

**PLAN OF SERVICE  
CAMPOBELLO  
ANNEXATION TO THE EL DORADO IRRIGATION DISTRICT  
LAFCO Project N 2010-01  
Z05-0019 / TM05-1403 El Dorado County**

Project Name:	Campobello
Project Assessor Parcel No.:	119-020-48 (32.66)
Project Applicant:	Joan & Ron Wachter
Mailing Address:	49 Park Road Burlingame, CA 94010
Telephone:	(916) 996-0010
Contact Person & Phone	Olga Sciorelli (916) 638-0919

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 33 acres and is located on the north side of Marble Valley Road, one mile west of the intersection with Flying C Road, in the Cameron Park area, California, Supervisorial District II.

The project was approved on September 25, 2009 by the El Dorado County Board of Supervisors and consisted of a request to rezone the subject parcels from RE10 to R1 and R20,000, and Tentative Subdivision Map creating forty-five (45) single family residential lots ranging in size from 7,910 to 97,641 square feet in size.

**SECTION I: ENUMERATION OF SERVICES**

Service provided and to be provided to the lots within the Campobello subdivision are listed below:

SERVICE	CURRENT SERVICE PROVIDER	PROPOSED SERVICE PROVIDER
Waste Water Treatment	None	EID
Fire Protection/Emergency Services	El Dorado County Fire Protection District	El Dorado County Fire Protection District
CC&R Enforcement	None	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	Buckeye Union School District	Buckeye Union School District
Water	None	EID

**SECTION II: DISCUSSION OF SERVICES AND CAPACITY**

**Water**

The subject property is not located within the El Dorado Irrigation District's service area, but is within the EID Sphere of Influence. The existing water lines are located beneath Beasley Drive and Voltaire Drive; immediately adjacent to the project.



The Facilities Improvement Letter dated September 18, 2007 for the project indicated that adequate public water is available to serve the project. In order to receive a service, the project must construct a 12" water line extension from the existing 12" water line in Beasley Drive to the 8" water line in Flying C Road along Marble Valley Road to loop the system. 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 a 12" water line located in Beasley Drive, terminating at the Cambridge Oaks property line. The El Dorado County Fire Protection District determined that the minimum fire flow for this project is 1,500 GPM for two hours duration with 20 psi residual pressure for a single family dwelling unit, not exceeding 3,600 square feet in size.

It is determined that this fire flow and potable water service would be best provided by using an 8" water line through the site and connecting to the existing 12" water line located in Beasley Drive. The project will install approximately 2,946 lf of 8" water line for the onsite water service and approximately 5,736 feet of 12" water line along Beasley Drive and Marble Valley Road. This extension will loop the system between Beasley Drive and Flying C Road.

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).

#### **Wastewater**

The subject property is not located within the El Dorado Irrigation District's service area, but is within the EID Sphere of Influence. The existing water lines are located beneath Beasley Drive and Voltaire Drive in the close proximity to the project.

The Facilities Improvement Letter dated March 12, 2009 for the project indicated that the Cambridge Oaks Sewer Lift Station has a sufficient capacity to serve the project. In order to receive service, an extension of facilities of adequate size must be constructed. The project would require annexation into the EID service district, prior to receiving public sewer and water services. The project would require coordination with LAFCO to initiate annexation proceedings.

The Cambridge Oak Lift Station is located at the northwest corner of the project. According to the District approved Cambridge Oaks FPR and improvement plans, the lift station was designed for 250 GPM and has a sufficient capacity to serve the project's 45 lots. Phase I and II will have gravity service to Voltaire Drive, Phase III and IV will be serviced to the Cambridge Oaks Lift Station. Phase IV will be serviced with a small force main and individual house pumps to a proposed gravity line in Beasley Drive to the Cambridge Oaks Lift Station. A total of 3,278 lf of sewer lines and 11 sewer manholes will be installed to serve this project.

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

#### **Fire Protection and Emergency Services**

The project is located within the El Dorado County Fire Protection District service area, but historically and geographically the project site is serviced by Cameron Park FPD.

Manual and automatic air agreements also 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 Cameron Park Fire Department is located in the close proximity of the project site.

There are currently 20 fulltime members assigned to the Cameron Park Fire Department contract. Cameron Park provides emergency medical services and fire protection operations out of two

stations: Station 88 and Station 89. Station 89 is located 3.25 miles (6 minutes) away from the project site.

The El Dorado County Fire Protection District reviewed the project and several road 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 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 protection would 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 project site is located in a community of Cameron Park; however, the property is not within Cameron Park CSD service area. Currently, El Dorado County is responsible for providing recreation areas and parks within the unincorporated areas not in Community Service Districts is no longer exists. The park services are provided through the Environmental Management Department. The Department administers and manages Bradford Park, Henningsen Lotus Park, and Pioneer Regional Park totaling 45.5 acres. Three additional County parks are proposed: 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.

Cameron Park CSD operates several recreational facilities in the vicinity that can be potentially used by the future residents of the project. The property owners will be paying higher admission fees for use of the Cameron Park 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 the 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 developer to complete onsite 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 onsite roads and/or drainage facilities not maintained by the County.

### **Schools**

School services would be provided by the Buckeye Union School District and the El Dorado Union High School District. The proposed residences would be required to pay the impact fees adopted by the Districts. The distance to the closest elementary school would be approximately less than 2 miles. The closest high school is located approximately 4.5 miles. During the review of the application, the school districts were contacted as a part of the initial consultation process and no specific comments or mitigation measures were received.

## **SECTION III: PROPOSED SERVICE INFRASTRUCTURE**

- A.** The new on- and offsite water distribution lines and connection to the existing EID water facilities will be required. The approval of Campobello subdivision, **TM05-1403** included a review of the proposed utility plan layout showing the proposed sewer and water distribution system on-and offsite tying into El Dorado Irrigation District facilities offsite. 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.
- B.** The new on- and offsite sewer service lines will be required to serve the project. The sewer service lines will include gravity lines down to the proposed lift station and Voltaire Drive and small force main to the Cambridge Oaks Lift Station. 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.
- C.** No new fire or law enforcement service facilities are required to serve the project. Response times to the project will meet the El Dorado County Fire Prevention District 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 3 miles away from the project site at Country Club Drive in Cameron Park.
- D.** No Conditions, Covenants, and Restrictions (CC&R) exist or are attached to the subject property at this time.

- E.** No new park is 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.
- F.** 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.
- G.** Conditions of approval were established requiring the property owner to complete on-and offsite road and drainage improvements and establish an entity to the satisfaction of the County Department of Transportation to maintain those facilities.
- H.** 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.

#### **SECTION IV: CONDITIONS OF SERVICE**

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

#### **LIST OF ATTACHMENTS**

1. Facility Improvement Letter from EID (September 18, 2007)
2. Preliminary Utility Plan
3. Conditions of Approval
4. Notice of Determination and adopted Mitigated Negative Declaration for Campobello subdivision **Z05-0019 / TM05-1403**.