

LOCAL AGENCY FORMATION COMMISSION
JULY 27, 2005

EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

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AGENDA

July 27, 2005 - 5:30 P.M.

El Dorado County Hearing Rm., 2850 Fairlane Court, Bldg. C., Placerville, California

Time limits are three minutes for speakers

Speakers are allowed to speak once on any agenda item

1. **CALL TO ORDER AND ROLL CALL**
2. **CONSENT CALENDAR**
 - A. **ADOPTION OF AGENDA**
 - B. **APPROVAL OF CLAIMS**
 - C. **APPROVAL OF CLAIMS (ADDITIONS)**

3. **PUBLIC FORUM/PUBLIC COMMENT**

Members of the public may address the Commission concerning matters within the jurisdiction of LAFCO which are not listed on the agenda. No action may be taken on these matters.

4. **INFORMATIONAL HEARING: BANNON ANNEXATION TO EL DORADO IRRIGATION DISTRICT; LAFCO PROJECT 05-05**

Annexation of 26 acres to EID, located at Hwy. 49 and Hwy. 193 in the Placerville area. No action will be taken.

5. **INFORMATIONAL HEARING: BELL WOODS REORGANIZATION; LAFCO PROJECT 04-11**

Annexation of 34 acres to Cameron Park CSD and 2.5 acres to El Dorado Hills CSD with detachment from Zone 17 of County Service Area 9, located at Hollow Oak Rd. and Bass Lake Rd. in Cameron Park/El Dorado Hills. No action will be taken.

6. **SILVER SPRINGS REORGANIZATION; LAFCO PROJECT 05-03**

Annexation of 290 acres to EID and the limited service area of Cameron Park CSD with detachment from Zone 17 of County Service Area 9, located at Green Valley Rd. and Bass Lake Rd. in Cameron Park. CEQA: An EIR was prepared by El Dorado County as the lead agency for the Silver Springs Subdivision, SCH #970720221.

**7. REVIEW OF THE IMPARTIAL BALLOT ANALYSIS FOR THE
INCORPORATION OF THE PROPOSED CITY OF EL DORADO HILLS;
LAFCO PROJECT 03-10**


8. OTHER BUSINESS

- A. LEGISLATION - The commission may authorize support or opposition to bills currently pending before State Legislature.
- B. COMMISSIONER ANNOUNCEMENTS
- C. COUNSEL REPORT
- D. EXECUTIVE OFFICER REPORT
 - 1. Correspondence
 - 2. Miscellaneous Items
 - 3. Budget/Project Status Report
 - 4. Report on Incorporation of the Proposed City of El Dorado Hills

9. ADJOURNMENT

The next regularly scheduled LAFCO Commission meeting will be August 24, 2005.

Respectfully submitted,
July 6, 2005



Corinne Fratini
LAFCO Policy Analyst

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCO action in court you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 24 hours before the hearing will be distributed to the Commission. If you wish to submit written material at the hearing, please supply 15 copies.

NOTE: State law requires that a participant in a LAFCO proceeding who has a financial interest in the decision and who has made a campaign contribution of more than \$250 to any Commissioner in the past year must disclose the contribution. If you are affected, please notify commission staff before the hearing.

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INFORMATIONAL HEARING

July 27, 2005

**AGENDA ITEM 4: Bannon Annexation to El Dorado Irrigation District;
 LAFCO Project 05-05**

PROPONENTS: Mace Bannon and Trish Koszalka-Bannon, Landowners

PURPOSE

This preliminary hearing is required by Government Code §56857 and is informational only. The item is not a noticed public hearing, but under the Brown Act, any person wishing to speak on the item shall be allowed to do so. The purpose of the hearing is to allow 60 days for any annexing special district to request termination of the project.

SUMMARY

The proposal will annex one parcel, consisting of approximately 26 acres, into El Dorado Irrigation District to obtain water service for one future single family home.

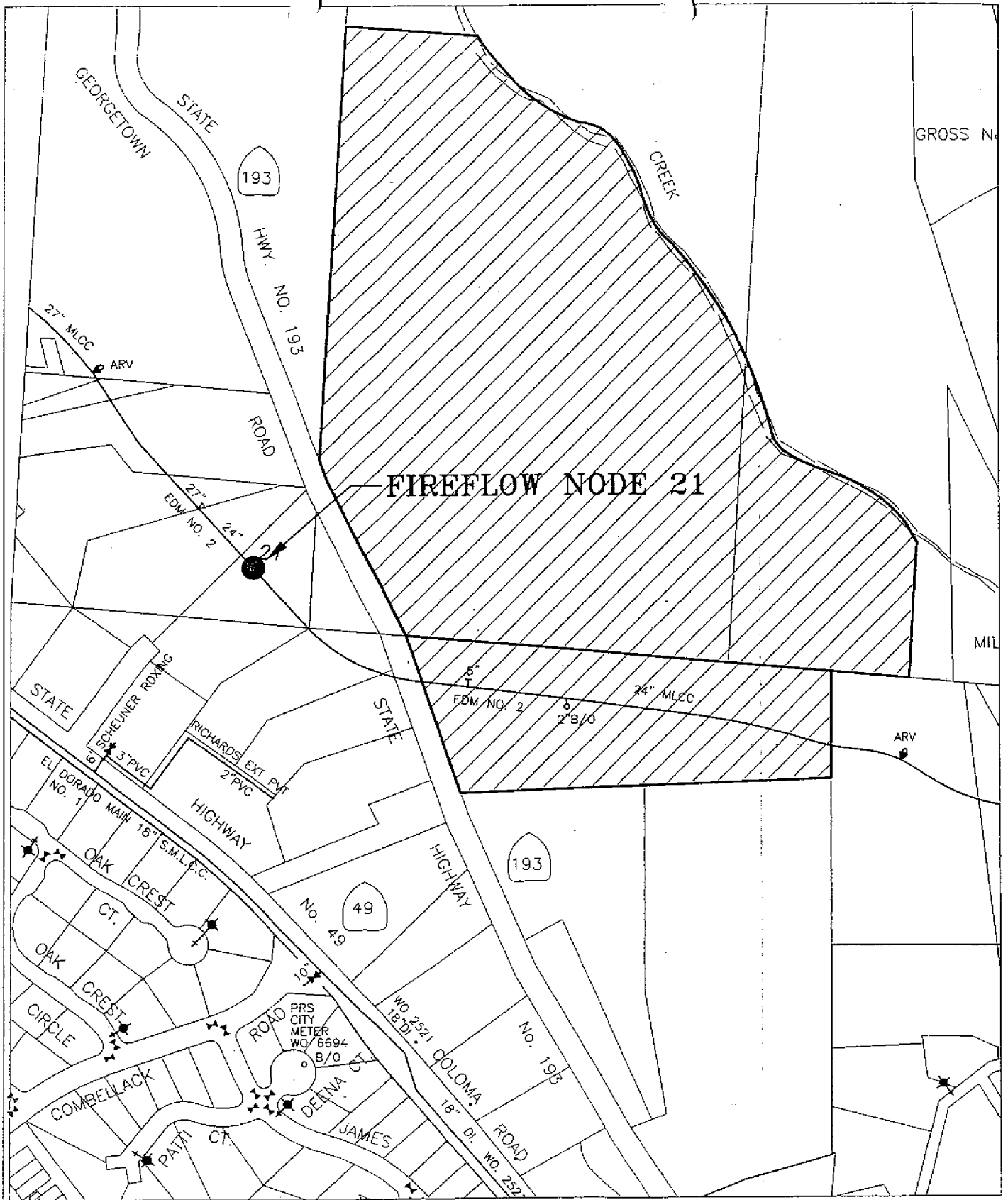
The AB 8 property tax redistribution plan was approved by El Dorado Irrigation District and the El Dorado County Board of Supervisors.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Receive information regarding the project and take no action.
2. Under the Brown Act, allow any member of the public to speak on the agenda item.
3. Direct staff to either set the proposal for hearing not sooner than September 24, 2005 or terminate the project if EID requests termination.

H:\ENG\TRANSFER\MARCUS\Customer Service\Files\Bannon Annexation\Bannon Annexation.dwg
20041124.104057



El Dorado Irrigation District
System Map

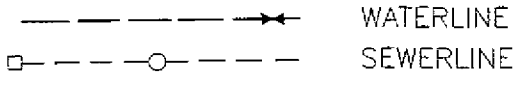
DATE: November 24, 2004

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

Bannon Annexation
APN: 050-010-22 and
050-080-04



Scale: 1" = 300'



SYS. No.: 46-4

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TELEPHONE:(530)295-2707
FAX:(530)295-1208

INFORMATIONAL HEARING

July 27, 2005

AGENDA ITEM 5: Bell Woods Reorganization; LAFCO Project 04-11

PROPONENT: N. C. Brown Development Inc., Landowner

PURPOSE

This preliminary hearing is required by Government Code §56857 and is informational only. The item is not a noticed public hearing, but under the Brown Act, any person wishing to speak on the item shall be allowed to do so. The purpose of the hearing is to allow 60 days for any annexing special district to request termination of the project.

