

# 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

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August 6, 2008

Alan Tolhurst, Chair  
El Dorado County Planning Commission  
2850 Fairlane Court, Building "C"  
Placerville, CA 95667

Subject: Farren Subdivision Mitigated Negative Declaration (Z07-0032/PD07-0019/TM07-1447/S08-0014)

Dear Chair Tolhurst:

LAFCO has recently learned that the Farren Subdivision (Z07-0032/PD07-0019/TM07-1447/S08-0014) is on the Planning Commission agenda for the August 14, 2008 meeting. Along with consideration for the project, the Planning Commission is expected to make a ruling on the adequacy of the accompanying Mitigated Negative Declaration (MND).

LAFCO was notified of this project prior to the Technical Advisory Committee (TAC) hearing in August 2007 and subsequently submitted detailed comments regarding the preparation of the environmental document (Attachment B). However, as you are aware, because this project will require LAFCO discretionary action, California Environmental Quality Act (CEQA) regulations stipulate that LAFCO should be listed as a responsible agency in the environmental review and requires the County, as lead agency, to coordinate with us. This means LAFCO should have had an opportunity to comment on the draft MND to have the environmental concerns that typically arise during the LAFCO process incorporated into the County document.

The areas discussed in the LAFCO TAC response were not addressed in-depth or adequately in the draft MND and unfortunately LAFCO was not included in the distribution list when the draft MND was circulated as required by CEQA. Because of this oversight, the current Farren MND before you is inadequate for LAFCO purposes. This means that the applicant could potentially incur the additional costs of preparing a subsequent environmental review during the LAFCO stage to meet this agency's requirements under CEQA. In my estimation, the potential added expenditure by the applicant on a second CEQA review is both redundant and unnecessary.

S:\Projects\MISC\Project Inquiries\Farren\Planning Commission Memo re Farren MND.doc

### COMMISSIONERS

Public Member: Francesca Loftis • Alternate Public Member: Norm Rowett

City Members: Carl Hagen, Ted Long • Alternate City Member: Mark Acuna

County Members: Ron Briggs, James R. Sweeney • Alternate County Member: Helen Baumann

Special District Members: Ken Humphreys, Harry J. Norris • Alternate Special District Member: Michael Cooper

### STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst

Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

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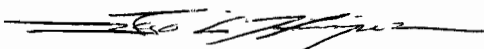
Please refer to the enclosed comments (Attachment A) for a detailed inclusion of the concerns LAFCO has in the current MND. Among other issues, the MND does not include an adequate discussion of the following concerns:

- Water service, including the potential water supply impacts that may occur as a result of the project and how the water requirement will affect the overall water supply for the service area. Attention should also be given to any potential adverse effects that may occur to surrounding residents who are currently receiving water service.
- Wastewater service in regards to local pumping and treatment facilities, including the location and size of the existing infrastructure of the water treatment facility that will serve the project and information regarding the capacity to serve the proposed project.
- The MND repeatedly makes inaccurate statements regarding the parcel's need to annex into the El Dorado Hills County Water District for fire protection services (the subject parcel is already within the EDHCWD) and the need to establish contiguity to EID prior to annexation (the subject parcel is already contiguous to EID on two sides).
- There is no discussion of the Farren project's impacts to the El Dorado Hills Community Services District (EDHCSD) given its proximity to the District's facilities and the likelihood that the future residents of the Farren subdivision would utilize District services. If annexation into EDHCSD is required, its sphere of influence will have to be amended to include the Farren parcel. If no annexation is required, the MND should discuss how the future residents' parks and recreation needs will be met.

As indicated above, if LAFCO's comments are not incorporated into the environmental review, this agency will have to assume lead agency status when the applicant applies for annexation. This puts LAFCO in a difficult position of having to explain to the applicant that they have to fund another environmental review. It is our sincere hope that the appropriate actions will be taken to incorporate these concerns into the Farren MND before it is adopted by your Commission, and that future action will be taken to prevent a similar oversight from occurring with future projects.

