

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

NOTICE OF INTENT TO FILE PETITION **§56700.4(a)**

Government Code § 56700.4 - (a) Before circulating any petition for change of organization, the proponent shall file with the Executive Officer a notice of intention that shall include the name and mailing address of the proponent and a written statement, not to exceed 500 words in length, setting forth the reasons for the proposal. The notice shall be signed by a representative of the proponent. (b) After the filing required pursuant to subdivision (a), the petition may be circulated for signatures.

NAME: Amar Ghorl and Imran Aziz **DATE:** October 30, 2008

ASSESSOR'S PARCEL NO(s): 102-210-12, 102-220-13

NOTICE IS HEREBY GIVEN OF THE INTENTION TO CIRCULATE A PETITION PROPOSING TO:

ANNEX PARCELS 102-210-12 AND 102-220-13 INTO THE EL DORADO IRRIGATION DISTRICT SERVICE BOUNDARY

THE REASONS FOR THE PROPOSAL ARE:

CONSTRUCTION OF THE PROPOSED PROJECT IMPROVEMENTS AND CONNECTION TO THE EID DISTRIBUTION SYSTEM WILL BE DEPENDENT UPON THE ANNEXATION OF THE PROPERTY IN THE EID SERVICE BOUNDARY



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LANDOWNER APPLICATION (\$56000)

DATE: 1-6-8

FILE NUMBER: 2008-03
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(s): Amar Ghori and Imram Aziz
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: Olga Sciorelli P.E., CTA Engineering and Land Surveying
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 3233 Monier Circle Rancho Cordova, CA 95742

E-MAIL: osciorelli@cooperthorne.com TELEPHONE: (916) 638-0919

ASSESSOR'S PARCEL NO(s): 102-210-12, 102-220-13
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)*
Green Valley Road and Bass Lake Road

PURPOSE: *(Clearly state reason for proposal)*
Construction of the proposed improvements and connection to the EID distribution system

ACRES: 90

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
Imran Aziz	3720 West Ruby Hill Drive	Pleasanton, CA 94566
Olga Sciorelli <input type="checkbox"/>	3233 Monier Circle	Rancho Cordova, CA 95742
Amar Ghori	657 Lakecrest Drive	El Dorado Hills, CA

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

FEEES

(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: SUMMER BROOK **Date:** OCTOBER 30, 2008
APN(s): 102-210-12, 102-220-13

Land Use

Describe the present land uses in the proposal area:

The parcels are currently vacant without any structures.

Describe the future land uses in the proposal area:

The site will be use for a 29 lot single family residential subdivision surrounded by open space lots. Current zoning is RE5-PD.

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 was approved by the El Dorado County Board of Supervisors on March 14 , 2008 (A07-0005/ Z07-0012/ PD07-0007/ TM07-1440). The project will have to obtain the required approvals specified in the conditions of approval for the project. The current design exercise total avoidance of the wetland so no Army of Corps permit will be required. The wetland delineation is in the process to be verified.

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

(North)	<u>RE-10 Residential RR</u>
(South)	<u>RE-5 & R-20K School Site /Residential LDR, PF, HDR</u>
(East)	<u>RE-10, R-2A Residential MDR, RR</u>
(West)	<u>RE-10 Residential RR</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 _____

Environmental Review (CEQA)

Who is/was the lead agency for this project? The County of El Dorado

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

If yes, attach a copy.

If no, explain:

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

- 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 No _____

Is the project area within the necessary Spheres of Influence? Yes 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 20 acre agriculturally (AE) zoned parcel is located south of the project and will not be included in the boundary as it belongs to a different owner and no permission for annexation is granted.

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? approximately 101

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:

Rescue Fire Department/Cameron Park Fire Department
Rescue School District
El Dorado County Sheriff's Department

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

Public water
Solid Waste
Road and Drainage Maintenance
Private on site Sewage Disposal

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

2010

Please explain why this proposal is necessary at this time:

Construction of the proposed improvements and connection to the EID distribution system will be dependent upon the annexation of the property in the El Dorado Irrigation District's service boundary.

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.*):

An existing 12-inch water line will have to be extended to the project main entrance (approximately 600 feet). This line is located in Green Valley Road and it is currently terminated at the school entrance. On-site, the distribution line will consist of 10-inch water lines required to support the required fire flow. No public roads will be extended as a part of this project; however the applicant is conditioned to make signal modifications at the project entrance, stripe bike lane to Deer Valley Road. The intersection of Deer Valley Road and Green Valley Road meets signal warrant before the project. The applicant asked BOS to place the signal in CIP as the intersection modifications and widening is currently CIP project # 66114

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

On-site roads and water line extension will be privately financed.

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

On-site wells are infeasible as they can not provide fire flow required by the Rescue Fire Department. During public hearings, local residents opposed to private wells on-site due to a possible drop in elevation of their water tables.

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

No. It is proposed that road and drainage maintenance will be administered by HOA.

PROJECT INFORMATION FORM

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?

No

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.

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.

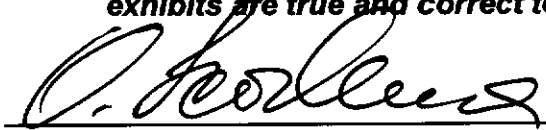
Please attach any other comments or justifications regarding this proposal.

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: Olga Sciorelli, PE
Address: 3233 Monier Circle
Rancho Cordova, CA 95742
Phone: (916) 638 0919 / 638 2479 fax/ osiorelli@cooperthorne.net

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

11-05-8

Date