

# 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: 15 September 2006

FILE NUMBER: 2006-07

LAFCO will assign a project number. Please use on all inquires

#### GENERAL INFORMATION

PETITIONER(s) DANNY L. & DIANA L. DORKIN  
*Property owner(s) making application. (Additional owners with parcel numbers on separate sheet.)*

CONTACT PERSON: GENE E. THORNE & ASSOCIATES, INC.  
*Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form).*

ADDRESS: 3025 Alhambra Drive, Suite A, Cameron Park, CA 95682-7999

E-MAIL: gene@thornecivil.com

TELEPHONE: 530.677.1747

ASSESSOR'S PARCEL NO(s): 070:072:44  
*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.)*  
Meder Rd., approx. 0.9 m. West of Ponderosa Road intersection

PURPOSE: *(Clearly state reason for proposal.)*  
Provide water and fire protection to proposed parcels

ACREAGE: 36.51

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
Danny L. Dorkin	3552 Resler Way	Shingle Springs, CA 95682
Gene E. Thorne & Assoc., Inc.	3025 Alhambra Dr., #A	Cameron Park, CA 95682-7999

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

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**Name:** DANNY L. & DIANA L. DORKIN **Date:** 12 September 2006

**APN(s):** 070:072:44

#### Land Use

Describe the present land uses in the proposal area:

Single Family Residential (MDR/RE-10)

Describe the future land uses in the proposal area:

Single Family Residential (MDR/R1A)

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.):

Tentative Subdivision Map & Zone Change

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

(North)	<u>Low Density Residential (LDR)/Estate Residential - 10 acres (RE-10)</u>
(South)	<u>Medium Density Residential (MDR)/Single Family Residential - 3 acres (R3A)</u>
(East)	<u>Medium Density Residential (MDR)/Single Family Residential - 1 acre (R1A)</u>
(West)	<u>Medium Density Residential (MDR)/Single Family Residential - 1 acre (R1A)</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 \_\_\_\_\_

\_\_\_\_\_



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**Environmental Review (CEQA)**

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

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

*If yes, attach a copy.*

*If not, explain:*

Project is being processed by the County; Environmental document to be circulated.

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

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

If LAFCO will be the lead agency for this project, please complete a supplemental environmental questionnaire.

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**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 x No \_\_\_\_\_

*If not, explain:*

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

Extent of property ownership. No additional areas that should or should not be included.



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Do any of the landowners own additional lands contiguous to the project area?  
Yes \_\_\_\_\_ No  x

If yes, explain why these parcels are not included:

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**Population**

What is the approximate current population of the proposal area? \_\_\_\_\_ 8

How many registered voters reside in the proposal area? \_\_\_\_\_ 4

What is the projected future population of the proposal area? \_\_\_\_\_ 86

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition?  
Yes  x  No \_\_\_\_\_

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**Agriculture and Open Space**

Is any of the territory under Williamson Act Contract? Yes \_\_\_\_\_ No  x   
Expiration date \_\_\_\_\_

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes \_\_\_\_\_ No  x

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes \_\_\_\_\_ No  x

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**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:

Water

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

Spring, 2007



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**Please explain why this proposal is necessary at this time:**

Provide water service to the property so development can proceed

**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.):**

Construct a water line extension connecting to the existing 6-inch water line in Resler Way and on-site roads. (See attached copy of the FIL.)

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

Owner financed capital improvements, on going maintenance and operations paid from facility connection fees, property taxes, and monthly user charges

**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?**

Unknown at this time

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

*If yes, please explain:*

Unknown at this time

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

Yes

**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.)**

Facility connection fees, property taxes, and monthly user charges



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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:

N/A

*Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.*

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**Other**

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

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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.

GENE E. THORNE

GENE E. THORNE & ASSOCIATES

3025 Alhambra Drive, Suite A

Cameron Park, CA 95682-7999

**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

14 September 2006

\_\_\_\_\_  
Date

