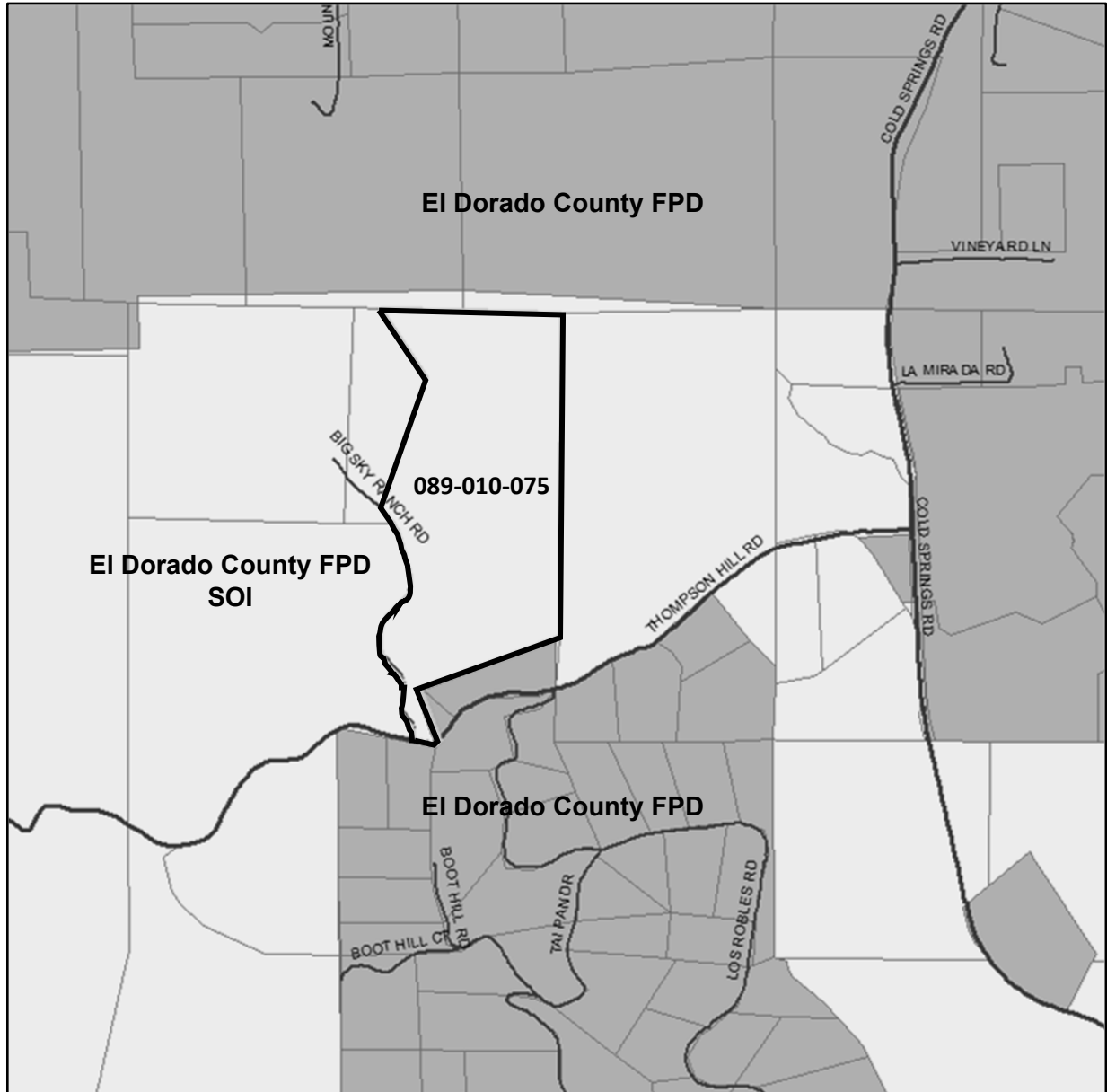


AT&T / Bloxsom Annexation into the El Dorado County Fire Protection District; LAFCO Project No. 2019-04





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: August 16, 2019

PROJECT NAME: CVL0330 Lotus Road

PROJECT NUMBER: 2019-04  
*LAFCO will assign a project name & number*

GENERAL INFORMATION

PETITIONER(s): Jennifer & Jason Bloxson

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

CONTACT PERSON: Maria Kim, Complete Wireless Consulting on behalf of AT&T Mobility  
2009 V Street, Sacramento, CA 95818

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

ADDRESS: 5621 Big Sky Ranch Road, Placerville, CA 95667

E-MAIL: mkim@completewireless.net TELEPHONE: 916-247-6087

ASSESSOR'S PARCEL NO(s): 089-010-075

*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 County Fire District

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

5621 Big Sky Ranch Road, Placerville, CA 95667

PURPOSE: *(Clearly state reason for proposal)*

Annexation into the El Dorado County Fire District was flagged during the Conditional Use Permit process with El Dorado County Planning for a telecommunications facility (CUP18-0007). As annexation is a Condition of Approval of the aforementioned project, AT&T would like to fully comply with the requirement for safety purposes and get the parcel annexed into the El Dorado County Fire District.

