

**PLAN OF SERVICE
LA CANADA SUBDIVION
ANNEXATION TO THE EL DORADO IRRIGATION DISTRICT**

**LAFCO PROJECT N 2010-03
Z08-0001/ PD08-0003/ TM08-1463 El Dorado County**

Project Name:	LA CAÑADA
Project Assessor Parcel No.:	126-100-18 & 110-020-12
Project Applicant:	Dan Parkes
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The intent of a Plan of Service (POS) is to describe in detail how a proposed project will be implemented if approved. A POS takes into account the services, capacity, cost and adequacy of services within the district or County and how those services would be affected by the proposed LAFCO action.

The project site consists of 143 acres and is located on the east side of Salmon Falls Road and ¾ mile north of Salmon Falls Road and Green Valley Road intersection in El Dorado Hills, California.

The project was approved on January 19, 2010 by the El Dorado County Board of Supervisors and consists of a request to rezone the subject parcels from RE5 to RE5-PD, LDR and Tentative Subdivision Map creating forty seven (47) single family residential lots ranging in size from 1.1 to 4.04 acres in size. The project proposes to use public water and individual septic systems.

SECTION I: ENUMERATION OF SERVICES

Service provided and to be provided to La Canada Subdivision are listed below:

SERVICE	CURRENT SERVICE PROVIDER	PROPOSED SERVICE PROVIDER
Waste Water Treatment	None	Private On-site Sewage Disposal System
Fire Protection/Emergency Services	El Dorado Hills County Water District	El Dorado Hills County Water District
CC&R Enforcement	None	Proposed HOA
Parks, Recreation, Trails & Other Services	El Dorado County	El Dorado County
Solid Waste Disposal	None	Commercial Vendor
Road Maintenance	None	HOA
Drainage	None	HOA
Schools	Rescue School District	The same



Water	None	EID
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SECTION II: DISCUSSION OF SERVICES AND CAPACITY

Wastewater Treatment

Each individual property owner will be required to develop an on-site sewage disposal system meeting the current requirements of the Environmental Health Division of the El Dorado County Environmental Management Department. All lots were tested and percolation tests were completed by Youngdahl Consulting Group. The percolation report and the map on file demonstrate that the proposed parcels have adequate leaching capacity to support the proposed individual on-site sewage disposal systems.

The approved Tentative Map and associated Land Capability Report identify areas where the percolation tests were conducted and leach fields are proposed to be located. The available area for the on-site sewage disposal ranges from 10,000 to 28,000 on 1.3 to 3.4 acre lots. The El Dorado County Environmental Health Division has reviewed and approved the proposed sewage disposal areas.

The septic tank waste is historically hauled by the private commercial vendors for disposal and treatment. The \$8 million dollar "Union Mine Septage Treatment Facility" opened in 1996. The new treatment facilities at Union Mine also treat "leachate," a bi-product of rainfall leaching through refuse.

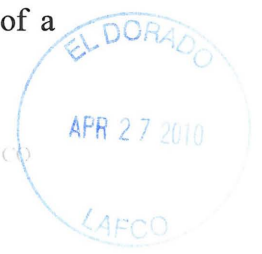
Fire Protection and Emergency Services

El Dorado Hills Fire Department (El Dorado Hills County Water Agency) operates from four existing fire stations 84, 85, 86, and 87 located though El Dorado Hills. All stations are fully staffed with fulltime positions. The district has 10 fire engines including one 110 feet aerial ladder truck, 3 medical units, one air, one water truck and several small utility vehicles. The project is within the service boundary and does not require an annexation. The project located within 6 min response time from the station 84.

The Development Fee imposed on all new development pays its percentage share of capital expenditures necessitated by the growth in the community. The District plans to spend a portion of its general reserve over the next few years to also help fund the capital assets as planned. More information is available from 2008-2013 five year plan prepared by the District.

