

# 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: 7/16/2007

FILE NUMBER: 2007-05  
LAFCO will assign a project number. Please use on all inquires

#### GENERAL INFORMATION

PETITIONER(S): MICHAEL & NANCY VISMAN Doug & Kathleen Runkle  
Property owner(s) making application. (Additional owners with parcel numbers on separate sheet.)

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

ADDRESS: 3170 HASSLER Rd CAMINO 95709

E-MAIL: Mike @ Woodlawn Flowers.com TELEPHONE: 530-391-5908

ASSESSOR'S PARCEL NO(S): 085-460-21/085-460-20/085-460-16  
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.) HASSLER ROAD and North CANYON Road

PURPOSE: (Clearly state reason for proposal.) EID ANNEXATION, CONDITION OF AGREEMENT BETWEEN VISMAN & EID.

ACREAGE: 50 ac ±

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
MICHAEL VISMAN	3170 HASSLER RD	CAMINO 95709

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

#### 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: MICHAEL VISMAN Date: 7/16/2007  
APN(s): 085-460-21 085-460-20 085-460-16

#### Land Use

Describe the present land uses in the proposal area:

*apple trees, Christmas trees and FAIS Flower  
Orchards*

Describe the future land uses in the proposal area:

*no changes Planned  
all current Agricultural Crops to remain  
the same*

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.):

*None Required - Current Zoning for  
Agricultural uses.*

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

(North)	<u>Timber &amp; South Fork Community (Home)</u>
(South)	<u>Timber &amp; Grapes</u>
(East)	<u>Timber Vacant ag lands</u>
(West)	<u>ag zoning Timber &amp; Orchards</u>

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**City Annexations Only**

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

NA

Does the proposed use conform to this zoning? Yes \_\_\_\_\_ No \_\_\_\_\_

**Environmental Review (CEQA)**

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

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

If yes, attach a copy.

If no, explain:

NOT YET REVIEWED

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

- Exemption Class
- Negative Declaration
- Mitigated Neg. Dec.
- Supplemental EIR
- EIR

Exemption Class  
 Negative Declaration  
 Mitigated Neg. Dec.  
 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:

PROJECT INFORMATION FORM

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?

*Boundary lines follow the 3 parcels, in 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:

**Population**

What is the approximate current population of the proposal area? 9 people

How many registered voters reside in the proposal area? 3

What is the projected future population of the proposal area? 10 people

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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**Services**

List agencies currently providing service to the project area:

PG&E, ATT & EID.

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

None - already in use

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

completed 2004

Please explain why this proposal is necessary at this time:

EID Service was provided once water  
was completed by the 3 parcels  
served

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.):

all 3 parcels each served by  
a 7" agricultural water meter  
~~parcel served by~~

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

already paid for

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

No change in services provided

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

NC

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?

ETD

Will the proposal territory be liable for payment of its share of existing indebtedness? Yes \_\_\_\_\_ No X

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.

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Other

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

None

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: MICHAEL VESNER  
Address: 3170 HASSLER Rd  
Phone: 530-391-5908 cell 530-642-1222  
Home

**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.***

Michael Vesner  
Signature

7/16/2007  
Date