SUMMARY

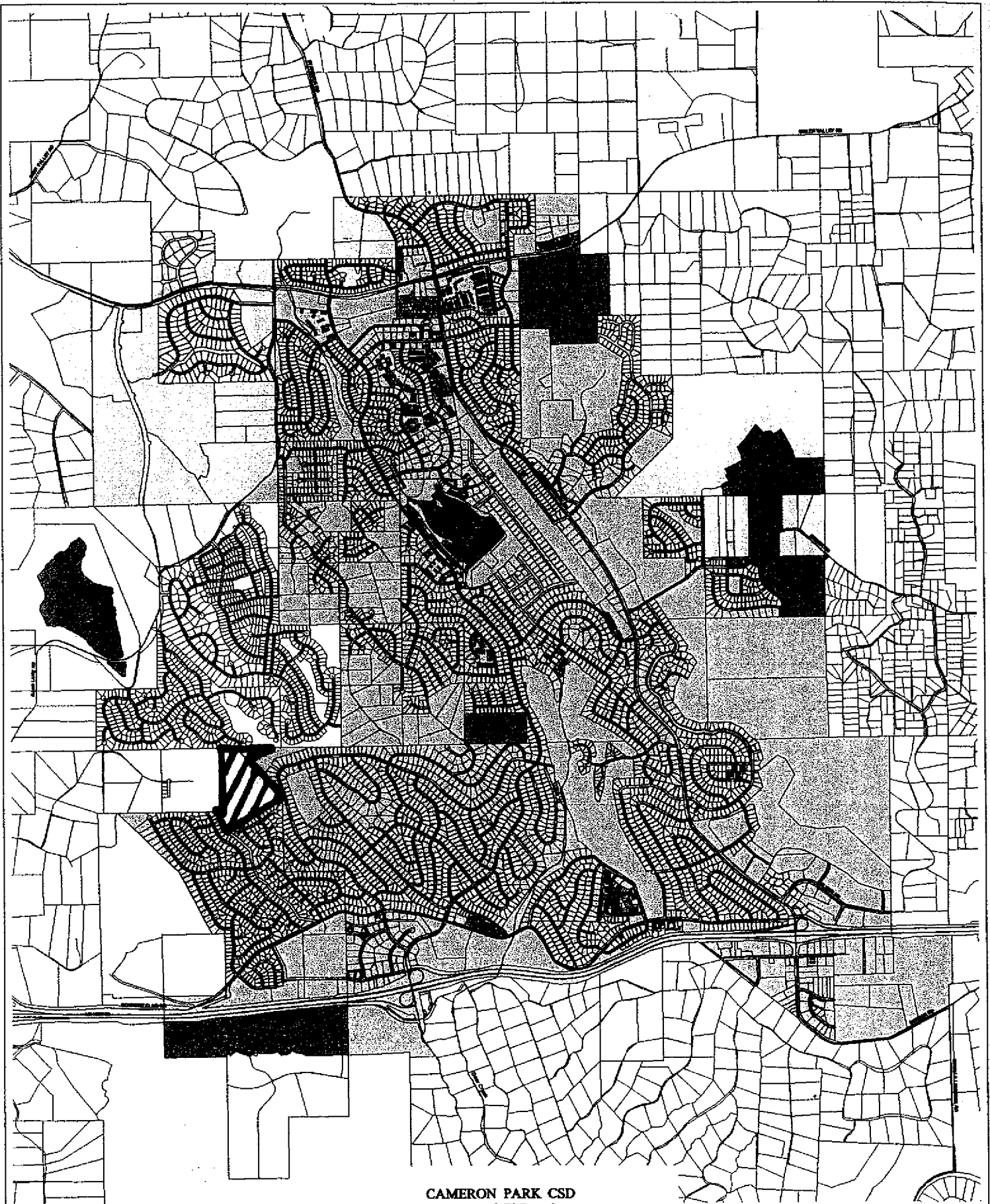
The proposed reorganization will annex one parcel, consisting of approximately 34 acres, to Cameron Park Community Services District to obtain fire protection, emergency, parks, recreation, and related services for 54 future single family homes. The proposal will also annex an adjacent 2.5-acre parcel owned by Bridlewood Canyon Homeowners' Association to El Dorado Hills Community Services District to avoid creation of an island. Both parcels will detach from Zone 17 (recreation) of County Service Area 9.

The AB 8 property tax redistribution plan was approved by Cameron Park CSD, El Dorado Hills CSD, and the El Dorado County Board of Supervisors.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Receive information regarding the project and take no action.
2. Under the Brown Act, allow any member of the public to speak on the agenda item.
3. Direct staff to either set the proposal for hearing not sooner than September 24, 2005 or terminate the project if Cameron Park CSD or El Dorado Hills CSD request termination.



CAMERON PARK CSD
 County of El Dorado
 State of California

10/14/11
 This map was prepared by the County of El Dorado, California, for the Cameron Park Community Services District. The map shows the parcel boundaries for the Cameron Park CSD. The map was prepared by the County of El Dorado, California, for the Cameron Park Community Services District. The map was prepared by the County of El Dorado, California, for the Cameron Park Community Services District.

- Legend:
 Cameron Park CSD
 Cameron Park CSD LSA
 Cameron Park CSD SGI
 Cameron Park CSD USA SGI
 Parcel Bases
 Roads
 Rivers & Creeks



SIGN IN TO SPEAK ON ANY ITEM
(PLEASE PRINT CLEARLY)

Time limits are three minutes for speakers.

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AGENDA ITEM: 5

NAME: MATT SILVA

REPRESENTING: Cameron Park CSD (Fire Dept)

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional)
3200 Country Club Dr.
Cameron Park, CA 95682

E-Mail Address for Notification
matt.silva@fire.ca.gov

PLEASE HAND THIS TO CLERK BEFORE START OF MEETING

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Time limits are three minutes for speakers.

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AGENDA ITEM: 5

NAME: Brian Holloway

REPRESENTING: APPLICANT

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional)

E-Mail Address for Notification
Brian@ARMCO.ORG.

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AGENDA ITEM: NO 5

NAME: FRED RUSSELL

REPRESENTING: EL DORADO HILLS FIRE

Do you have a financial interest in this agenda item? (Circle One)

YES

NO

TAX DOLLARS

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner?

YES

NO

Do you wish to receive further notice of hearings on this item?

YES

NO

ADDRESS (Optional)

E-Mail Address for Notification

FRUSSELL@ELDFIRE.COM

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Time limits are three minutes for speakers.

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AGENDA ITEM: #5

NAME: Yvette Ashlock

REPRESENTING: Self
Cameron Park Resident

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional)

E-Mail Address for Notification

3421 Cornell Cir
Cameron Park, CA
95782

yashlock@sbcglobal.net

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Time limits are three minutes for speakers.

Speakers are allowed to speak once on any agenda item.

AGENDA ITEM: 5, 6

NAME: Bill Wright

REPRESENTING: EDUASA, RUPA on item 6
EDCFID on item 5

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional) E-Mail Address for Notification

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Time limits are three minutes for speakers.

Speakers are allowed to speak once on any agenda item.

AGENDA ITEM: SILVER SPRINGS 05-03
NAME: Bill Knopf
REPRESENTING: RESERVE FPD

Do you have a financial interest in this agenda item? (Circle One)

YES

NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner?

YES

NO

Do you wish to receive further notice of hearings on this item?

YES

NO

ADDRESS (Optional)

E-Mail Address for Notification

RESERVEFPD@DIRECTCON.NET

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Time limits are three minutes for speakers.

Speakers are allowed to speak once on any agenda item.

AGENDA ITEM: Item #5, Item 6

NAME: Harriet B Segel

REPRESENTING: self

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional)

E-Mail Address for Notification
7 via packet

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SIGN IN TO SPEAK ON ANY ITEM
(PLEASE PRINT CLEARLY)

Time limits are three minutes for speakers.

Speakers are allowed to speak once on any agenda item.

AGENDA ITEM: 5 & 6

NAME: Alan Clarke, Bd Member Cameron Park CSD

REPRESENTING: Cameron Park Community SV District

Do you have a financial interest in this agenda item? (Circle One) YES NO

Have you and/or your associates made contributions which together total \$250 or more in the past year to any individual commissioner? YES NO

Do you wish to receive further notice of hearings on this item? YES NO

ADDRESS (Optional) E-Mail Address for Notification

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Local Agency Formation Commission

STAFF REPORT

Agenda of July 27, 2005

AGENDA ITEM 6: Silver Springs Reorganization; LAFCO Project 05-03

PROPOSERS: Silver Springs, LLC, Rescue Union School District, and El Dorado Union High School District, Landowners

DESCRIPTION OF PROJECT

This reorganization includes annexation of 12 parcels, totaling approximately 290 acres, to El Dorado Irrigation District and to the limited service area of Cameron Park Community Services District with concurrent detachment from Zone 17 of County Service Area 9.

