06,
108-140-11, 108-020-04, 108-140-12,
108-020-11, 108-020-09,
108-140-09-100, 108-140-04