

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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PLANNING
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MEMORANDUM

DATE: October 11, 2006

TO: El Dorado County Planning Commission

FROM: Jason R. Hade, AICP, Senior Planner *JRH*

SUBJECT: Response to LAFCO Initial Study Comments/Revised DOT Conditions

Staff received the attached comments from El Dorado Local Agency Formation Commission (LAFCO) concerning the initial study prepared for the Le Caille Estates project (Z05-0004/TM05-1395) on October 5, 2006. In response to the issues raised in the LAFCO comments, staff notes the following:

Public Services

- 1 At time of building permit issuance, each new residence to be constructed on the lots within the proposed subdivision will be subject to development impact fees to be assessed by the El Dorado County Fire Protection District for fire protection purposes.
2. The impact fees may be used for purposes such as new fire station construction and related fire equipment acquisition.

Utilities and Service Systems

3. The intent of the language "upon annexation" in the initial study is to note that annexation in the El Dorado Irrigation (EID) is required to provide potable water to the project site. Staff acknowledges that LAFCO approval of such annexation request is required.
4. As stated in the initial study and the Facility Improvement Letter provided by EID, December 21, 2005, a 16-inch water line exists along the southern property line and a 10-inch water line exists in Meder Road. In order to provide water service for the project, the applicant must construct a looped water line extension from the existing 16-inch water line along the southern property line to the existing 10-inch water line in Meder Road or connect the two 10-inch lines in Meder Road and extend a line into the project. Potential environmental impacts from the required water distribution expansion lines are expected to be less than significant.

5. No capital improvements are required to provide water service to the subject site
6. Further details regarding specific infrastructure requirements and funding responsibility will be addressed by EID and the applicant prior to EID approval of the project's Facility Plan Report.
7. Environmental Management Department – Environmental Health Division reviewed and approved the submitted septic percolation testing data for the subdivision on June 21, 2006. As such, staff does not feel that “a discussion on the wastewater contingency plan for residents should the individual on-site sewage disposal systems fail in the future” is necessary.
8. As stated in the initial study, “in terms of water supply, as of January 1, 2005, there were 2,434 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. [The proposed project as of this date] would require 26 EDUs of water supply.” Based on this information provided by EID, the project's water requirement effects on the overall water supply for the service area as well as surrounding residents who are currently receiving water service is insignificant.
9. Refer to response in number three above.

As the comments submitted by LAFCO do not raise significant new issues not previously discussed within the initial study or require additional analysis, staff has determined that no revisions to or re-circulation of the environmental document is warranted.

Revised DOT Conditions

In order to clarify several issues regarding the installation of sidewalks for the project and improvement completion timing, DOT has revised its recommended project conditions. Staff recommends the Planning Commission recommend project approval to the Board of Supervisors to include the DOT conditions identified below.

26. Developer shall irrevocably offer to dedicate, the right of way in fee and construct the half width of Meder Road, along the project frontage, to the General Plan requirements for a Two Lane Regional Road standards (i.e. 60 foot right of way and 40 foot roadway) and Standard Plan 101B, with curb and gutter and sidewalk, and including signage (i.e. stop signs, street name signs, etc.). This work must be substantially complete, as determined by the Department of Transportation, ~~prior to filing the final map.~~
27. Developer shall irrevocably offer to dedicate, the right of way as easement with a public utilities easement (to be rejected), and construct onsite roads to Standard Plan 101B, with a 50 foot right of way and 40 foot roadway width, and including signage (i.e. stop signs, street name signs, “not a County maintained road, etc.). As the lots are all greater than 10,000 square feet, no onsite sidewalks are required. This work must be substantially complete, as determined by the Department of Transportation, ~~prior to filing the final map.~~

Cc: Erica Sanchez, LAFCO Policy Analyst
Jon Vegna, DOT
Peter Maurer, Principal Planner

Gene Thorne, Gene E. Thorne and Associates, Inc.

Project File

Attachment:

(1)LAFCO Comments, October 3, 2006

ATTACHMENT 1
EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667

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PLANNING DEPARTMENT

October 3, 2006

Jason Hade
Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

RE: Le Caille Estates Negative Declaration – Public Review Comments

Dear Mr. Hade:

Thank you for ensuring that El Dorado LAFCO received a copy of the Negative Declaration prepared for Le Caille Estates. We appreciate the opportunity to submit comments as a responsible agency regarding this project.

The Le Caille Estates project will require LAFCO involvement for a future annexation into the El Dorado Irrigation District. Since 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 has reviewed the Negative Declaration and respectfully submits the following list of comments regarding potential issues addressed in the Initial Study:

XIII. Public Services

a) Fire Protection

- Indicate possible imposition and payment of development impact fees
- State the specific purpose of development impact fees and what they may be used for

XVI. Utilities and Service Systems

- Language on a) and b) should read, "~~Upon annexation~~ *Contingent upon LAFCO approval of the annexation into the El Dorado Irrigation District*"

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STAFF

José C. Henriquez, Executive Officer • Erica N. Sanchez, Policy Analyst • Allison Parsons, Commission Clerk
Denise Tebaldi, Administrative Assistant • Tom Gibson, Commission Counsel

b) Water and Wastewater

- Include the following points in your discussion on water and wastewater services:
 - The location and size of the nearest water treatment facility and a discussion of whether it has the capacity to serve the proposed project
 - What capital improvements, if any, will be necessary to serve the future residents of this project
 - Who will be responsible to provide the funding for any necessary infrastructure or capital improvements associated with the project
 - A discussion on the wastewater contingency plan for residents should the individual on-site sewage disposal systems fail in the future
 - The project's water requirement effects on 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.
- Language on d) should read, "~~After project annexation~~ *Contingent upon LAFCO approval of the annexation*"

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

Sincerely,



Erica Sanchez
LAFCO Policy Analyst