Mutual agreements exist among the local fire districts in order to ensure service is provided no matter in what district the structure is located or where the fire is located.

The El Dorado Hills Fire Department reviewed the project and determined that additional 12 fire hydrants were necessary in order to provide structural protection in the proposed subdivision. Several road and gate conditions were recommended during Tentative Map approval process. These recommendations will be included into final design of the subdivision. The annexation to the EID service area will allow the development of a potable water source and additional water for fire protection purposes.



Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police staff and facilities will not be required.

Conditions, Covenants, and Restrictions (CC&R)

No CC&R exist or are attached to the subject property at this time.

Parks, Recreation, Trails and Other Services

The El Dorado County Parks and Recreation Department is responsible for providing recreation areas and parks within the unincorporated areas not in Community Service Districts. The primary responsibilities of the El Dorado County Parks and Recreation Department, as it relates to parks and recreation are to establish a regional trail system throughout the county; regulate and manage boating use of the South Fork American River, coordinate the development of a regional and community parks system; and to implement the county wide recreation plans.

The Parks and Recreation Department also administers and manages Bradford Park, Henningsen Lotus Park, and Pioneer Regional Park totaling 45.5 acres. Three additional County parks are proposed to be developed by the County: Bass Lake Regional Park, Pollock Pines, and a park in South Lake Tahoe. Pollock Pines Community Park is currently under design.

The unit of service for parks, recreation and open space is population. The Quimby Act allows, and El Dorado County requires in the 2004 General Plan, that 3 acres per one thousand persons is the Quimby requirement for a park. The property owner will be required to pay the park-in-lieu fees based on values supplied by the Assessors' Office and calculated in accordance with the provisions of Section 16.12.090 of the County Code.

El Dorado Hills CSD operates several recreational facilities in the vicinity of the project that can be potentially used by the future residents of the project. The property owners will be paying higher admission fees for use of EDH CSD facilities to offset the cost for providing services to residents living outside the district.

Solid Waste Disposal

County Ordinance No. 4319 requires that new developments provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas.

Several privately owned commercial vendors provide solid waste collection services in the El Dorado County. El Dorado County, the City of Placerville, and the City of South Lake Tahoe have entered into franchise agreements with solid waste companies, which provide solid waste collection, recycling, and disposal. In 1971, a "redistricting" of the franchise areas established in 1950s was passed by County Ordinance. The Ordinance



created (7) distinct garbage collection areas based on such factors as road and bridge infrastructure, proximity to landfill sites, etc. These franchise areas remain in effect today. The site will be served by El Dorado Disposal Co. Inc. serving unincorporated areas of El Dorado County in the west County along HWY 50 Corridor.

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 during this period. This facility has more than sufficient capacity to serve the County until the year 2035.

Road Maintenance and Drainage

Road maintenance and drainage services may be provided by either a private homeowners association with assessment authority, or through the County administered Zone of Benefit. Conditions of approval were established requiring the property owners to complete on-site roadway improvements and offers of dedication for said roads. The applicant shall join and/or form, prior to filing the final map, an entity satisfactory to DOT, to maintain all on-site roads and/or drainage facilities not maintained by the County.

Schools

School services would be provided by the Rescue Union School District. The proposed residences would be required to pay the impact fees adopted by the District. The nearest elementary school is Jackson Elementary located at 2561 Francisco Drive in El Dorado Hills. The closest middle school is Marina Village Middle School located at 1901 Francisco Drive in El Dorado Hills. During the review of the project application the Rescue School District did not state that the development of the proposed 47-unit single family residential project would adversely impact school services. The State allows school districts to collect fees from new developments to help offset the costs of providing new facilities. The proposed residences would be required to pay the impact fees adopted by the District.

Water

The subject property is not located within the El Dorado Irrigation District's service area. The project is located within the EID Sphere of Influence and adjacent to the EID's service area. EID facility is located at the southeast corner of the project (Salmon Falls Water Tank). The existing water lines run from the tank site to the west to Salmon Falls Road.

