

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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### ENVIRONMENTAL CHECKLIST

**Project Title:** Bass Lake Estates Annexation into the El Dorado Irrigation District;  
LAFCO Project No. 2008-01

**Lead Agency:** El Dorado LAFCO  
550 Main Street, Suite E  
Placerville, CA 95667

**Contact Person:** José C. Henríquez  
(530) 295-2707

**Project Applicant/Landowner:** Reza Shera  
Carmichael Investment Group  
P.O. Box 9890  
Rancho Santa Fe, CA 92067

**Description of the Project:** Annexation of one parcel, APN 115-030-06 (7.45 acres), into the El Dorado Irrigation District (EID). Annexation to EID is necessary in order to obtain water and wastewater services for a planned 36-lot residential subdivision, including three open space lots.

**Project Location:** The property is located in the Cameron Park area, on Bass Lake Road, approximately 175 feet southwest of the intersection with Woodleigh Lane.

**General Plan designation:** HDR (High Density Residential)

**Zoning:** R1 (One-Family Residential); rezone to R1-PD (One-Family Residential – Planned Development)

**Surrounding Land Uses and Setting:** The subject parcel is completely surrounded by High Density Residential uses. The project site is located approximately 1,200 feet above sea level. Vegetation is characterized by native chaparral, grasslands, and native trees. Trees onsite are primarily live oak, pine, and Manzanita. The eastern portion of the site has been previously disturbed with residential development.

**Other agencies whose approval is required:** El Dorado County Board of Supervisors, Department of Transportation, Building Services, Air Quality Management District; El Dorado Irrigation District; Cameron Park Fire Department

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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

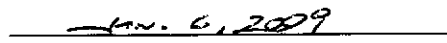
	Aesthetics		Agricultural Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

**DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigated measures that are imposed upon the proposed project, nothing further is required.
- I find that all potentially significant effects of the proposed project have been analyzed adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and that nothing further is required.

  
 José C. Henríquez  
 LAFCO Executive Officer

  
 Date

### **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:

*Addendum to the Bass Lake Estates Negative Declaration*  
*LAFCO Project No. 2008-01*  
*July 17, 2008*  
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- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance.

This Addendum to the Bass Lake Estates Negative Declaration, adopted by the lead agency County of El Dorado on February 12, 2008, has been prepared to provide supplemental information regarding the Bass Lake Estates Annexation into the El Dorado Irrigation District, LAFCO Project No. 2008-01. The annexation involves one parcel, APN 115-030-06 (7.45 acres) which will be annexed into the El Dorado Irrigation District (EID). Annexation to EID is necessary in order to obtain water and wastewater services for a planned 36-lot residential subdivision, including three open space lots. In its capacity as a responsible agency, the El Dorado LAFCO has determined that the annexation is within the scope of the project analyzed in the Negative Declaration.

The State CEQA Guidelines provide that an "addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred." (State CEQA Guidelines, §15164(b).) Section 15162 provides:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
  - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
  - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
  - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
    - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
    - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
    - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
    - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Though it concurs with the conclusions contained in the lead agency's Negative Declaration, LAFCO has prepared supplemental information regarding utilities and service systems (see below) to confirm that the annexation will result in no additional environmental impacts beyond those addressed in the Negative Declaration. As documented below, no new impacts would result. Therefore, preparation of this Addendum is appropriate.

This Addendum need not be circulated for public review. (State CEQA Guidelines, §15164(c).) The Commission will consider this Addendum with the Negative Declaration prior to making a decision on the annexation of the subject parcel into EID.

<b>Utilities and Service Systems</b> <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

<b>Utilities and Service Systems (continued)</b> <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X	

**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 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;
- 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. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

EID is within the jurisdictional boundaries of the State of California Regional Water Quality Control Board – Region 5, Central Valley (RWQCB). According to LAFCO's *Water, Wastewater and Power Municipal Services Review* (January 2008), EID operates under Waste Discharge Requirements Order No. R5-2002-0210 regarding treatment processes and water quality standards that are specific to the Deer Creek Wastewater Treatment Plant. Extension of wastewater service to the subject parcel will not exceed the current wastewater treatment requirements. The impact will be less than significant.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities, the construction of which could cause significant environmental effects?

