

From: jonathan.fong@edcgov.us
Sent: Monday, October 26, 2009 11:48 AM
To: Erica Sanchez
Subject: Re: Summer Brook Annexation to EID

Erica,

See my notes to your questions below.

If you have any questions, please feel free to call me at (530) 621-5381

Jonathan Fong
Project Planner
El Dorado County Development Services

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"Erica Sanchez" <erica.sanchez@edcgov.us>

To <jonathan.fong@edcgov.us>

cc

10/26/2009 10:54 AM

Subject Summer Brook Annexation to EID

Hi Jonathan,

The Summer Brook annexation to EID was brought before the LAFCO Commission on September 23, resulting in a split 3-3 vote (one voting member was absent). The project will be reconsidered at our December 2 meeting. I am hoping that you can provide some additional information about the project that will address some of the concerns brought up at the September meeting. One of the primary issues of concern among several of the Commissioners and members of the public was the wetlands located at the project site.

1. During the hearing the applicant's civil engineer stated that the project would completely avoid the wetlands; all of the road crossings would exercise open-bottom culverts and no wetlands would be filled to place development on it. However, the Mitigated Negative Declaration states in several sections that the project includes filling onsite wetlands and modification to the existing drainage channels. Is wetland infill a component of the Summer Brook project? If so, what percentage of the existing wetlands and drainage channels are expected to be altered?

Based on the prelim. grading plan, the proposed B Street would be located adjacent to wetlands and would require a culvert as part of the roadway design. It does not appear that fill would be required for the residential development of the property. Based on the Wetlands Delineation, there are jurisdictional wetlands and channels, the MND includes mitigation measures in the event construction activities would require State or federal permits.

2. I have a copy of a proposed utility exhibit prepared by the applicant's engineer in October 2008 that shows a different alignment of 'B Street' (and subsequently Lots B, C, 1, 2, 5 and 6) than what is shown on the tentative map TM 07-1440 approved in March of 2008. According to the utility exhibit, 'B Street' would run straight through the wetland area shown on the tentative map. Were there any amendments to the placement of this road or the configurations of these lots after the project was approved in March?

There have been no revisions approved to the plans since the project was approved by the BOS in March.

3. Concerns were also voiced regarding the impacts that leach fields may have on the wetland environment. Does the Department of Environmental Health or any other agency monitor the performance of the septic systems after they have been in use for some time? In particular, one Commissioner questioned how close the nearest lot was from the wetland area, do you have this information?

County EMH does not monitor septic systems once permitted. EMH will respond to complaints, but I believe the requirement of maintaining the 50 foot or 100 foot setback from intermittent and perennial streams is the extent of their review for potential impacts to riparian areas.

Could you send me a copy of the utility map you have on file for the project showing the proposed leach fields and wetlands?

Thank you for your thoughts on this matter, if you have any questions I can be reached at (530) 295-2707.

Sincerely,
[Erica Sanchez](#)

**Policy Analyst
El Dorado LAFCO
550 Main Street, Suite E
Placerville, CA 95667
(530) 295-2707
(530) 295-1208 fax
www.edlafco.us**