PURPOSE

The reorganization will enable provision of water, wastewater, parks, recreation, solid waste, and related services to a planned residential subdivision including 234 single family homes, open space, and parks; an existing middle school; and a planned high school. The two school sites included in the territory are currently served by EID under an out-of-agency contract approved in 2000.

LOCATION

The project is located at Green Valley Road and Bass Lake Road in Cameron Park.

CEQA

El Dorado County, as the lead agency, prepared and certified an Environmental Impact Report for the Silver Springs Subdivision on December 15, 1998 (SCH #970720221). Within the scope of this review the environmental impacts of reorganization, including water supply, were addressed. Additional discussion of CEQA background appears below and in the attached memo from Lamphier-Gregory.

In order to approve the reorganization, CEQA requires that LAFCO shall adopt the County's findings for each significant effect of the project (CCR §15096(h)). The County's findings are attached as Exhibit C to Resolution L-05-13.

BACKGROUND

Silver Springs landowners first applied to LAFCO for reorganization in November 2000 (LAFCO Project 00-12). As LAFCO staff reviewed the project, staff found that circumstances related to water and wastewater services had substantially changed since the County's original CEQA review. Restrictions on service connections to the Gold Hill Intertie and at the Deer Creek Wastewater Treatment Plant suggested that there were reasonably foreseeable environmental impacts that had not been addressed in the County

documents. In addition, the land use entitlements for this project were uncertain. It appeared that the approved tentative map had expired and would be subject to changes when the County completed its General Plan. These two circumstances led LAFCO to assume the lead agency role and staff prepared an Initial Study and a Notice of Preparation of a Draft EIR in November 2002 (SCH #2002122004). The Initial Study included Silver Springs, lands in two adjacent LAFCO projects, and several adjacent individual parcels.

In the meantime, the Silver Springs landowners placed the property on the market and did not desire to complete payment of project fees. The LAFCO project files associated with the Initial Study were closed in October 2003 because the applications were not completed within the six-month time frame allowed by LAFCO policy. Outstanding application requirements included service plans, CEQA fees, and resolution of uncertainties regarding expired tentative maps and the County General Plan.

The new landowners of Silver Springs re-applied to LAFCO in January 2005 (LAFCO Project 05-03). Prior uncertainties about the timing of development, water supply issues, and environmental review have been resolved as summarized below:

Timing of Development

The County Planning Department confirmed that the Silver Springs tentative map qualifies for an extension to June 2006 due to the significant financial expenditures for capital improvements made by the applicant in reliance on the extension. With an active tentative map, the project can proceed under the terms of the Writ of Mandate against the County General Plan. Silver Springs' development status is therefore certain and is different than the surrounding areas, including those areas that were included in LAFCO's 2002 Initial Study. The project is ready to proceed at LAFCO with this land use certainty.

Water Supply Issues

The County's EIR evaluated the environmental impacts of annexation to EID assuming that water would be provided from gravity sources through the Gold Hill Intertie. The original reorganization proposal submitted in 2000 included annexation to EID but with service to be provided from Folsom Lake. These changed project conditions were inconsistent with the EIR and LAFCO did not have reliable information regarding the timely availability of an adequate water supply and EID's ability to serve.

The plan of service for the current proposal and the most recent Facility Improvement Letter from EID (January 2005) indicate that project conditions have changed again, and are identical to those analyzed in the County's EIR. Water will now be provided from gravity sources via the Gold Hill Intertie as was anticipated in the original project description. An adequate water supply is now available due to new infrastructure constructed by EID including the Bass Lake water storage tanks, which allow additional water to be served from the Gold Hill Intertie.

Environmental Review

Modifications to the proposal as well as changed environmental conditions have eliminated the need for LAFCO to proceed as lead agency and prepare a new EIR. The proposal is now consistent with the County's 1998 EIR and LAFCO can rely on this document as a

responsible agency. LAFCO's environmental consultant prepared a memo summarizing the potential environmental impacts identified in the 2002 Initial Study and explaining how the changed conditions have eliminated the potential for these impacts to occur. The memo is attached as a supplement to this staff report.

Other Issues: Cameron Park CSD and Rescue FPD

Cameron Park Community Services District's limited service sphere of influence was amended in October 2004 to include Silver Springs and the surrounding area. The amendment was based on determinations made in the 2004 Service Review for West County Parks, Recreation, Open Space, and Related Services. El Dorado LAFCO created the limited service sphere designation in 1999 as a means to exercise its authority to regulate the functions and classes of special district services. Cameron Park CSD can provide all services to properties within its limited service area (LSA) except fire protection and emergency services, which remain latent. Silver Springs proposes to annex to the Cameron Park CSD LSA and fire and emergency services will continue to be provided by Rescue Fire Protection District.

SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS

Government Code §56668 and LAFCO Policies require that the review of a proposal shall consider the following factors:

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Need for organized services, probable future needs	1 Consistent	Services needed for planned development with 234 single family homes.
Ability to serve, level and range of service, time frames, conditions to receive service	2 Consistent	Needed infrastructure in place; applicant required to finance and construct some upgrades.
Timely availability of adequate water supply	3 Consistent	Adequate supply available with Bass Lake tanks.
Alternatives to service, other agency boundaries, and local gov't structure	4 Consistent	No feasible alternatives available for high and low density homes; area within CPCSD's limited service SOI.
Significant negative service impacts	5 Consistent	Bass Lake tanks and sewer upgrades prevent impacts.
Coordination of applications	6 Consistent	Silver Springs has unique entitlement status; other needed services are in place.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Present cost/adequacy of governmental services, including public facilities	7 Consistent	Appear adequate.
Effect of proposal on cost & adequacy of service in area and adjacent areas	8 Consistent	Applicant will finance and construct upgrades to prevent impacts.
Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas	9 Consistent	No feasible alternatives.
Sufficiency of revenues, per capita assessed valuation	10 Consistent	EID estimates net present value gain of \$362,180. Sufficient funding for CPCSD services.
Revenue producing territory	11 Consistent	Services needed for residential project and school sites.
56668.3 "best interest"	12 Consistent	All landowners and subject agencies support proposal.
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 Consistent	Contiguous; consistent with tentative map and roadways; adjacent parcels have no need for service.
Topography, natural boundaries, drainage basins, land area	14 Consistent	Not inconsistent with any natural features.
Creation of islands, corridors, irregular boundaries	15 Consistent	Boundaries are consistent with the tentative map and roadways; adjacent parcels have no expected need for service.
Conformance to lines of assessment, ownership	16 Consistent	Confirmed by County Assessor and Surveyor.
Spheres of influence	17 Consistent	Within necessary SOIs.
Effect on adjacent areas, communities of interest	18 Consistent	Project includes Bass Lake Road realignment which provides backbone circulation for area.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Information or comments from landowners or owners	19 Consistent	All landowners support proposal.
Effect on other community services, schools	20 Consistent	No known effect.
Other agency comments, objections	21 Subject to Commission determination	Ag Commission requests protection of choice soils from development.
Fair share of regional housing needs	22 Consistent	No significant effect anticipated.
Land use, information relating to existing land use designations	23 Consistent	HDR and LDR under 2004 County General Plan.
Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 Consistent	Uninhabited land will increase to population of 726 at build-out.
Proximity to other populated areas	25 Consistent	Adjacent to highly populated community of Cameron Park.
Consistency with general plans, specific plans, zoning	26 Consistent	Consistent with 2004 General Plan and R1 and RE-5 zoning.
Physical and economic integrity of agriculture lands and open space	27 Subject to Commission determination.	Ag Commission requests protection of choice soils from development.
Optional factor: regional growth goals and policies	28 Not applicable	Not applicable.

DETERMINATIONS

The Commission should review the factors summarized above and discussed below, then make its own determinations regarding the project. Staff recommends the following determinations based on project research, state law and local policies:

1. The subject territory is "uninhabited" per Government Code §56046. Application for this reorganization is made subject to Government Code §56650 et seq. by 100% of the landowners.

