

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667
Phone: (530) 295-2707 • Fax: (530) 295-1208
lafco@edcgov.us / www.edlafco.us

LANDOWNER APPLICATION (\$56000)

DATE: October 27, 2009

FILE NUMBER: 2009-10
LAFCO will assign a project number. Please use on all inquiries

GENERAL INFORMATION

PETITIONER(s) ALTO LLC
Property owner(s) making application. (Additional owners with parcel numbers on separate sheet.)

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

ADDRESS: 805 University Ave. Sacramento, CA 95825

E-MAIL: gary@pomaresco.com TELEPHONE: (916) 929-3112

ASSESSOR'S PARCEL NO(s): 126-100-19
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 (water)

El Dorado Hills County Water District (fire protection)


LOCATION: *(Closest major county road intersection or road junctions.)* Malcolm Dixon Road and Green Valley Road

PURPOSE: *(Clearly state reason for proposal.)* To Provide public water and fire protection services to the proposed project

ACREAGE: 82

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
Gary Sparks	805 University Ave.	Sacramento, CA 95825
Olga Sciorelli	3233 Monier Cir.	Rancho Cordova, CA 95742
William (Sam) Neasham	11201 Gold Express Drive, Suite 202	Gold River, CA 95670

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

Name: ALTO LLC **Date:** October 27, 2009

APN(s): 119-020-35

Land Use

Describe the present land uses in the proposal area:

The parcel is currently vacant

Describe the future land uses in the proposal area:

Future land use will include a 23-lot residential subdivision

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. The Tentative Map is approved by El Dorado County in May 2009

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

(North) LDR RE-5 Residential

(South) LDR RE-5 Residential vacant

(East) LDR RE-5 Residential vacant

(West) LDR RE-5 Residential



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? El Dorado County

Lead agency Project Planner or contact person Pierre Rivas / Mike Baron

Has the lead agency certified/approved the environmental document? Yes x 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. x _____
- Supplemental EIR _____
- EIR _____

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

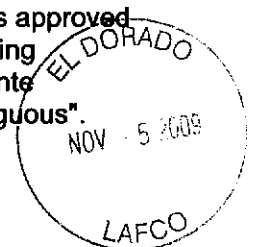
Boundaries

Is the project area contiguous to the district or city? Yes _____ No x _____

Is the project area within the necessary Spheres of Influence? Yes x _____ No _____

If not, explain:

The proposed project is adjacent to two other proposed projects (La Canada -to the west and Diamante -to the south) that contiguous to the EID and EDHCWD boundaries. Both project will have to annex to the districts as a condition of map approvals. The Diamante project was approved by the Board of Supervisors on October 27, 2009; La Canada is scheduled before Planning Commission for December 10, 2009. Historically, land underlying ALTO LLC and Diamante projects was under one ownership; after the split "ALTO LLC" parcel became "non-contiguous".



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 were selected as they represent the boundaries of the project. No additional areas will be annexed as a part of this annexation. Adjacent developments (Diamanté and La Canada) will submit separate applications and fees.

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? 69

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

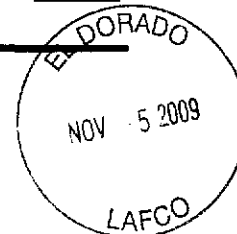
Agriculture and Open Space

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:

El Dorado County
Rescue School District

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

Public Water and Fire Protection Services

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

in 2 or 3 years

Please explain why this proposal is necessary at this time:

In order to provide water and fire protection services to the area the project will have to be annexed to the EID and EDHCWD.

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.*):

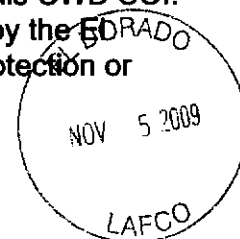
According to the district FIL issued in May 2008 EID has a sufficient capacity to serve the project. In order to provide the required fire flow and receive domestic service, the applicant will have to build a new booster pump station at the site of an existing EID potable water tank. The tank is located on Diamante property approximately 400 feet away from the ALTO LLC property with legal access easements. The proposed boosting station will also serve Diamante and La Canada projects. Two access roads will be constructed as a part of this project. See exhibit X.

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

The road and infrastructure improvements will be financed by the developers of the proposed projects through a proposed Area of Benefit.

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

EID is the only water purveyor in the area. There are no other alternatives to provide a water service for the project. If the property is not annexed to the EDHCWD for fire protection services, the property will stay unassigned but still in El Dorado Hills CWD SOI. However historically and geographically, the service to the area is provided by the El Dorado Hills Fire Department (EDHCWD). There will be no change in fire protection or public safety providers as a result of this annexation.



