

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 Professional Business Park, LLC (Managing members Doug Scalzi and Jill Todd)
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: 302 Leidesdorf Street, Folsom Ca. 95630

E-MAIL: doug@sacprop.com TELEPHONE: 916-220-6200

ASSESSOR'S PARCEL NO(s): 121-280-03
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 Hwy 50 and White Rock Road.

PURPOSE: *(Clearly state reason for proposal)*

To create annexation for water and wastewater rights for a proposed Commercial project consisting of approximately ten commercial buildings and parcels totaling approximately 98,992 sq/ft. of office/medical use. Buildings ranging in size of 5,100 to 44,992 sq/ft. the parcel map is creating ten parcels ranging in size of 0.37 to 2.26 acres.

ACRES: 9.52

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
Doug Scalzi	302 Leidesdorf Street	Folsom, Ca. 95630
Jill Todd <input checked="" type="checkbox"/>	13405 Folsom Blvd. Building 500, suite 501	Folsom, Ca. 95630

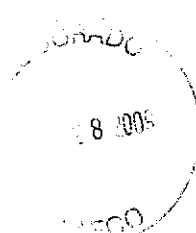
Must be signed by a Representative of, or Petitioner, named above:

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.



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PROJECT INFORMATION FORM

Name: Clarksville Professional Business Park **Date:** 01-07-09
APN(s): 121-280-03

Land Use

Describe the present land uses in the proposal area:

One-acre residential (R1A). there is a single family home on approximately 9.52 acres. The home is no longer used as a residence. The proposed project is consistent with the Commercial (C) General Plan Land Use Designation.

Describe the future land uses in the proposal area:

The planned development would allow for construction of ten commercial buildings totaling 98,992 sq/ft. Each building would range in size from 5,100 to 44,992 sq/ft. The parcel map would create ten parcels ranging in size from 0.37 to 2.26 acres.

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 project is consistent with the C land use designation. the current access up Joerger Rd. will require improvements and may need permitting from army corps of engineers, due to widening an existing box culvert on the access road.

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

(North)	<u>Zoning (TC) General Plan (AP) Land Use/Improvements (U.S. Hwy 50)</u>
(South)	<u>Zoning (CG/R1A) General Plan (AP/C) Land Use/Improvements (Lakehills Church/Clarksville Cemetery)</u>
(East)	<u>Zoning (AG) General Plan (R&D) Land Use/Improvements (Undeveloped)</u>
(West)	<u>Zoning (CG) General Plan (AP) Land Use/Improvements (Undeveloped Town Center East)</u>



City Annexations Only

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

Not Applicable (Not annexing into a city)

Does the proposed use conform to this zoning? Yes _____ No _____

Environmental Review (CEQA)

Who is/was the lead agency for this project? Lafco EL DORADO COUNTY

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. But all documentation is available upon request.

If the environmental review is pending, what type of environmental document is being prepared?

- Exemption Class _____
- Negative Declaration _____
- Mitigated Neg. Dec. x _____
- 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?

The Clarksville Cemetery located on the South side of the parcel would be included for purposes of not creating an island or non-annexation area.

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

What is the projected future population of the proposal area? 100-110 office users

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:

The project is within the unincorporated area of El Dorado Hills and is serviced by El Dorado Hills Fire Dept., El Dorado County Sheriff's Dept. and CSD.

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

Municipal Water, recycled water, and wastewater provided by EID.

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

Upon annexation approval and EID edu availability, the project would move into the construction phase and services would be brought onto the site and connected to the new services that have been recently constructed along White Rock Rd.

Please explain why this proposal is necessary at this time:

the current site water and sewer is provided by a onsite well and septic system. the proposed project would require domestic service for both water and wastewater.

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.):

Currently the existing site is accessed by Joerger Cutoff Rd. from White Rock Rd. this existing road will continue to serve the proposed project with being repaved and widened to County requirements for this roadway. The second access road (The main access) from White Rock Rd. is located south of Joerger Cutoff Road entitled Road 1 per the Civil Improvement Plans. This intersection is planned to be fully signalized and carry the majority of traffic entering and exiting the site. A 12" single water line extension is anticipated to serve the site within the Road 1 alignment. Once on site the 12" water line will be looped internally to serve each commercial building with a domestic meter and supply water to the proposed fire hydrants. An 8 inch gravity sewer will be extended from White Rock Rd. upstream along the road 1 alignment with separate building sewer services for each designated building. Also it is proposed to extend an 8" recycled waterline from White Rock Road within the Road 1 alignment from this 8" line serving the site will be a 2" irrigation meter for landscaping.

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

The initial construction of the project and services would be a combination of private investor funding and construction loan funding. The ongoing maintenance costs would be covered under common area maintenance charges provided from each tenant or building owner on a pro-rata basis.

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

Due to the type of project and use it is believed there would be an alternative service option. The requirements for fire suppression would only be obtainable thru domestic service.

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 the knowledge of the Clarksville Professional Business Parks, LLC

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

Yes X No ← 

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:

Water EDU resource availability.

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.

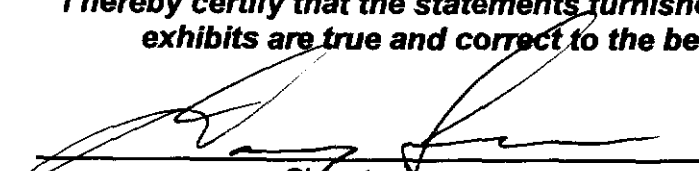
Please attach any other comments or justifications regarding this proposal.

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: Douglas Scalzi and/or Jill Todd
Address: 13405 Folsom Blvd. Building 500, Suite 501 Folsom, Ca. 95630
302 Leidesdorf Street, Folsom, Ca. 95630
Phone: 916-220-6200 or 916-985-5322

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

1-14-09

Date



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Currently the existing site is accessed by Joerger Cutoff Road from White Rock Road. This existing road will continue to serve the proposed project with it being repaved and widened to County requirements for this roadway. The second access road (the main access) from White Rock Road is located south of Joerger Cutoff Road entitled Road 1 per the Civil Improvement Plans. This intersection is planned to be fully signalized and carry the majority of traffic entering and exiting the site. Road 1 will also contain all the main utility infrastructures to the site. A 12" single water line extension is anticipated serve the site within the Road 1 alignment. Once on site the 12" water line will be looped internally to serve each commercial building with a domestic meter and supply water to the proposed fire hydrants. An 8-inch gravity sewer will be extended from White Rock Road upstream along the Road 1 alignment with separate building sewer services for each designated building. Also it is proposed to extend an 8" recycled waterline from White Rock Road within the Road 1 alignment. From this 8" line serving the site will be a 2" irrigation meter for landscaping.