2. The territory proposed for reorganization is within the sphere of influence of El Dorado Irrigation District and the limited service sphere of influence of Cameron Park Community Services District and is contiguous to the existing boundaries. Although the reorganization will not contribute to more orderly boundaries, the boundaries are consistent with the land use and service needs of the subject territory and surrounding areas.
3. The Environmental Impact Report prepared for this project by El Dorado County adequately addresses the environmental impacts of reorganization.
4. The reorganization will not result in negative impacts to the cost and adequacy of service otherwise provided in the area, and is in the best interests of the affected area and the total organization of local government agencies.
5. Although the subject territory contains choice soils and may have contained past grazing uses, the land is not currently in agricultural use, the 2004 El Dorado County General Plan does not designate the area as an agricultural district, and reorganization is consistent with the residential land use designations and zoning. The reorganization will not have an adverse effect on the physical and economic integrity of agriculture.
6. The reorganization will result in a decrease in water supply available for the build-out of regional housing needs as determined by the Sacramento Area Council of Governments. The reorganization will not, however, have a significant foreseeable effect on the ability of El Dorado County to adequately accommodate its fair share of those needs.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Adopt Resolution L-05-13 making determinations, adding conditions, making CEQA findings, and approving the Silver Springs Reorganization, LAFCO Project 05-03.
2. Recognize that El Dorado County, as the lead agency in consultation with LAFCO, has prepared an Environmental Impact Report that adequately addresses the environmental impacts of annexation. Make the CEQA findings for each significant effect of the project as shown on Exhibit C to Resolution L-05-13. Direct staff to prepare a Notice of Determination pursuant to Title 14, Chapter 3, Section 15096 (Responsible Agency) of the California Code of Regulations.
3. Authorize the Executive Officer to initiate and conduct proceedings in compliance with Resolution L-05-13, Government Code §57000 et seq., and local policies for conducting authority proceedings unless waived by the subject agencies pursuant to Government Code §56663(c).

4. Direct staff to complete the necessary filings and transmittals as required by law.

DISCUSSION

Government Code §56668 and LAFCO Policies require that the review of a reorganization proposal shall consider the following factors:

(Numbered items 1-6 relate to services)

1. ***NEED FOR ORGANIZED COMMUNITY SERVICES, PROBABLE FUTURE NEEDS:*** Applicants shall demonstrate the need and/or future need for governmental services and that the proposal is the best alternative to provide service (Policies 3.1.4(b), 6.1.7; §56668(b)).

RESPONSE: El Dorado County approved a large lot phasing map (tentative map) for Silver Springs in December 1998. The County approved a map extension to June 2006. The subdivision will contain 234 single family homes, open space, and parks. Public water and wastewater services are needed to support development of the homes and to irrigate the landscaping, parks, and some open space. The existing middle school and future high school currently have out-of-agency water and wastewater service from EID and this proposal will formally annex them to the district.

The future homes and population generated by Silver Springs will need community services provided by Cameron Park CSD including parks, recreation, open space maintenance, lighting and landscaping, solid waste management, and CC&R enforcement. These services are consistent with residential land uses.

2. ***ABILITY TO SERVE, LEVEL AND RANGE OF SERVICE, TIME FRAMES, CONDITIONS TO RECEIVE SERVICE:*** Prior to annexation the applicants and proposed service providers shall demonstrate that the annexing agency(ies) will be capable of providing adequate services which are the subject of the application and shall submit a plan for providing services (Policy 3.3, §56668(j)).

RESPONSE: Water service is available from gravity sources including Jenkinson Lake and Project 184. This supply will be transmitted to Silver Springs via the Gold Hill Intertie (GHI), which was previously at capacity. The two Bass Lake tanks, each with a capacity of four million gallons, were constructed to store water from the GHI and reduce water pressure impacts during peak periods, thereby eliminating constraints on the delivery of gravity water to the Bass Lake area and allowing additional water to be served from the GHI. The project will connect to three existing water mains in adjacent roadways that branch off of the GHI. Onsite distribution lines will be financed and constructed by the applicant in accordance with Rescue FPD's fire flow requirements.

Wastewater will be collected through existing gravity lines and force mains that connect to an existing lift station in the adjacent Pioneer Place subdivision. Silver

Springs is required to partially reimburse the cost of this existing infrastructure and to finance and construct all onsite collection lines. The lift station has a capacity to serve 240 total equivalent dwelling units (EDUs) and currently has 27 EDUs of remaining capacity. The first development to require service in excess of 240 EDUs will be required to upgrade the pumps, force main, and gravity line. According to EID, Silver Springs and the two schools will require 371 EDUs of wastewater service at build-out and may be required to construct the upgrades. Wastewater flows will be treated at the Deer Creek Wastewater Treatment Plant (DCWWTP), which has a permitted capacity of 3.6 mgd (million gallons per day) and remaining capacity of 1.1 mgd. Capacity is sufficient to treat flows from Silver Springs.

As reported in the 2004 Service Review for West County Parks, Recreation, Open Space, and Related Services, Cameron Park CSD provides a wide range of high level community services that are available to Silver Springs immediately. The subject territory will likely utilize a lighting and landscaping assessment district as a funding mechanism for some services.

For more information see plan of service, attached.

3. **TIMELY AVAILABILITY OF ADEQUATE WATER SUPPLY:** The Commission shall consider the timely availability of water supplies adequate for projected needs (§56668(k)).

RESPONSE: Silver Springs is within EID's Western/Eastern Service Area. As of July 1, 2005, there were 1,570 available EDUs in this region. According to the Facility Improvement Letter (January 2005), Silver Springs will require 253 EDUs, or 16% of the total available water supply. Forty EDUs are currently provided to the schools through an out-of-agency contract executed in 2000 before state law was changed to require LAFCO approval.

Silver Springs will receive water service from gravity sources including Jenkinson Lake and Project 184. Water from these sources will be transmitted to Silver Springs via the GHI, which has sufficient capacity due to the operation of the two Bass Lake tanks. The tanks were constructed to store water from the GHI and reduce water pressure impacts during peak periods, thereby eliminating constraints on the delivery of gravity water to the Bass Lake area. The project will connect to three existing water mains in adjacent roadways that connect to the GHI. Onsite distribution lines will be constructed by the applicant in accordance with Rescue FPD's fire flow requirements.

4. **ALTERNATIVES TO SERVICE, OTHER AGENCY BOUNDARIES, AND LOCAL GOVERNMENT STRUCTURE:** The Commission shall consider alternatives to the proposal, proximity of other agency boundaries and alternative courses of action. Where another agency objects to the proposal, LAFCO will determine the best alternative for service (Policies 3.3.2.2(g), 6.1.3).

RESPONSE: EID is the only provider of public water and wastewater services in

this area. Public services, rather than private wells and septic systems, are necessitated by the type and density of development planned for Silver Springs.

In October 2004 the Commission placed Silver Springs in the limited service sphere of influence for Cameron Park CSD based on the determination that Cameron Park CSD is the logical provider of parks, recreation, and related services to this area. Silver Springs residents will likely access nearby district parks, facilities, and programs and the CSD will maintain the parks, open space, and landscaping within the subject territory.

Silver Springs is currently within the boundary of Rescue Fire Protection District and fire protection and emergency services will continue to be provided by this agency. Rescue FPD's services are adequate to serve future residents within the territory and no service impacts are anticipated.

The proposal is the logical alternative for service provision to Silver Springs.

5. **SIGNIFICANT NEGATIVE SERVICE IMPACTS:** Services provided to the territory will not result in a significant negative impact on the cost and adequacy of services otherwise provided (Policy 6.2.4, §56668.3(b)).

RESPONSE: EID states that there is sufficient capacity in existing water and wastewater lines, in the GHI, and in the DCWWTP to serve Silver Springs. Silver Springs is responsible for financing and constructing all additional infrastructure necessary for service, including potential upgrades to the lift station, force main, and gravity line and all onsite distribution infrastructure. For these reasons, LAFCO staff does not anticipate any negative service impacts as a result of annexation to EID. The two schools are currently receiving service from EID and the proposal will formally annex them to the district.

Cameron Park CSD also states that it can provide community services to Silver Springs immediately. The CSD currently operates numerous parks and facilities and administers a wide range of recreational programs, all of which have capacity for future residents in Silver Springs. Silver Springs also contains parks and open space within the project to serve future residents. No negative service impacts are anticipated.

6. **COORDINATION OF APPLICATIONS:** If a project site can be anticipated to require additional changes of organization in order to provide complete services, the proposal shall be processed as a reorganization (§56475, Policy 3.1.9). Where related changes of organization are expected on adjacent properties, petitioners are encouraged to combine applications and LAFCO may modify boundaries, including the addition of adjacent parcels to encourage orderly boundaries (Policy 3.1.8).

RESPONSE: Silver Springs has a different development entitlement status than the surrounding properties due to its active tentative map. Although annexations

may be required for adjacent parcels when development approvals are obtained in the future, service needs are uncertain for these parcels at this time.

Silver Springs is already within the boundary of Rescue Fire Protection District and other needed services are in place.

(Numbered items 7-12 relate to cost and revenues)

7. **PRESENT COST/ADEQUACY OF GOVERNMENTAL SERVICES, INCLUDING PUBLIC FACILITIES:** The Commission shall consider existing governmental services and facilities and the cost and adequacy of such services and facilities (§56668(b), Policy 3.3). If service capacity and/or infrastructure will be expanded, the applicant will submit cost and financing plans (Policy 3.3.2.2).

RESPONSE: EID's existing facilities and services appear adequate for the Western/Eastern Service Area. The district is able to transmit gravity water to the Bass Lake Area with the Bass Lake Domestic Water Storage Project. The Bass Lake tanks mitigate water pressure problems that occurred when the GHI reached capacity. The permitted capacity of the DCWWTP was recently increased to 3.6 mgd and is currently operating at 2.5 mgd.