I thank you in advance for your consideration of this matter and look forward to a resolution satisfactory to all parties. Please contact me at 530-295-2707 if you have any questions.

Regards,



José C. Henríquez  
Executive Officer

cc: Lawrence Appel, Deputy Director, Development Services Department –  
Planning Services

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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July 23, 2007

Tim Chamberlain  
Project Planner  
El Dorado County Planning Department  
2850 Fair Lane  
Placerville, CA 95667

RECEIVED  
PLANNING DEPARTMENT  
AUG 12 PM 12:53

Re: Z 07-0032 & P 07-0019 –Farren Subdivision

Dear Mr. Chamberlain:

Thank you for the opportunity to provide comments on the above project that is set on the Technical Advisory Committee agenda for August 13, 2007. LAFCO's State-mandated role is to promote orderly growth and development and to encourage efficient service areas for local service providers. LAFCO has reviewed the information relating to this project and would like to comment on the request to rezone property from RE-5 to RE-5-PD for a planned development to include twelve residential lots and one open space lot. Based on available information, on APN 126-100-11 appears to be within the boundaries of County Service Areas 7, 9, 9 Zone 17, 10 and 10 Zone E; El Dorado Hills County Water District and various school districts.

The subject parcel does not appear to be within the boundary of the El Dorado Irrigation District (EID); however, the subject parcel is contiguous with EID's service area on the southern and partial western boundaries. In order to receive municipal water and wastewater services, LAFCO has identified the need for annexation. It should be noted however, that annexation of the subject parcel would result in an area to the southwest of the project territory, which would become a one-parcel island within the EID service boundaries (APN 126-100-07). In addition, annexation would also result in the creation of a five-parcel peninsula within EID, which is discouraged by LAFCO Policies and Guidelines. This peninsula would include APNs 110-020-40, -41, -42 and 990-603-22. These issues can be addressed during discussions between LAFCO staff and the applicant. We would like to recommend that the applicant contact LAFCO directly hear the end of the tentative map approval process to inquire about annexation into EID.

Since the above project has been identified as one requiring LAFCO involvement for a future boundary change and LAFCO will also require an environmental review for the application, it is in the best interest of the applicant and all involved parties if one CEQA document is prepared that covers all of the necessary processes. LAFCO respectfully submits the following list of potential issues to address in the Initial Study:

**Cumulative Impacts:** The Initial Study needs to consider potential cumulative impacts based on a range of recent, probable and reasonably foreseeable projects, including recently approved, pending and expected EID annexation requests, land use projects recently approved by the County and pending projects slated to move forward with the approval of the County's General Plan.

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### COMMISSIONERS

Public Member: Francesca Loftis • Alternate Public Member: Norm Rowett  
City Members: Carl Hagen, Ted Long • Alternate City Member: Roberta Colvin  
County Members: Ron Briggs, James R. Sweeney • Alternate County Member: Helen Baumann  
Special District Members: Ken Humphreys, Harry J. Norris • Alternate Special District Member: Michael Cooper  
STAFF  
José C. Henriquez, Executive Officer • Erica Sanchez, Policy Analyst • Allison Parsons, Commission Clerk  
Denise Tebaldi, Administrative Assistant • Tom Gibson, Commission Counsel

**Water Supply, Pumping and Treatment Facilities:** The Initial Study should include a discussion of the potential water supply impacts that may occur as a result of the project. This would entail how much water would be required to adequately serve this project, and whether that water is currently projected to be available, the existing infrastructure that will be used to deliver service; the location, size and capacity of existing infrastructure, and how this water requirement will affect the overall water supply for the service area. Attention should also be given to any potential adverse effects that may occur to surrounding residents who are currently receiving water service. The same scope of discussion should occur in regards to local pumping and treatment facilities. What is the location and size of the existing infrastructure of the nearest water treatment facility and does it have the capacity to serve the proposed project? Will additional infrastructure be required for pumping the water to the project site? In addition, overall cumulative impacts to water availability as a result of this project should be examined.