ACRES: 50 acres

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
Maria Kim, Complete Wireless Consulting on behalf of AT&T Mobility	2009 V Street	Sacramento, CA 95818

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: AT&T Site: CVL0330 Lotus Road

Project Number: 2019-04

*LAFCO will assign name and number*

## **PROJECT INFORMATION FORM**

**Name:** CVL0330 Lotus Road **Date:** August 16, 2019

**APN(s):** 089-010-075

### **Land Use**

Describe the present land uses in the proposal area:

Large rural residence with agricultural uses (cows and horses) with corresponding accessory structures (barn).

Describe the future land uses in the proposal area:

Current use will be undisturbed. AT&T Mobility will be constructing a stealthed telecommunications facility (a 115' tall faux-broadleaf tree) in a 50' x 50' lease area. Approximately 1,000' of all-weather access road off of Big Sky Ranch Road.

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.*):

CUP18-0007 with El Dorado County Planning and Building. Registration with the California Public Utilities Commission (CPUC).

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

(North)	<u>Undeveloped - Rural Lands (RL-20)/Limited Agricultural (LA-20)</u>
(South)	<u>Rural residential - Residential Estate (RE-5)</u>
(East)	<u>Rural residential - Agricultural Grazing (AG-40)</u>
(West)	<u>Rural residential - Agricultural Grazing (AG-40)</u>

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PROJECT INFORMATION FORM

PROJECT NAME:

PROJECT NO:

**City Annexations Only**

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

N/A

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 Planning

Lead agency Project Planner or contact person Tom Purciel

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

*If yes, attach a copy.*

*If no, explain:*

Mitigated Negative Declaration, adopted by the El Dorado County Planning Commission on 5/23/19, is attached for LAFCO's review.

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 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:

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

The proposed boundaries selected are the legal boundaries for APN 089-010-075. The Bloxsoms' neighbors were not interested in joining the application for annexation.

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

Yes  No

If yes, explain why these parcels are not included:

The Bloxsoms' neighbors were not interested in joining the application for annexation into the El Dorado County Fire District at this time.

**Population**

What is the approximate current population of the proposal area? Family of 4 on 50 acres

How many registered voters reside in the proposal area? 2

What is the projected future population of the proposal area? N/A

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

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PROJECT INFORMATION FORM

PROJECT NAME:

PROJECT NO:

**Services**

List agencies currently providing service to the project area:

El Dorado Irrigation District.

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

Fire protection and emergency medical services through the El Dorado County Fire Protection District (EDCFPD).

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

Upon completion and approval of annexation by LAFCO. Interim services are provided by EDCFPD through an Out of Agency Service Agreement (OASA) until annexation occurs, or for a period of 2 years.

Please explain why this proposal is necessary at this time:

Annexation into the El Dorado County Fire District was flagged during the Conditional Use Permit process with El Dorado County Planning for a telecommunications facility (CUP18-0007). As annexation is a Condition of Approval of the aforementioned project, AT&T would like to fully comply with the requirement for safety and equity purposes.

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.*):

AT&T will construct approximately 1,000' of 20'-wide all-purpose access road from Big Sky Ranch Road to the facility. There will be trenching involved for the utilities, such as power, telco/fiber. No infrastructure improvements or upgrades will be necessary for EDCFPD to provide service.

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

Through a negotiated property tax increment to EDCFPD, and an additional special tax designated by zone, EDCFPD Coloma/Lotus Zone.

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

None.

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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:

The EDCFPD intends to increase the amount of its special tax, subject to an election, on the next upcoming ballot.

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

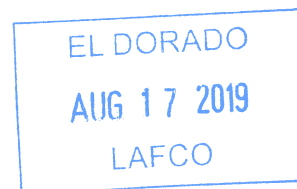
*[Handwritten initials]*

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:

None at this time.

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: Maria Kim, Complete Wireless Consulting on behalf of AT&T Mobility

Address: 2009 V Street

Sacramento, CA 95818

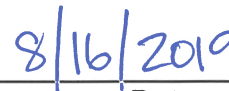
Phone: 916-247-6087

**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

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