Cameron Park CSD provides a wide range of high level community services. Existing services and facilities appear adequate.

8. **EFFECT OF PROPOSAL ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider existing and proposed governmental services and facilities, the cost and adequacy of such services and facilities, and probable effect of the proposal on the area and adjacent areas (§56668(b) and Policy 3.3). LAFCO will discourage projects that shift the cost of service and/or service benefits to others or other service areas (Policy 6.1.8).

RESPONSE: EID states that there is sufficient capacity in existing water and wastewater lines, in the GHI, and in the DCWWTP to serve Silver Springs. Silver Springs is responsible for financing and constructing all additional infrastructure necessary for service, including potential upgrades to the lift station, force main, and gravity line and all onsite distribution infrastructure. For these reasons, LAFCO staff does not anticipate any negative service impacts as a result of annexation to EID. The two schools are currently receiving service from EID and the proposal will formally annex them to the district.

Cameron Park CSD also states that it can provide community services to Silver Springs immediately. The CSD currently operates numerous parks and facilities and administers a wide range of recreational programs, all of which have capacity for future residents in Silver Springs. Silver Springs also contains parks and open space within the project to serve future residents. No negative service impacts are anticipated.

9. **EFFECT OF ALTERNATIVE COURSES OF ACTION ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider the cost and adequacy of alternative services and facilities (§56668).

RESPONSE: EID is the only provider of public water and wastewater services in this area. Public services, rather than private wells and septic systems, are necessitated by the type and density of development planned for Silver Springs.

In October 2004 the Commission placed Silver Springs in the limited service sphere of influence for Cameron Park CSD based on the determination that Cameron Park CSD is the logical provider of parks, recreation, and related services to this area. Silver Springs residents will likely access nearby district parks, facilities, and programs and the CSD will maintain the parks, open space, and landscaping within the subject territory.

Silver Springs is currently within the boundary of Rescue Fire Protection District and fire protection and emergency services will continue to be provided by this agency. Rescue FPD's services are adequate to serve future residents within the territory and no service impacts are anticipated.

The proposal is the logical alternative for service provision to Silver Springs.

10. **SUFFICIENCY OF REVENUES, PER CAPITA ASSESSED VALUATION:** §56668(j)

RESPONSE: EID's cost-benefit analysis estimates a net present value gain of \$362,180. Revenues are derived from property taxes, facility capacity charges, and utility bills. Expenses are incurred from operation and treatment costs and infrastructure/pipeline replacement.

Cameron Park CSD's services will be funded through property taxes, impact fees, Quimby Act land dedications/in-lieu fees, a possible lighting and landscaping assessment district, bonds, and user charges for solid waste collection, CC&R enforcement, park entrance, etc.

11. **REVENUE PRODUCING TERRITORY:** The proposed annexation shall not represent an attempt to annex only revenue-producing territory (Policy 6.1.1).

RESPONSE: Public water, wastewater, parks, recreation, and related services are needed to support development of high and low density homes and to irrigate and maintain landscaping, parks, and some open space.

12. **"BEST INTEREST:"** The Commission shall consider whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the city/district and within the territory proposed to be annexed to the city/district (§56668.3).

RESPONSE: The landowners, EID, CPCSD, and the County support the

reorganization. Public services are needed to support development of future single family homes, parks, and open space. The proposal will formally annex two schools which are currently receiving service through an out-of-agency contract.

(Numbered items 13-17 relate to boundaries)

13. **BOUNDARIES: LOGICAL, CONTIGUOUS, NOT DIFFICULT TO SERVE, DEFINITE AND CERTAIN:** The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001). Lands to be annexed shall be contiguous (Policy 3.9.3) and should not create irregular boundaries, islands, peninsulas or flags (Policy 3.9.4, §56109). The boundaries of the annexation shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)).

RESPONSE: The subject territory is contiguous to EID and Cameron Park CSD. Reorganization will leave islands of territory surrounded by EID's boundary or by Cameron Park CSD and El Dorado Hills CSD. However, Silver Springs has a different development status and need for service than these surrounding properties. It is likely that these areas, including Verde Vista, will require reorganization at some point in the future although service needs are not certain at this time. The reorganization boundary is consistent with the Silver Springs tentative map and includes adjacent roadway parcels.

14. **TOPOGRAPHY, NATURAL BOUNDARIES, DRAINAGE BASINS, LAND AREA:** Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6). The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).

RESPONSE: The reorganization boundary follows parcel lines and is not inconsistent with natural features.

15. **CREATION OF IRREGULAR BOUNDARIES:** Islands, peninsulas, "flags", "cherry stems," or pin point contiguity shall be strongly discouraged. The resulting boundary shall not produce areas that are difficult to serve. The Commission shall determine contiguity (Policies 3.9.3, 3.9.4, 3.9.7).

RESPONSE: The subject territory is contiguous to EID and Cameron Park CSD. Reorganization will leave islands of territory surrounded by EID's boundary or by Cameron Park CSD and El Dorado Hills CSD. This boundary configuration is not inconsistent with the boundary pattern in the area. Additionally, Silver Springs has a different development status and need for service than these surrounding properties. It is likely that these areas, including Verde Vista, will require reorganization at some point in the future although service needs are not certain at this time. The reorganization boundary is consistent with the Silver Springs tentative map and includes adjacent roadway parcels.

16. **CONFORMANCE TO LINES OF ASSESSMENT, OWNERSHIP:** The Commission

shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).

RESPONSE: The proposal follows lines of assessment and ownership as confirmed by the County Assessor and Surveyor. Per recommendations from the Surveyor's Office, adjacent roadway strips have been included with the proposal to ensure a more logical boundary.

17. **SPHERES OF INFLUENCE:** Commission determinations shall be consistent with the spheres of influence of affected local agencies (Policy 3.9.1).

RESPONSE: The subject parcels are within EID's sphere of influence and Cameron Park CSD's limited service sphere of influence. The proposal is consistent with these spheres.

(Numbered items 18-21 relate to potential effect on others and comments)

18. **EFFECT ON ADJACENT AREAS, COMMUNITIES OF INTEREST:** The Commission shall consider the effect of the proposal and alternative actions on adjacent areas, mutual social and economic interests and on the local governmental structure of the county (§56668(c)).

RESPONSE: Silver Springs includes the Bass Lake Road realignment, a key element of the backbone circulation infrastructure in the Bass Lake area.

19. **INFORMATION OR COMMENTS FROM THE LANDOWNER OR OWNERS:** The Commission shall consider any information or comments from the landowner or owners.

RESPONSE: All landowners support the proposal.

20. **EFFECT ON OTHER COMMUNITY SERVICES, SCHOOLS:** LAFCO's review of services refers to governmental services whether or not those services are provided by local agencies subject to the Cortese-Knox-Hertzberg Act, and includes public facilities necessary to provide those services.

RESPONSE: Staff did not identify any significant foreseeable impacts to other community services, including fire and emergency services or schools.

21. **OTHER AGENCY COMMENTS, OBJECTIONS:** All affected and interested agencies are provided application related material and notified of the proposal and proposed property tax redistribution plan. Comments have been requested and shall be considered (Policy 3.1.4 (I), §56668(i)).

For district annexations and city detachments only, the Commission shall also consider any resolution objecting to the action filed by an affected agency (§56668.3(4)). The Commission must give great weight to any resolution

objecting to the action which is filed by a city or a district. The Commission's consideration shall be based only on financial or service related concerns expressed in the protest (§56668.3(5b)).

RESPONSE: The following agencies were provided an opportunity to comment on this proposal:

El Dorado County representing County Service Area 7, 9, 9 Zone 17, 10, 10 Zone D
El Dorado County Water Agency
Los Rios Community College District
El Dorado Union High School District
Rescue Union School District
Rescue Fire Protection District
El Dorado Irrigation District
Cameron Park Community Services District

The El Dorado County Agricultural Commission commented that the majority of Silver Springs contains choice soils important to agriculture (see comment letter and map, attached). The County Ag Commission requests protection of these lands from development; however, the County Board of Supervisors has designated and approved the land for development.

Although there have been past grazing uses in the territory, the land is not currently in agricultural use and is not included in an agricultural district under the 2004 County General Plan. The territory is designated and zoned for residential use and a residential large lot subdivision map has been recorded for the project. Reorganization is consistent with the approved land uses for the territory and with the surrounding residential land uses.

(Numbered items 22-26 relate to land use, population and planning)

22. **FAIR SHARE OF REGIONAL HOUSING NEEDS:** The Commission shall review the extent to which the proposal will assist the receiving entity in achieving its fair share of regional housing needs as determined by the Sacramento Area Council of Governments (SACOG) (§56669(l)).

RESPONSE: The reorganization will result in a decrease in water supply available for the build-out of regional housing needs by El Dorado County determined by the Sacramento Area Council of Governments. The reorganization will not, however, have a significant foreseeable effect on the ability of the county to adequately accommodate its fair share of those needs elsewhere.