**Agricultural Land Issues:** Where applicable, the Initial Study should address agricultural impacts, especially in relation to water supply shortages and new water supply facilities. LAFCO requires that any potential adverse impacts on agricultural uses be identified. This would include any project that increases demand on existing and future water supplies, potentially impacting the physical and economic integrity of agricultural land in the County due to increased competition for scarce resources, increased costs caused by construction of infrastructure needed to increase water supply, and introduction of water infrastructure into agricultural lands. In addition, the Initial Study should also discuss any economic impacts to agricultural activities in the surrounding area as well as any efforts to be undertaken to minimize any conflicts in land use.

**Water Quality/Wastewater Treatment Issues:** The same scope of discussion that was required for water issues should also be studied for waste water treatment issues.

**Road Circulation:** The Initial Study should address issues associated with transportation; specifically how future residents of the project will access the proposed community and what the impacts would be to existing roadways and traffic levels.

**Regional Growth Goals:** The Initial Study should identify the income category housing that the proposed development will provide and how that fits into the County's RHNA target goals for housing allocations.

**Mitigation Measures:** The adequacy of any proposed mitigation measures intended to lessen any adverse environmental effects of this project needs to be addressed by the Initial Study.

In addition, please ensure that LAFCO is listed as a Responsible Agency for this project when the environmental document is prepared and circulated. Once again, we thank you for giving LAFCO the opportunity to comment and we look forward to receiving additional materials in the future.

Please contact me at (530) 295-2707 if you have any questions.

Sincerely,



Erica Sanchez  
LAFCO Policy Analyst

# Summary of Comments on Microsoft Word - Initial Study.doc

Page: 1

Author: ESanchez  
 Subject: Cross-Out  
 Date: 8/5/2008 3:36:31 PM


Author: ESanchez  
 Subject: Highway  
 Date: 8/5/2008 4:45:18 PM

Author: ESanchez  
 Subject: Note  
 Date: 8/6/2008 10:27:09 AM

The subject property must annex into the El Dorado Irrigation District (EID) in order to receive municipal water and wastewater services from the District. Annexation requires discretionary approval from the Local Agency Formation Commission (LAFCO).  
 The subject parcel is already within the El Dorado Hills County Water District (EDHCWD) and currently receives fire protection services from the District. No LAFCO action is required for fire service.

If the applicant planned for the future subdivision to receive park and recreation services through the El Dorado Hills Community Services District (EDHCSD) rather than the County, annexation would be required into that District as well. Because the parcel is not within the EDHCSD sphere of influence (SOI), a sphere amendment would be required prior to annexation consideration.

