

EL DORADO LAFCO
2850 FAIRLANE COURT, PLACERVILLE, CA 95667

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

DATE: 7/7/05

FILE NUMBER: 05-13
(LAFCO will assign #: Please use on all inquiries)

GENERAL INFORMATION

PETITIONER(s): Ron & Kelly Briggs
Property Owner(s) making application. (Additional owners with parcel numbers on separate sheet)

ADDRESS: 1024 Wallace Rd. Placerville, Ca. 95667
TELEPHONE: (530) 622-8723

CONTACT PERSON: Brian Briggs
(If contact person is not property owner, please complete the Agent Designation Form)

ADDRESS: 3427 Escalibur Rd. Placerville, Ca. 95667
TELEPHONE: (530) 621-2041

ASSESSOR'S PARCEL NO(s): 325-120-31 325-160-16
(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)
The City of Placerville El Dorado County

LOCATION: (Closest major country road intersection or road junctions) Placerville Dr. Green Valley Rd.

PURPOSE: (Clearly state reason for proposal) To increase conformity, congruency, consistency, and serviceability with adjacent parcels. To enhance the community.

ACREAGE: 1.772

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:

Ron Briggs Brian Briggs
1024 Wallace Rd. 3427 Escalibur Rd.
Placerville, Ca. 95667 Placerville, Ca. 95667

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

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

Land Use

Describe the present land uses in the proposal area: Zoned R1

Describe future land uses in the proposal area: Commercial

Total Number of Parcels at Buildout: 2

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.): None

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

(North)	Residential Zoning - Commercial - Commercial
(South)	Zoning - R1
(East)	Zoning - R4 - commercial
(West)	Zoning - commercial - High Density Res.

City Annexations Only

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

Does the proposed use conform to this zoning? Yes No

Environmental Review (CEQA)

Who is/was the lead agency for this project? The city of Placerville

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

If yes, attach a copy
If no, explain: parcels must be rezoned

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 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 increase congruency with adjacent parcels.
No additional areas need be included

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

Yes No

If yes, explain why these parcels are not included: Because the adjacent parcels are already with Placerville city limits.

Population

What is the approximate current population of the proposal area? 2 single family homes ≈ 5 people

How many registered voters reside in the proposal area? 5

What is the projected future population of the proposal area? No change

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

Yes No

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Services

List agencies currently providing service to the project area? EID, PG&E,
El Dorado County Fire

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

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

Please explain why this proposal is necessary at this time: in order to meet
commercial demands for future & current residents
and create consistency with the zoning of adjacent parcels

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.):
no known upgrades or improvements
needed at this time

Explain how the desired services will be financed, include both capital improvements and ongoing maintenance and operations: through tax revenue generated
from the parcels including property tax

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: the alternative is to stay
within the County which undermines our
project goal to create continuity of services
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? Yes No

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 No

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

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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: _____

(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.

Brian Briggs
3427 Excelsior Rd.
Placerville, Ca. 95067

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

Brian Briggs
Signature

7/12/05
Date

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