23. **LAND USE, INFORMATION RELATING TO EXISTING LAND USE DESIGNATIONS:** The Commission shall consider any information relating to existing land use designations (§56669(m)).

RESPONSE: The 2004 County General Plan designates the territory east of the Bass Lake Road realignment as high density residential (1-5 units per 1 acre) and the territory west of the road (excluding the schools) as low density residential (1 unit per 5 acres). Reorganization is consistent with these land use designations.

24. **POPULATION, DENSITY, GROWTH, LIKELIHOOD OF GROWTH IN AND IN ADJACENT AREAS OVER 10 YEARS:** The Commission will consider information related to current population, projected growth, and number of registered voters and inhabitants in the proposal area.

RESPONSE: The subject territory is currently uninhabited. Population will increase to approximately 726 persons at build-out (234 homes x 3.1 persons per unit, based on data from the 2000 Census for Cameron Park).

25. **PROXIMITY TO OTHER POPULATED AREAS:** The Commission shall consider population and the proximity of other populated areas, growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years (Policy 3.1.4 (a)).

RESPONSE: The area is adjacent to the highly populated community of Cameron Park (approximately 16,554 people as of 2004) and is within the Cameron Park Community Region in the 2004 County General Plan.

26. **CONSISTENCY WITH GENERAL PLANS, SPECIFIC PLANS, ZONING:** The Commission shall consider the general plans of neighboring governmental entities (Policy 3.1.4(g)).

RESPONSE: Annexation to a public water and wastewater service provider and a community services district is consistent with the 2004 County General Plan land use designations and the R1 and RE-5 zoning within the subject territory.

27. **PHYSICAL AND ECONOMIC INTEGRITY OF AGRICULTURAL LANDS AND OPEN SPACE LANDS:** LAFCO decisions will reflect its legislative responsibility to maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), §56016, 56064).

RESPONSE: The El Dorado County Agricultural Commission commented that the majority of Silver Springs contains choice soils important to agriculture (see comment letter and map, attached). The County Ag Commission requests protection of these lands from development; however, the County Board of Supervisors has designated and approved the land for development.

Although there have been past grazing uses in the territory, the land is not currently in agricultural use and is not included in an agricultural district under the 2004 County General Plan. The territory is designated and zoned for residential use and

a residential large lot subdivision map has been recorded for the project. *Reorganization is consistent with the approved land uses for the territory and with the surrounding residential land uses.*

28. **OPTIONAL FACTOR: REGIONAL GROWTH GOALS AND POLICIES:** The Commission may, but is not required to, consider regional growth goals on a regional or sub-regional basis (§56668.5).

RESPONSE: Staff contacted both SACOG and the Sierra Planning Organization. Neither agency could provide applicable regional growth goals and policies under this provision for LAFCO consideration.

S:\Corinne\Projects\503StaffReport.wpd

Online Viewing

Hard copy of any attachments available upon request.

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-05-13

Silver Springs Reorganization
LAFCO PROJECT NO.05-03

WHEREAS, a petition for the proposed reorganization of certain territory to El Dorado Irrigation District and the limited service area of Cameron Park Community Services District in the County of El Dorado was heretofore filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act, commencing with Section 56000, et seq. of the Government Code; and

WHEREAS, the Executive Officer has examined the petition and certified that it is sufficient; and

WHEREAS, the Executive Officer, pursuant to Government Code §56665, has reviewed this proposal and prepared a report including her recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, at the times and in the form and manner required by law, the Executive Officer has given notice of the hearing by this Commission upon the proposal; and

WHEREAS, upon the date, time and place specified in said notice of hearing and in any order or orders continuing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to protests and objections, the Executive Officer's report and recommendation, the environmental document and determination, plans for providing service, spheres of influence and applicable General and Specific Plans;

WHEREAS, the Commission has fulfilled its obligations as a responsible agency as defined by the California Environmental Quality Act and has reviewed and considered the Environmental Impact Report prepared for this project by El Dorado County and has determined that the environmental impacts of reorganization have been adequately addressed and does hereby make the findings for each significant effect of the project as shown in "Exhibit C," attached and by this reference incorporated herein; and

WHEREAS, the Commission does hereby make the following determinations regarding the proposal:

1. The subject territory is "uninhabited" per Government Code §56046. Application for this reorganization is made subject to Government Code §56650 et seq. by 100% of the landowners.

2. The territory proposed for reorganization is within the sphere of influence of El Dorado Irrigation District and the limited service sphere of influence of Cameron Park Community Services District and is contiguous to the existing boundaries. Although the reorganization will not contribute to more orderly boundaries, the boundaries are consistent with the land use and service needs of the subject territory and surrounding areas.
3. The Environmental Impact Report prepared for this project by El Dorado County adequately addresses the environmental impacts of reorganization.
4. The reorganization will not result in negative impacts to the cost and adequacy of service otherwise provided in the area, and is in the best interests of the affected area and the total organization of local government agencies.
5. Although the subject territory contains choice soils and may have contained past grazing uses, the land is not currently in agricultural use, the 2004 El Dorado County General Plan does not designate the area as an agricultural district, and reorganization is consistent with the residential land use designations and zoning. The reorganization will not have an adverse effect on the physical and economic integrity of agriculture.
6. The reorganization will result in a decrease in water supply available for the build-out of regional housing needs as determined by the Sacramento Area Council of Governments. The reorganization will not, however, have a significant foreseeable effect on the ability of El Dorado County to adequately accommodate its fair share of those needs.

NOW, THEREFORE BE IT DETERMINED AND ORDERED as follows:

Section 1. Said reorganization is approved.

Section 2. The reorganization is assigned the following short form designation:

**Silver Springs Reorganization
LAFCO Project No.05-03**

Section 3. Said territory includes approximately 289.56 acres.

Section 4. Said territory is found to be uninhabited, as defined in Government Code Section 56046.

Section 5. The boundaries of said territory are approved as set forth in the proposal as submitted and are described in the attached legal description and map marked "Exhibit A" and by this reference incorporated herein.

Section 6. The reorganization shall be subject to the terms and conditions specified in "Exhibit B," attached and by this reference incorporated herein.

Section 7. The applicant shall defend, hold harmless and indemnify LAFCO and/or

its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

Section 8. All subsequent proceedings in connection with this proposal shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.

Section 9. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Section 10. The Executive Officer is authorized to initiate and conduct proceedings as soon as feasible in compliance with this resolution and Government Code §57000 et. seq. and local policies for conducting authority proceedings.

Section 11. The effective date shall be the date of recordation.

Section 12. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code 56882.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held July 27, 2005 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

ATTEST:

Clerk to the Commission

Chairperson

DRAFT EXHIBIT A

BOUNDARY MAP L.A.F.C.O PROJECT 05-03

SILVER SPRINGS REORGANIZATION TO EL DORADO IRRIGATION DISTRICT AND CAMERON PARK COMMUNITY SERVICE DISTRICT.

All that certain real property situated in the State of California, County of El Dorado being Lots 1 through 4 inclusive and Lots 7 & "R" as shown on the Silver Springs Large Lot Subdivision filed for record in Book 1 of Maps, at Page 133, Parcels 1 & 2 PM 48-88 El Dorado County Records, also that certain real property described in Documents No. 2000-0034430, No. 2000-0034431, No. 2001-0081832 and No. 2002-52186 Official Records El Dorado County and being portions of Sections 29 and 30, Township 10 North, Range 9 East, M.D.M.