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 <p><b>EL DORADO COUNTY PLANNING SERVICES</b>                  2850 FAIRLANE COURT                  PLACERVILLE, CA 95667</p>																			
<p><b>ENVIRONMENTAL CHECKLIST FORM                  AND DISCUSSION OF IMPACTS</b></p>																			
<b>Project Title:</b>	Z07-0052/PD07-0019/TM07:1447/S08-0014																		
<b>Lead Agency Name and Address:</b>	El Dorado County, 2850 Fairlane Court, Placerville, CA 95667																		
<b>Contact Person:</b>	Michael C. Baron Phone Number: (530) 621-5355																		
<b>Property Owner's Name and Address:</b>	Steve & Tina Farren, 2045 Salmon Falls Rd, El Dorado Hills, CA 95762																		
<b>Project Engineer/Agent Name and Address:</b>	Lebeck Young Eng. Inc., Bobbie Lebeck, 3430 Robin Ln #2, Cameron Park, CA 95682																		
<b>Project Location:</b>	The property is located on the east side of Salmon Falls Road 1,700+/- feet north of the intersection with Green Valley Road in the El Dorado Hills area.																		
<b>Assessor's Parcel No(s):</b>	126-100-11																		
<b>Zoning:</b>	RE-5																		
<b>Section:</b>	14																		
<b>General Plan Designation:</b>	Low-Density Residential (LDR)																		
<b>Description of Project:</b>	The proposed project would create a 12 lot residential subdivision including access roads and associated infrastructure on a 35.46 acre site. The lots would range in size from one to fifteen acres in size. The project would include one open space lot totaling approximately 15.5 acres. The project includes a request for approval of a Tentative Subdivision Map, a request to rezone the property from Estate Residential 5-acre to Estate Residential 5-acre with a Planned Development Overlay (RE-5/PD), as well as a Special Use Permit request to allow a private entry gate. Design Wetters have been requested to allow Lot 4 to exceed a 3:1 depth to width ratio, allow two 12 foot paved lanes with unpaired shoulders for road and cul-de-sac (Court A), and allow a 50 foot right-of-way in place of 60 foot right-of-way. LAFCO requires annexation of the property into the local fire and water District.																		
<b>Surrounding Land Uses and Setting:</b>	<table border="1"> <thead> <tr> <th>Zoning</th> <th>General Plan</th> <th>Land Use (e.g., Single Family Residences, Grazing, Park, School)</th> </tr> </thead> <tbody> <tr> <td>Site: RE-5</td> <td>LDR</td> <td>Single-Family Residential</td> </tr> <tr> <td>North: RE-5</td> <td>LDR</td> <td>Vacant Single-Family Residential</td> </tr> <tr> <td>East: RE-5</td> <td>LDR</td> <td>Single-Family Residential</td> </tr> <tr> <td>South: R1A</td> <td>MDR</td> <td>Single-Family Residential</td> </tr> <tr> <td>West: RE-10</td> <td>MDR</td> <td>Single-Family Residential</td> </tr> </tbody> </table> <p>Briefly describe the environmental setting: The project site consists of an 35.46 acre parcel, located on the east side of Salmon Falls Road in the El Dorado Hills area. The site and surrounding properties are primarily composed of oak woodland and non-native grasslands on moderately sloped terrain. Oak woodland is characterized by a canopy of interior live oak with scattered foothill pine, blue oak and California black oak trees above a variety of naturalized and native grasses and forbs. The site is situated at an elevation range of approximately 560 to 730 feet and generally slopes from the east into the creek valley to the west. An existing residence is located on Salmon Falls Road on the western portion of the project site. The site contains both intermittent and ephemeral streams as well as a single wetland. The intermittent stream (New York Creek) meanders from the north down to the southern portion of the property. The ephemeral drainages flow from the western edge of the property into New York Creek. The existing wetland is at the southern edge of the property and is included within the proposed Open Space Lot. The site contains two soil types; Auburn very rocky silt loam 2 to 30% slopes and Auburn silt loam 30 to 50% slopes. Surrounding land uses include rural residences, pastureland, as well as oak savannah. The project site currently has a single family dwelling with accessory structure, which would remain as part of the project.</p>	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)	Site: RE-5	LDR	Single-Family Residential	North: RE-5	LDR	Vacant Single-Family Residential	East: RE-5	LDR	Single-Family Residential	South: R1A	MDR	Single-Family Residential	West: RE-10	MDR	Single-Family Residential
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South: R1A	MDR	Single-Family Residential																	
West: RE-10	MDR	Single-Family Residential																	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Author: ESanchez  
Subject: Cross-Out  
Date: 8/5/2008 3:55:11 PM

Author: ESanchez  
Subject: Cross-Out  
Date: 8/5/2008 3:57:18 PM

Author: ESanchez  
Subject: Cross-Out  
Date: 8/5/2008 3:55:00 PM

Author: ESanchez  
Subject: Cross-Out  
Date: 8/6/2008 9:10:28 AM

As noted above, this information is incorrect. The subject parcel is already within the EDHCWD, therefore fire protection to the site is currently and will be in the future provided primarily by the EDHCWD. No LAFCO action is required.

c. The project would not result in the displacement of residents and therefore would be no impact.

