

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: 3/13/08

FILE NUMBER: 2008-01
LAFCO will assign a project number

GENERAL INFORMATION

PETITIONER(s): Carmichael Investment Group
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

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

ADDRESS: PO Box 9890 Rancho Santa Fe, CA 92067 Additional E-mail: Shaun.Wickers@gmail.com

E-MAIL: rezashera@gmail.com TELEPHONE: 858-756-8333

ASSESSOR'S PARCEL NO(s): 115-030-06
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)*
On Bass Lake Road, with Green Valley Road to the North, and U.S. 50 to the South

PURPOSE: *(Clearly state reason for proposal)*
Annex property into EID to supply utilities to property

ACRES: 7.45

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
Reza Shera	PO Box 9890	Rancho Santa Fe, CA 92067

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: Carmichael Investment Group **Date:** 3/13/08
APN(s): 115-030-06

Land Use

Describe the present land uses in the proposal area:

Raw land

Describe the future land uses in the proposal area:

36 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.):

Zone change to HDR for a PD

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

(North) Zone: R-1, GP: HDR
(South) Zone: R-1, GP: HDR
(East) Zone: R-1, GP: HDR
(West) Zone: R-1, GP: HDR



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

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?

Boundaries were selected because of ownership. No additional boundaries should be included.

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? ~~146~~

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:

None

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

Water, Sewer, Phone, Power, Cable, Garage, Fire Protection

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

Upon completion of annexation and approval of plans

Please explain why this proposal is necessary at this time:

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.*):

Road, Sewer, Water

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

Private financing

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?



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

If yes, please explain:

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 No _____

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

Property taxes

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.



Other

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

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: Reza Shera and Shaun Wickers
Address: PO Box 9890 Rancho Santa Fe, CA 92067, (858) 756-8333
For additional questions: _____
Phone: Jon Fong, El Dorado County Planner, 916-358-3611 or Peter Thorne, Engineer, 530-677-1747

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

3/13/08
Date