County of El Dorado, CA

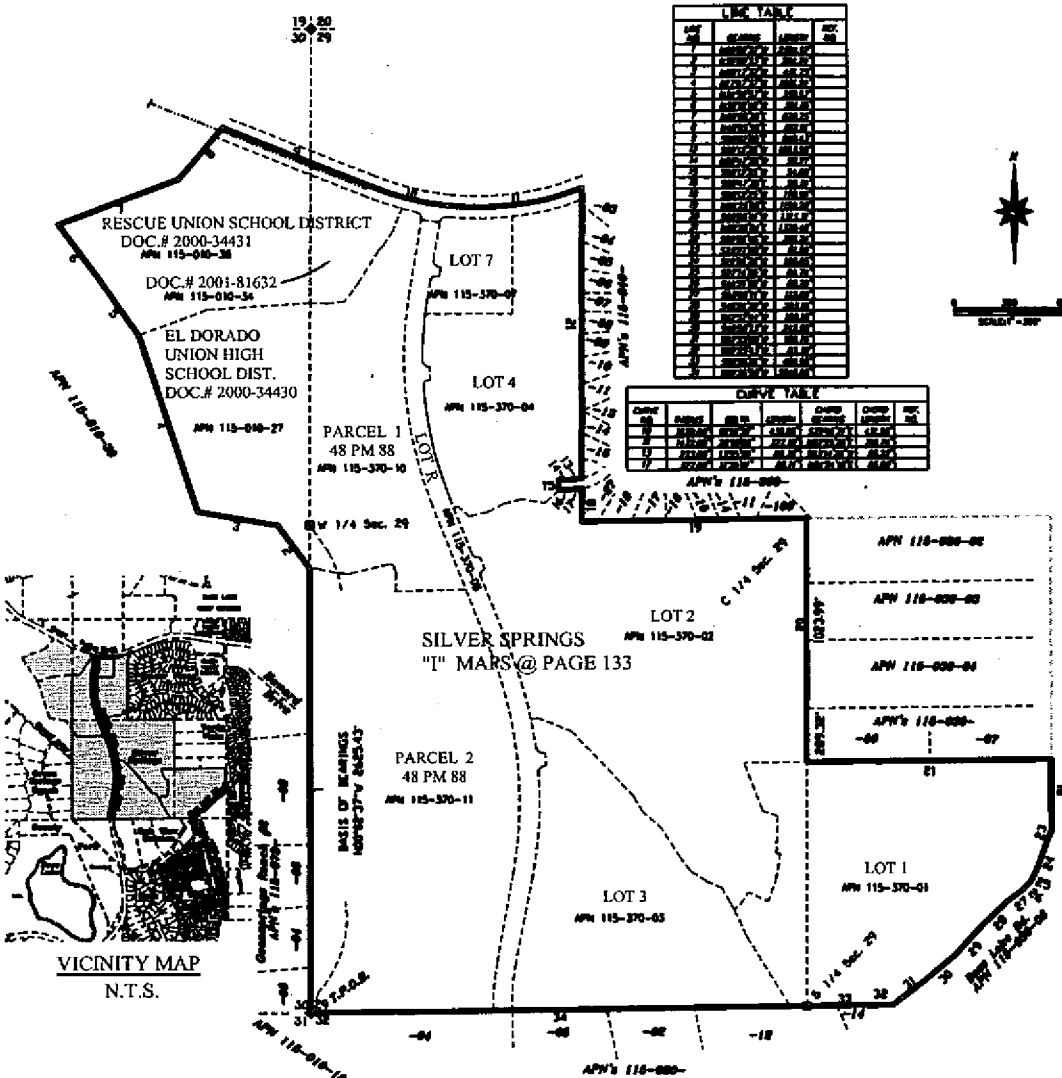


March, 2005

19-50
30-29

LINE	BEARING	LENGTH	AREA	TYPE
1	N 0° 00' 00" E	100.00	100.00	RIGHT-ANGLE
2	S 0° 00' 00" W	100.00	100.00	RIGHT-ANGLE
3	S 45° 00' 00" W	70.71	247.25	CURVE
4	N 45° 00' 00" E	70.71	247.25	CURVE
5	N 0° 00' 00" E	100.00	100.00	RIGHT-ANGLE
6	S 0° 00' 00" W	100.00	100.00	RIGHT-ANGLE

CURVE	ARC	CHORD	AREA	TYPE
1	70.71	100.00	247.25	CURVE
2	70.71	100.00	247.25	CURVE



SURVEYOR'S STATEMENT
THIS EXHIBIT WAS PREPARED FEBRUARY 2005

DAVID T. MOFF, L.S. 4289
LICENSE NUMBER 12-91-0008

COUNTY SURVEYOR'S STATEMENT
THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EXAMINATION THE EL DORADO COUNTY RECORDERS OFFICE AND conforms TO THE LINES OF ASSESSMENT.
DATED:

RICHARD L. BRINCKLE 5094
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE NUMBER 5-18627

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
THIS EXHIBIT WAS PREPARED FEBRUARY 2005
EL DORADO COUNTY CAVING

DATE: _____
ATTEST: _____
EXECUTIVE OFFICER

- LEGEND**
- ◆ FOUND SECTION CORNER PER "T" MAPS 133
 - FOUND QUARTER CORNER PER "T" MAPS 133
 - DIVISION POINT
 - EL DORADO IRRIGATION DISTRICT BOUNDARY
 - - - - - EXISTING CAMERON PARK CSD
 - T.P.O.R. TRUE POINT OF BEGINNING

BASES OF BEARINGS
The bearings of this survey is the true line of the boundary and corners of Section 29, which section corners were all shown on the prior map by survey shown same was subsequently as recorded in Book 17, at Page 133, El Dorado County Records and was determined from the monumented corner which is found.

PL 115-370-01-02-03-04-07-08
 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30
 31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50
 51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70
 71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90
 91-92-93-94-95-96-97-98-99-100

BOUNDARY DESCRIPTION

L.A.F.C.O. PROJECT 05-03

REORGANIZATION TO EL DORADO IRRIGATION DISTRICT AND CAMERON PARK COMMUNITY SERVICE DISTRICT

All that certain real property situated in the State of California, County of El Dorado being Lots 1 through 4 inclusive and Lots 7 and "R" as shown on the Silver Springs Large Lot Subdivision filed for record in Book I of Maps, at Page 133, Parcels 1 & 2 of PM 48-88 El Dorado County Records, also that certain real property described in Documents No. 2000-0034430, No. 2000-0034431 No. 2001-0081632 and No. 2002-52186 Official Records El Dorado County and being portions of Sections 29 & 30, Township 10 North, Range 9 East, M.D.M. and being more particularly described as follows:

Beginning at the southwest corner of said Section 29, said point being the **TRUE POINT OF BEGINNING**; (1) thence North 00°02'37" West, a distance of 2,394.12 feet; (2) thence North 36°00'33" West, a distance of 284.24 feet; (3) thence North 80°17'37" West, a distance of 431.73 feet; (4) thence North 17°47'37" West, a distance of 1,001.24 feet; (5) thence North 34°52'57" West, a distance of 338.57 feet; (6) thence North 36°18'40" West, a distance of 391.15 feet; (7) thence North 69°08'20" East, a distance of 678.25 feet; (8) thence North 40°03'50" East, a distance of 362.91 feet; (9) thence South 68°07'05" East, a distance of 840.43 feet to the beginning of curve concave to the north having a radius of 1,620.00 feet and a chord bearing South 75°46'21" East, 431.56 feet; (10) thence easterly along the arc, through a central angle of 15°18'32", a distance of 432.85 feet to the beginning of compound curve concave to the north having a radius of 1,472.00 feet and a chord bearing North 82°25'20" East, 719.74 feet; (11) thence easterly along the arc, through a central angle of 28°18'06", a distance of 727.10 feet to a point on the El Dorado Irrigation District boundary; (12) thence along said boundary South 00°12'25" West, a distance of 1,563.58 feet to the beginning of a non-tangent curve concave to the north, from which the radius point bears North 13°43'30" West, a radial distance of 273.00 feet and having a chord bearing South 83°14'28" West, 66.22 feet; (13) thence continuing along said boundary westerly along the arc, through a central angle of 13°55'55", a distance of 66.38 feet; (14) thence continuing along said boundary North 89°47'35" West, a distance of 59.27 feet; (15) thence continuing along said boundary South 00°12'25" West, a distance of 54.00 feet; (16) thence continuing along said boundary South 89°47'35" East, a distance of 59.34 feet to the beginning of a non-tangent curve concave to the north, from which the radius point bears North 00°11'41" East, a radial distance of 327.00 feet and having a chord bearing North 84°24'10" East, 66.00 feet; (17) thence continuing along said boundary easterly along the arc, through a central angle of 11°35'01", a distance of 66.11 feet; (18) thence continuing along said boundary South 00°12'25" West, a distance of 178.96 feet; (19) thence continuing along said boundary North 89°25'09" East, a

DRAFT

EXHIBIT A

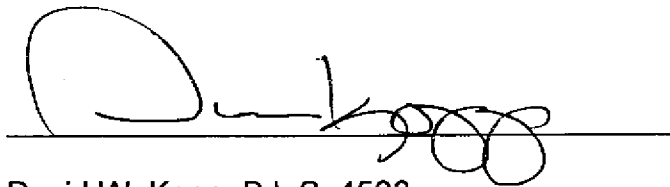
distance of 1,199.29; **(20)** thence leaving said boundary South 00°06'41" West, a distance of 1,023.99' feet to a point on the El Dorado Irrigation District Boundary continuing along said line 289.32' to a point on said boundary; **(21)** thence continuing along said boundary North 89°26'04" East, a distance of 1,320.49 feet to a point in common with the Cameron Park CSD boundary; **(22)** thence continuing along both boundaries South 00°06'46" West, a distance of 386.24 feet; **(23)** thence leaving said El Dorado Irrigation District boundary and continuing along the Cameron Park CSD boundary South 23°27'50" West, a distance of 61.56 feet; **(24)** thence continuing along said boundary South 19°56'26" West, a distance of 166.65 feet; **(25)** thence continuing along said boundary South 27°14'55" West, a distance of 64.74 feet; **(26)** thence continuing along said boundary South 44°21'09" West, a distance of 60.20 feet; **(27)** thence continuing along said boundary South 53°00'11" West, a distance of 112.60 feet; **(28)** thence continuing along said boundary South 46°24'22" West, a distance of 203.18 feet; **(29)** thence continuing along said boundary South 42°37'44" West, a distance of 190.18 feet; **(30)** thence continuing along said boundary South 49°50'13" West, a distance of 242.96 feet; **(31)** thence continuing along said boundary South 52°33'00" West, a distance of 129.76 feet; **(32)** thence continuing along said boundary South 52°23'43" West, a distance of 63.39 feet to a point in common with the El Dorado Irrigation District boundary; **(33)** thence leaving both boundaries South 89°26'01" West, a distance of 464.58 feet to the South ¼ corner of said Section 29; **(34)** thence South 89°26'58" West, a distance of 2,640.86 feet to the southwest corner of said Section 29 said point being the POINT OF BEGINNING.
Containing 290.44 acres, more or less.