***Existing Infrastructure and Improvements***

Water

According to EID's *Revised Facility Improvement Letter FIL0706-077* (FIL) to the applicant, dated July 17, 2006, the Cameron Park Fire Protection District has determined that the minimum fire flow for this project is 1000 gallons per minute for a two-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, a water line extension connecting to one of the existing water 12-inch water lines must be constructed. Currently, 12-inch water lines exist in both Magnolia Hills Road and Woodleigh Lane. A new 12-inch water line is proposed to be built up to the southwest property corner as part of the Silver Springs project. The 18-inch Gold Hill Intertie water transmission main abuts the western portion of the project site in Bass Lake Road; however additional taps on this main are not allowed. The hydraulic grade line for the existing water distribution facilities is 1,474 feet above mean sea level at static conditions and 1,460 feet above mean sea level during fire flow and maximum day demands.

Wastewater

According to the FIL, there is an 8-inch sewer line to the south in Magnolia Hills Road and a 6-inch sewer line to the north in Woodleigh Lane, both of which have adequate capacity at this time to serve the proposed project. In order to receive service from these lines, an extension of facilities of adequate size must be constructed.

The applicant is responsible for the construction and financing of all water transmission lines and distribution facilities to receive EID service. Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Annexation of the subject parcel into EID and the extension of water and wastewater services will not require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities, which could cause significant environmental effects. The impacts would be less than significant.

- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

According to the original Negative Declaration prepared for this project by the County and incorporated by reference (County ND), all required drainage facilities for the project would be built in conformance with the standards contained in the "*County of El Dorado Drainage*

Manual,” as determined by the Department of Transportation. Impacts would be less than significant.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

### ***Service Capacity and Project Requirements***

#### Water

The subject parcel is within the Cameron Park Service Zone (Zone #4) of EID's Western Region Supply Area. The Western/Eastern Water Supply Region receives gravity water supply from FERC Project 184 and Jenkinson Lake. According to EID's *2007 Water Resources and Service Reliability Report*, there are 2,426 equivalent dwelling units (EDUs) of water available in this region, based primarily on the following calculations:

The 2007 supply-based firm yield for the Western/Eastern Supply Area is 36,000 acre-feet (AF); 15,080 AF from Project 184 and 20,920 AF from Jenkinson Lake. The total potential demand as of December 31, 2006 included 27,899 AF of active demand, 667 AF of latent demand, and 6,027 AF of other system demand, for a total of 34,593 AF. The resulting unallocated water supply for the year 2007 is therefore 1,407 AF.

To convert the available water supply to meter availability, EID projected demand out for three years. This per EDU demand was based on a 10-year historical trend (1996-2005) in the Western/Eastern Supply Area. The trend was extended out to 2009, resulting in 0.58 AF per EDU. The water meter availability for the Western/Eastern Supply Area is thus a total of 2,426 EDUs for 2007.

It should be noted, however, that this number does not take into account the existing EID contractual commitments in the region, nor does it reflect recent annexations approved by LAFCO that have not yet purchased water meters.

EID has several contractual commitments within the Western/Eastern Supply Area for existing water supplies. These commitments total 907 EDUs, including 152 EDUs for the Apple Mountain Water Service Agreement, 113 EDUs for the Bell Ranch Settlement Agreement, 563 EDUs for the Weber Dam Advanced Funding Agreement, and 79 EDUs for the City of Placerville. Contractual commitments refer to agreements between EID and various local development projects to provide services only after specific requirements are met by the developer and as water and infrastructure capacity are available. Although these commitments are intended to ensure that the construction of required infrastructure is completed prior to the purchase of meters, it is not intended in any way to guarantee water availability to these projects. However, because these contractual commitments are expected to be realized in the coming years, it is important to take into account when discussing water availability.