**Findings:** It has been determined that there would be no significant impacts to population or housing. The project would not substantially increase the population, nor displace housing or residents. Identified thresholds of significance for the population and housing category have not been exceeded and no significant adverse environmental effects would result from the project.

**XIII. PUBLIC SERVICES.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a. Fire protection?		X
b. Police protection?		X
c. Schools?		X
d. Parks?		X
e. Other government services?		X

**Discussion:** A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively; or
  - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents; or
  - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services; or
  - Place a demand for library services in excess of available resources; or
  - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives or policies.
- a. Fire protection for the project site would be provided by the California Department of Forestry and Fire. The project site would be annexed through discretionary approval of LAFCO, into the El Dorado Hills Fire District and would be located at 2180 Francisco Drive. The development and annexation of new homes into the District would result in an increased demand for services but would not significantly impact the Department. The applicant would be responsible for the payment of development fees to the District which would help fund required capital improvements. ~~With annexation into the Department and payment of fees, this impact would be less than significant.~~
- b. The El Dorado County Sheriff's Department would provide law enforcement services to the proposed development. The development of new homes on the project site would result in an increase in calls for service but would not significantly impact the Department. The project applicant would be responsible for the payment of development fees to the Department to offset any project impacts. As a result, this impact would be considered less than significant.



Potentially Significant Impact	Potentially Significant Impact	Less Than Significant	No Impact
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**Page: 25**  
 Author: ESanchez  
 Subject: Highlight  
 Date: 8/5/2008 4:10:08 PM

Author: ESanchez  
 Subject: Note  
 Date: 8/6/2008 9:46:24 AM  
 Prior to any provision of service from EID, the subject parcel is required to be annexed into the District, which can only be granted through discretionary approval of the LAFCO Commission.  
 This section should also include some analysis as to whether this project would exceed current wastewater treatment requirements specific to the Deer Creek Wastewater Treatment Plant.

Author: ESanchez  
 Subject: Cross-Out  
 Date: 8/5/2008 4:09:12 PM

Author: ESanchez  
 Subject: Highlight  
 Date: 8/5/2008 4:09:52 PM

Author: ESanchez  
 Subject: Note  
 Date: 8/6/2008 9:19:41 AM  
 This is incorrect. The subject parcel is already contiguous with EID's service boundaries on the southern and western sides. However, it should be noted that annexation of the subject parcel into EID would create two small areas that are not inside EID, but are surrounded by territory that is. One of these areas is located to the south and contains a single parcel, and the other area is to the west containing four parcels.

Author: ESanchez  
 Subject: Highlight  
 Date: 8/5/2008 4:34:31 PM

Author: ESanchez  
 Subject: Note  
 Date: 8/6/2008 9:49:43 AM  
 Similar to the comments relating to the water infrastructure, please include the size and location of the nearest wastewater lines that will be connected to prior to receiving sewer service, as well as information pertaining to the extension of facilities. This information can be found in the FIL as well.

Author: ESanchez  
 Subject: Highlight  
 Date: 8/5/2008 4:36:12 PM

Author: ESanchez  
 Subject: Cross-Out  
 Date: 8/5/2008 4:35:49 PM

Author: ESanchez

Comments from page 25 continued on next page

**Discussion:** A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supply or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution; or
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power, telecommunications service facilities without also including provisions to adequately accommodate the increase or expanded demand.

a. The project would be connected to public sewer and water and therefore any potential impact would be less than significant.