The Facilities Improvement Letter dated January 7, 2010 and submitted for the project indicated that adequate public water is available to serve the project. The existing water lines in the area are capable of providing the required flows for fire and domestic use. The project would require annexation into the EID service district prior to receiving public water services. The project would require coordination with LAFCO to initiate annexation proceedings.



The existing water service infrastructure includes an existing water tank and an 18-inch water line located south – west of the project. The water line easement runs west and northwest to the Salmon Falls Road.

In order to provide the required fire flow and receive domestic service, the project applicant will have to build a new booster pump station at the tank site. The booster station will provide domestic and fire flows for approximately 18 out of 47 lots. The rest of the lots will be served by the gravity system. The proposed boosting station will potentially service three adjacent proposed projects (ALTO, Diamante Estates and Grand Amis subdivisions). ALTO and Diamante Estates are currently approved by the El Dorado County Board of Supervisors; ALTO is awaiting a public hearing for EID annexation.

The El Dorado Hills Fire Department determined that the minimum fire flow for this project is 1500 GPM for two hours duration with 20 psi residual pressure for a single family dwelling unit not exceeding 4,800 square feet in size. Any dwelling exceeding 3,600 square feet in size shall be fire sprinkled.

It is determined that this fire flow and potable water service would be best provided by using an eight (8) inch water line through the site.

The prepared Utility Plan based on the approved Tentative Map shows the proposed water distribution system located in the roads and public utility easements. (See attached Utility Plan).

SECTION III: PROPOSED SERVICE INFRASTRUCTURE

- A.** No new public infrastructure is required to support the proposed individual on-site septic disposal system.
- B.** No new fire and law enforcement service facilities are required to serve the project. Response time (6 min) to the project will meet the El Dorado Hills Fire Department standard and the County General Plan standard of 8 minutes response time in urban areas 90% of the time, and 20 minute response 90% of time for rural areas. The closest fire station located less than 2 miles away from the project site at 2180 Francisco Drive in El Dorado Hills.
- C.** No Conditions, Covenants, and Restrictions (CC&R) exist or attached to the subject property at this time.
- D.** No new parks are proposed as a part of the project. The project applicant will be responsible for paying the Quimby Act in-lieu fees associated with the project for the acquisition of additional parkland and recreational facilities in the County.
- E.** No additional solid waste disposal areas are required as a result of the approval of the project. The approved Mitigated Negative Declaration for the project states that there is a sufficient capacity exists at the Lockwood Landfill, Nevada to serve the project.
- F.** Conditions of approval were established requiring the property owner to complete on-site road and drainage improvements and establish an entity to the satisfaction of the County Department of Transportation to maintain those facilities.



- G. The future lot owners will be responsible for paying school impact fees collected at the time of issuance of building permit. These fees are used to offset impacts to the local school district.
- H. The approval of La Canada subdivision, TM08-1463 included a review of the proposed utility plan layout showing the proposed water distribution system tying into El Dorado Irrigation District facilities. The applicant will provide final utility plans and design and prepare a Facility Plan Report prior to construction of the proposed improvements. The EID reviewed and evaluated the submitted utility plan prior to issuance of the Facility Improvement Letter. Construction of the proposed improvements and connection to the EID distribution system will be dependent upon the annexation of the property in the El Dorado Irrigation District's service boundary.

SECTION IV: CONDITIONS OF SERVICE

Specific conditions of approval were included in the development approval for L Canada subdivision map. The project applicant is now in the process of completing these conditions.

LIST OF ATTACHMENTS

1. Facility Improvement Letter from EID (FIL 0110-001, January 7, 2010)
2. Preliminary Utility Plan
3. Proposed septic disposal area plan
4. Adopted Mitigated Negative Declaration for La Canada Subdivision Z08-0001/
PD08-0003/ TM08-1463
5. Filed Notice of Determination