Similarly, it is also necessary to consider annexations already approved by LAFCO. Since January 2006, they account for an additional 475-482 EDU commitments [Preacher 05-15 (3 EDUs), Marble Valley 05-08 (443-450 EDUs), Garrett 2007-02 (5 EDUs), and La Caille Estates 2006-07 (25 EDUs)], all of which have yet to be realized; however it is likely that the Garrett and Preacher EDUs will be purchased and utilized within the next two years. It must also be noted that there are more annexation projects into this water region prior to January 2006 which have not yet purchased water meters and have not been accounted for in either the EID or LAFCO EDU estimates.

After taking into account both of these additional factors, it is reasonable to assume that EID's



Western/Eastern Water Supply Region has approximately 1,037-1,044 EDUs that are available for purchase and not yet implicitly committed to other prospective customers. According to EID's FIL to the applicant, the project as proposed would require 36 EDUs of water supply. The current available supply is sufficient to accommodate the estimated 36 EDUs of service that will be required for the Bass Lake Estates project.

The County General Plan requires the applicant demonstrate a guaranteed supply of water is available at the time final subdivision and parcel maps are approved before building permits are issued. In addition, EID service to the proposed project would be contingent upon the future availability of water supply, approval of the Facility Plan Report, construction of all water facilities, and acceptance of the facilities by EID. These procedures would provide assurances that expansion of water supply to the project site is sufficient and reliable.

EID has sufficient water supplies available to serve the project from existing entitlements and resources, and impacts would be less than significant.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

#### Wastewater

Upon annexation, the subject parcel would be served by EID's Deer Creek Wastewater Treatment Plant (DCWWTP), which is located approximately two miles south of US Highway 50 in Cameron Park area and receives flows from a 24 square mile area that includes Diamond Springs, El Dorado, Shingle Springs, and Cameron Park. DCWWTP discharges treated wastewater to Deer Creek, a tributary to the Cosumnes River, with a portion of the flow recycled for irrigation and dust control under Title 22. EID's discharge permit requires that a minimum of one million gallons per day be discharged to Deer Creek year round.

The proposed project would require an extension of EID's wastewater collection system and increase the demand on EID's wastewater treatment facilities. According to EID's *2001 Wastewater Master Plan*, the plant has a permitted capacity of 3.6 million gallons per day (MGD) average dry weather flow; the current average dry weather flows are 2.7 MGD. According to the applicant's engineer, the project will generate approximately 240 gallons of wastewater per day, per residence. With the proposed 36 residences, this amounts to 8,640 gallons of wastewater per day for the entire project.

The FIL stated that to date, the DCWWTP has sufficient capacity to serve the proposed project. Similar to domestic water supply, wastewater capacity is allocated and sold on a first come, first serve basis; when capacity of the plant is reached, no more connections will be sold until plant capacity is expanded. EID's Deer Creek Wastewater Treatment Plant has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

According to information within the *Le Caille Estates Mitigated Negative Declaration*, prepared and certified by the County on September 1, 2006 (Le Caille MND), 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. This facility has more than sufficient capacity to serve the County for the next 30 years; therefore, this impact is less than significant.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Also per the Le Caille MND, County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection; therefore, this impact is less than significant.

h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

According to the County ND, power and telephone facilities are currently in place and utilized at the project site. No further expansion of power is anticipated from parcel map and rezone. Impacts would be less than significant.

**FINDING:** No significant impacts will result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects will result from the project.

**REFERENCES**

*2007 Water Resources and Service Reliability Report*, El Dorado Irrigation District, adopted June 25, 2007

*Bass Lake Estates Negative Declaration (Z06-0029 / PD06-0020 / TM06-1420)*, prepared and adopted by El Dorado County, February 12, 2008

*La Caille Estates Mitigated Negative Declaration (Z05-004 / TM05-1395)*, prepared and adopted by El Dorado County, September 1, 2006

*Revised Facility Improvement Letter FIL0706-077*, El Dorado Irrigation District, July 17, 2006

*Wastewater Master Plan Update for El Dorado Irrigation District*, prepared by HDR Engineering, Inc., November 2001

*Water, Wastewater and Power Municipal Services Review*, prepared by Dudek, adopted by El Dorado County Local Agency Formation Commission, January 2008