b. Water service for the proposed development would be provided by the El Dorado Irrigation District (EID). Prior to any provision of service from EID, the subject parcel is required to be annexed into the District's service boundaries, which can only be granted through discretionary approval of the LAFCO Commission. However, the subject parcel is not contiguous with EID's current service boundaries. Contiguity must be established between the subject parcel and the District prior to, or in conjunction with, LAFCO approval of the annexation, per Government Code §36119 and El Dorado LAFCO Policy 3.9.3. The District's Salmon Falls Water Storage Tank is located less than 1 mile to the north east of the project site. The El Dorado Hills Fire Department has determined that the minimum fire flow required for the project is 1,500 gallons per minute for a two hour duration, while maintaining a 20-psi residual pressure. The project applicant would be responsible for the construction of any on and off-site water supply infrastructure required for project development.

The proposed parcels would be serviced by the public sewer system and may require the expansion of existing facilities as a result, however associated impacts as a result of the expansion of existing facilities are considered less than significant.

c. Storm drainage facilities required by the project are limited to on-site drainage ditches and culverts. Potential environmental effects of constructing these drainage facilities are considered throughout this document as part of the project. Any potential impacts would be avoided through the implementation of the County Grading Ordinance and thus this potential impact would be considered less than significant.

d. The proposed project includes the annexation of the project site into the El Dorado Irrigation District (EID) for the provision of domestic water, sewer, and fire hydrants. LAFCO's discretionary approval is required for annexation, and contiguity must be established prior to annexation. The project would require water from surface water sources including Sly Park Reservoir and Folsom Reservoir. The proposed project would require 11 equivalent dwelling units of water supply. Because FIL's can be up to two years old, the most accurate source for water availability is in EID's 2007 Water Resources and Service Reliability Report (WRSRR). It should also be noted that the firm yield number does not take into account the existing EID contractual commitments in the region, which can also be found in the WRSRR, nor does it reflect recent annexations approved by LAFCO that have not yet purchased water meters. According to the EID Facility Improvement Letter for the project dated February 22, 2007, the District had 1,151 equivalent dwelling units (EDUs) which may be available to the proposed project.

Pursuant to Section 15.16.050 of the El Dorado County Code, no permit shall be issued for the construction of a building having plumbing facilities therein, until proof of an adequate water supply is provided as required by the Division of Environmental Management.



Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	No Impact
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Subject: Note  
 Date: 8/6/2008 11:00:09 AM  
 As noted above, contiguity with EID already occurs on the parcel's southern and western boundaries. However, annexation of this parcel will create two small pockets that will be outside of the EID service area.

Author: ESanchez  
 Subject: Highlight  
 Date: 8/5/2008 4:42:37 PM

Author: ESanchez  
 Subject: Highlight  
 Date: 8/6/2008 9:30:34 AM

Author: ESanchez  
 Subject: Highlight  
 Date: 8/6/2008 9:32:55 AM  
 Please do not quote the water availability from the FIL; instead use the information contained in EID's 2007 WRSRR, specifically for the El Dorado Hills Supply Region. As you noted in this section, this is the most accurate source of firm yield information available; therefore that is what should be used for analysis.

**Discussion:** A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control; or
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity, without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution; or
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- a. The project would be connected to public sewer and water and therefore any potential impact would be less than significant.
- b. Water service for the proposed development would be provided by the El Dorado Irrigation District (EID). Prior to any provision of service from EID, the subject parcel is required to be annexed into the District's service boundaries which can only be granted through discretionary approval of the LAFCO Commission. However, the subject parcel is not contiguous with EID's current service boundaries. Contiguity must be established between the subject parcel and the District prior to, or in conjunction with, LAFCO approval of the annexation. per Government Code §56140 and EID Dorado LAFCO Policy 3.9. The District's Salton Falls Water Storage Tank is located less than 1 mile to the north east of the project site. The El Dorado Hills Fire Department has determined that the minimum fire flow required for the project is 1,300 gallons per minute for a two hour duration, while maintaining a 20-psi residual pressure. The project applicant would be responsible for the construction of any on and off-site water supply infrastructure required for project development.

