



LOCAL AGENCY FORMATION COMMISSION
550 Main Street, Suite E. Placerville, CA 95667
(530) 295-2707 · lafco@edlafco.us · www.edlafco.us

LANDOWNER APPLICATION (\$56000)

DATE: 6/1/2019

PROJECT NAME: Snyder Annexation into the El Dorado Irrigation District

LAFCO Project No. 2019-05

GENERAL INFORMATION

PETITIONER(s): Jeffery A. Snyder

Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Linnea Stanhope

Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: P.O. Box 185 Coloma, CA 95613

E-MAIL: jeff@jaspacificwest.com

TELEPHONE: 530-318-6900

ASSESSOR'S PARCEL NO(s): 006-011-⁰²²~~28~~-100

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)*

EID

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

Manzinita Lane and Cold Springs Road

PURPOSE: *(Clearly state reason for proposal)*

To obtain EID water on our parcel so we may build a house

ACRES: 60

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
Jeffery A. Snyder	P.O. Box 185	Coloma, CA 95613

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 Name: _____	Snyder Annexation into the El Dorado Irrigation District
Project Number: _____	LAFCO Project No. 2019-05
<i>LAFCO will assign name and number</i>	

PROJECT INFORMATION FORM

Name: Jeffery A. Snyder **Date:** 6/1/2019

APN(s): 006-011-~~20~~-100
022

Land Use

Describe the present land uses in the proposal area:

The parcel is currently vacant, agricultural land with 85 goats using as pasture.

Describe the future land uses in the proposal area:

I plan to build a single family detached home consistent with the current zoning.

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 proposed use is consistent with current zoning. No discretionary permits are required.

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

- (North) Single family residences, RL-10 & RL-20 / AL & AR
- (South) Single family residences, AG-40 / AL
- (East) Single family residence, LA-20 / AL
- (West) Single family residence, RL-20 / AL



PROJECT INFORMATION FORM
PROJECT NAME:
PROJECT NO:

City Annexations Only

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

Not Applicable

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

Environmental Review (CEQA)

Who is/was the lead agency for this project? LAFCO

Lead agency Project Planner or contact person Erica Sanchez

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

If yes, attach a copy.

If no, explain:

LAFCO will be the lead agency, and because LAFCO has not acted on it yet an environmental review has not been prepared.

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

Exemption Class	<u> x </u>
Negative Declaration	<u> </u>
Mitigated Neg. Dec.	<u> </u>
Supplemental EIR	<u> </u>
EIR	<u> </u>

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

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:

PROJECT INFORMATION FORM

PROJECT NAME:

PROJECT NO:

Do the proposed boundaries follow parcel lines?

Yes No

If not, explain:

I've determined that my parcel is within the sphere of influence after my preliminary meeting with LAFCO Staff.

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

Because I plan on building a single family detached home on this parcel.

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

Yes No

If yes, explain why these parcels are not included:

I own the parcel to the east and that property is currently annexed and the EID water pipelines will run through this parcel.

Population

What is the approximate current population of the proposal area? Currently, none

How many registered voters reside in the proposal area? Currently, none

What is the projected future population of the proposal area? 2

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

PROJECT INFORMATION FORM
PROJECT NAME:
PROJECT NO:

Services

List agencies currently providing service to the project area:

El Dorado County Fire Protection District

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

Municipal water lines

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

Upon completion of annexation

Please explain why this proposal is necessary at this time:

We have a 1 year service agreement with EID to transfer a residential water meter to said parcel.

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.*):

Water will have to be extended from the trunk lines located on Manzanita Lane.

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

Privately financed

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

Drilling a well, however, current nearby well pressures are not sufficient.

PROJECT INFORMATION FORM

PROJECT NAME:

PROJECT NO:

Will the proposal area be included within any special zone or division?

N/A

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No

If yes, please explain:

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

N/A

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial

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 3.3, for more information regarding these questions.

PROJECT INFORMATION FORM

PROJECT NAME:

PROJECT NO:

Other

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

Please see attached service agreement with EID.

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: Linnea Stanhope

Address: P.O. Box 185
Coloma, CA 95613

Phone: 530-318-6900

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

6/1/2019

 Date