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

The proposal area will be a part of the proposed area of benefit for the purpose of the financing road and water improvements

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?

Not to our knowledge

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 x 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 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: Olga Sciorelli
Address: 3233 Monier Cir. Rancho Cordova

Phone: (916) 638 0919

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

11-3-09

Date



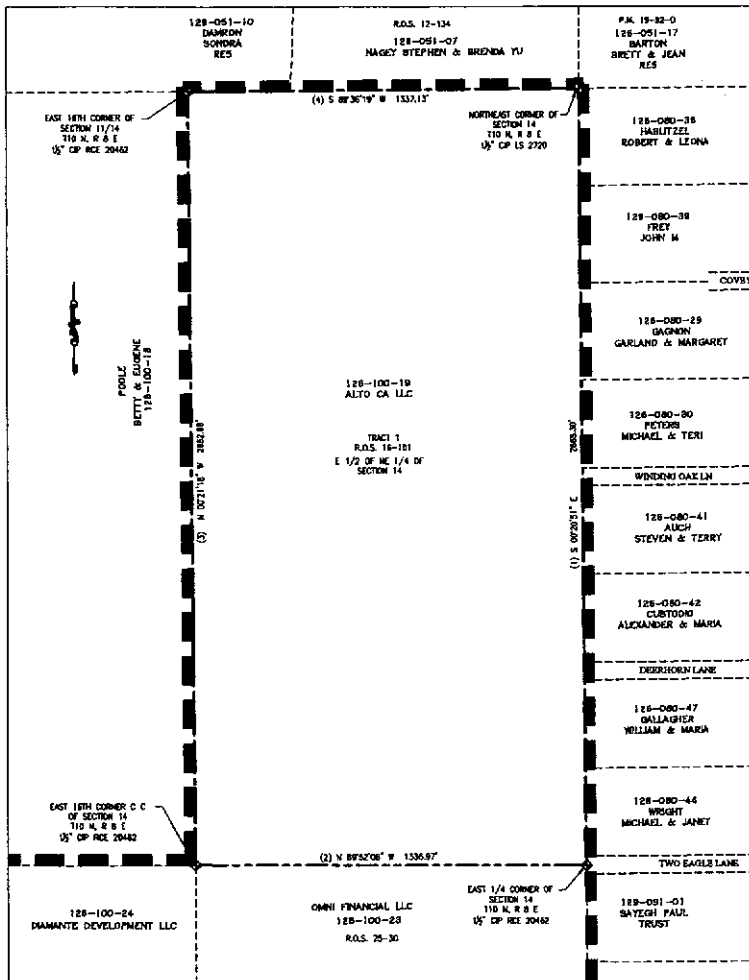
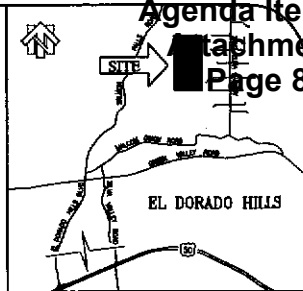
BOUNDARY MAP
L.A.F.C.O. PROJECT

ANNEXATION TO EL DORADO IRRIGATION DISTRICT AND
EL DORADO HILLS COMMUNITY WATER DISTRICT

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 8 EAST, W.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

SCALE: 1"=200' SHEET 1 OF 1 OCTOBER, 2009

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
800 Lincoln Court, Brea, California, CA 92603
Telephone: 714.992.0000 • Fax: 714.992.0001



SURVEYOR'S STATEMENT

THIS EXHIBIT WAS PREPARED IN SEPTEMBER 2009.

TEDDY F. STEVENS, P.L.S. 5914
LICENSE EXPIRES: 09-30-10

DATE

LEGEND

- OMISSION POINT
- ◆ FOUND 1-1/2" C.I.P. STAMPED RCE 20462
- EL DORADO IRRIGATION DISTRICT BOUNDARY (EXISTING)
- EL DORADO HILLS COMMUNITY WATER DISTRICT (EXISTING)

COUNTY SURVEYOR'S STATEMENT

THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION, THE EL DORADO COUNTY RECORDERS OFFICE AND CONFORMS TO THE LINES OF ASSESSMENT.

RICHARD L. ORNER, P.L.S. 5084
DEPUTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRES: 06-30-11

DATE

BASIS OF BEARINGS & COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF
CAMBRIDGE OAKS UNIT No. 3, S.D. 1-107

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
EL DORADO COUNTY CA 95687

DATE: _____

ATTEST:

EXECUTIVE OFFICER

NOV 5 2009
LAFCO