The proposed parcels would be serviced by the public sewer system and may require the expansion of existing facilities as a result, however associated impacts as a result of the expansion of existing facilities are considered less than significant.

- c. Storm drainage facilities required by the project are limited to on-site drainage ditches and culverts. Potential environmental effects of constructing these drainage facilities are considered throughout this document as part of the project. Any potential impacts would be avoided through the implementation of the County Grading Ordinance and thus this potential impact would be considered less than significant.

- d. The proposed project includes the annexation of the project site into the El Dorado Irrigation District (EID) for the provision of domestic water, sewer, and fire hydrants. LAFCO's discretionary approval is required for annexation, and contiguity must be established prior to annexation. Currently obtains water from surface water sources including Sly Park Reservoir and Folsom Reservoir. The proposed project would require 11 equivalent dwelling units of water supply. Because FIL's can be up to two years old, the most accurate source for water availability is in EID's 2007 Water Resources and Service Reliability Report (WRSRR). It should also be noted that the firm yield number does not take into account the existing EID contractual commitments in the region, which can also be found in the WRSRR, nor does it reflect recent annexations approved by LAFCO that have not yet purchased water meters. According to the EID Facility Improvement Letter for the project dated February 22, 2007, the District had 1,151 equivalent dwelling units (EDUs) which may be available to the proposed project.

Pursuant to Section 15.16.050 of the El Dorado County Code, no permit shall be issued for the construction of a building having plumbing facilities therein, until proof of an adequate water supply is provided as required by the Division of Environmental Management.

Potentially Significant Impact	Potentially Significant (Unless Mitigation Incorporated)	Less Than Significant Impact	No Impact
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Author: ESanchez  
 Subject: Cross-Out  
 Date: 8/5/2008 4:43:12 PM

Author: ESanchez  
 Subject: Highlight  
 Date: 8/6/2008 9:42:16 AM

Author: ESanchez  
 Subject: Cross-Out  
 Date: 8/6/2008 9:42:11 AM

EID anticipates availability of the required water supply for the proposed project and compliance with the County Code would ensure that the project would not be approved unless this water supply actually becomes available and would be committed to the project. EID service to the proposed project would be contingent upon the project's continuity to EID's service-area. LAFCO approval of the annexation, the future availability of water supply, approval of the Facility Plan Report, construction of all water facilities, and acceptance of the facilities by EID. The potential impact would be considered less than significant.

e. The applicant provided a Facilities Improvement Letter (FIL), issued by the El Dorado Irrigation District (EID). According to the letter, a 6-inch sewer line along the southern property line in Uplands Drive. The sewer line has adequate capacity at this time. Less than significant impact would be considered less than significant.

f. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

g. Assembly Bill 939, known as the California Integrated Waste Management Act of 1989, mandates all jurisdictions to divert 50 percent of their waste from the landfill by the year 2000. El Dorado County did not meet the year 2000 diversion goal achieving only a 38 percent diversion rate in the year 2001. The County applied for and received a time extension until July 1, 2004. A preliminary diversion rate summary for the County indicates that the diversion goal was achieved in 2005. The proposed project would be required by County Ordinance to divert 50 percent of all construction debris. Additionally, residential recycling collection service would be provided to the proposed development by the County. This impact would be less than significant.

**Findings:** It has been determined that there would be no significant impacts to water, wastewater, drainage, or solid waste utilities. Identified thresholds of significance for the utilities and service systems category have not been exceeded and no significant adverse environmental effects would result from the project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
			X

Please include information in greater detail as to which wastewater treatment plant will serve this project (Deer Creek WWTP?), the maximum permitted capacity, the current average dry weather flow, the expected demand generated from the project will be and what, if any, impacts this will have on the current wastewater treatment facilities.