END OF DESCRIPTION

DESCRIPTION PREPARED BY:

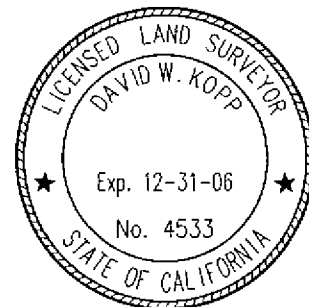
MACKAY & SOMPS CIVIL ENGINEERS, INC.

1552 Eureka Road, Suite 100
Roseville, California 95661-3040



David W. Kopp, P.L.S. 4533
License Exp. Date: 12-31-06
Date:

3/15/05



**Exhibit B
Terms and Conditions of Approval**

**Silver Springs Reorganization
LAFCO Project No.05-03**

1. Upon and after the effective date of said reorganization, the affected territory, all inhabitants within such territory, and all persons entitled to vote by reasons of residing or owning land within the territory:
 - (a) shall be subject to the jurisdiction of El Dorado Irrigation District and Cameron Park Community Services District hereafter referred to as the districts;
 - (b) shall have the same rights and duties as if the affected territory has been a part of the districts upon its original formation;
 - (c) shall be liable for the payment of any authorized or existing taxes, fees, assessments and any bonded indebtedness of the districts, including amounts which shall become due on account of any outstanding or then authorized but thereafter issued obligations of the districts;
 - (d) shall be subject to the collection of all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment;
 - (e) shall be subject to all of the rules, regulations, ordinances of the districts as now existing or hereafter amended.

2. The Certificate of Completion shall be issued and recorded subsequent to the fixing and establishment of any necessary right of use of water by El Dorado Irrigation District in the subject territory (§56886j). Nothing in this condition shall operate or be interpreted to modify priorities of use, or right of use, to water, or capacity rights in any public improvements or facilities that have been fixed and established by a court or an order of the State Water Resources Control Board.

3. Proponents shall complete all map and legal description requirements for final recording and filing, including documents required by the State Board of Equalization, within 180 days of the adoption of this resolution.

EXHIBIT A

**FINDINGS OF SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACTS REDUCED
TO LESS THAN SIGNIFICANT LEVELS**

(CEQA Guidelines Section 15091(a)(1))

I. **GEOLOGY, SOILS AND SEISMICITY**

Impact: *Development of the project site requires grading activities that would result in erosion and ground instability.*

Because of the small size of these areas, this grading would not result in a significant impact. Grading activities could result in the temporary storage, reuse, or disposal of excess soil materials. Such actions could produce significant amounts of soil erosion and sedimentation. In addition, removal of vegetation and blasting as part of construction would expose sediment to wind and water erosion.

El Dorado County recently enacted Ordinance No. 4489 (expires October 20, 1998) which addresses the potential health risks associated with construction projects involving asbestos-containing materials. The proposed project will be required to comply with these special provisions.

Mitigation Measures

- Prior to final project approval, the subdivider shall submit an erosion control plan to the El Dorado County Resource Conservation District. The erosion control plan shall conform with the specifications of the El Dorado County RCD Erosion Control Requirements and Specifications found in Appendix B. Further prescriptions to address erosion are found in the Water Resources section (Section 4.4) of this EIR.
- Prior to conducting grading operations, backfilling shall occur in depressions from tree and structure removal, and organic materials shall be stripped from surface layers. These measures can be found in their entirety on pages 11-12 of Appendix B.
- During grading operations, any clay encountered should be avoided due to the potential for soil expansion. Additional mitigations that address expansive soils include the following:
 - Wherever soil with high clay concentrations are exposed at finished pad grade or within two feet of finished subgrade in roadway areas, it should be removed to a depth at least two feet below finished pad grade or finished subgrade and replaced with granular soil or weathered rock.
 - If clay is encountered at the base of the footing excavations, the footings shall be deepened through the clay layer.
- Prior to and after grading/filling operations, site preparation shall include scarifying fill areas, moisture conditioning and compacting fill, benching fill into existing slopes, and prescriptions

for import materials and rock excavation. These measures can be found in their entirety on pages 12-14 of Appendix B.

- Prior to issuance of building permits, the building requirements for foundation, including footing sizing, lateral resistance prescriptions for footings, footing depth, footing reinforcement, and grade beam sizing, shall be based on the design recommendations. These building requirements can be found in their entirety on pages 15-16 of Appendix B.
- Prior to grading for utility lines, the recommendations outlined in the Geotechnical Report shall be implemented. These include prescriptions for pre-ripping, dewatering, excavation, trench backfill, and avoiding building pad disturbance. These measures can be found in their entirety on pages 25-26 of Appendix B.
- Prior to final project approval, the subdivider shall prepare and submit an erosion control plan to the County, consistent with the El Dorado County Grading, Erosion, and Sediment Control Ordinance and the El Dorado County Resource Conservation District's Erosion and Sediment Control Plan. This plan shall address stabilization measures for graded areas after vegetation removal and during the rainy season.
- As a condition of subdivision map approval, the project shall comply with El Dorado County Grading Ordinance Chapter 15.14.
- Prior to issuance of grading permits, the following shall apply to the proposed project where soils are designated serpentine rock:
 - Pre-wet work area and immediately follow with fine spray application on the immediate area being worked to eliminate visible dust to the greatest extent possible.
 - Limit vehicle access and speed on exposed serpentine areas to reduce fiber releases.
 - Cover areas exposed to vehicle travel with non-asbestos cover material.
 - Maintain a high moisture condition of the disturbed surface or apply "binder" material to seal loose fibers together and to the parent rock particle. Dust palliatives such as lignin sulfonate, magnesium chloride, pitch, rosin, and polymer emulsions can be effectively utilized in a variety of applications.
 - Material transfers or stockpiles of loose material should be kept adequately wet, sealed by a palliative or covered when conditions warrant.
 - Provide employee notification of potential health risk of airborne asbestos and the requirements of the asbestos dust mitigation plan.

- Worker safety precautions and exposure monitoring should be considered but is not specifically required in all cases. Other relevant regulations from county and state agencies may also be used when applicable according to their provisions.

Finding: The County finds that implementation of the above mitigation measures reduces the impacts from erosion and ground stability to less than significant levels. In general, adherence to the erosion control measures, including the County's RCD Erosion Control Requirements and Specifications, and recent guidance with respect to grading in serpentine rock formations, will control sediments and dust generation. Adherence to the requirements contained in the County's Grading Ordinance and the project Geotechnical Report will ensure that the ground surface will provide adequate building stability.

Impact: *Implementation of the proposed project would expose people and structures to areas susceptible to major ground shaking and surface rupture from seismic activity in an area of known geologic hazards.*

Regionally active faults within the foothills region could potentially produce an earthquake of up to M6.5, the established MCE for the area. Future residences and other structures of the proposed project would be subject to hazards created by groundshaking during a seismic event. Typical effects of maximum ground shaking in Seismic Zone 3 include moderate structural damage to ordinary buildings, but negligible damage to buildings that are well designed and structurally sound.

Mitigation Measure

- Prior to final project approval, an engineering geologist shall prepare a seismicity report to address site and project-specific seismic hazards and recommend design criteria for the project site. All project structures shall be constructed to resist damage during earthquakes within the M6.5 MCE. Structures shall be built in accordance with Title 24 of the State Code of Regulations seismic specifications. The seismic report shall also address possible damage from secondary hazards such as landsliding, liquefaction and lateral spreading. All recommendations of the seismic report shall be implemented into structural design of the project. Revised plans shall be reviewed by County staff prior to final project approval.

Finding: The County finds that the above mitigation measure will reduce the hazards associated with structural damage from seismic activity will be reduce to less than significant levels. Adherence to the recommended design criteria included in the seismic report will protect the project from possible damage associated with seismic events.

II. WATER RESOURCES

Impact: *Buildout of the proposed project could result in increased downstream flooding hazards.*

The increased flow from modifying the site for roadways, infrastructure, and other minor improvements is mitigated by the design of the storm drain system. The area-wide combined increase has been calcu-

lated at approximately 29 percent from current runoff conditions. Of the 29 percent, the proposed project is responsible for an approximately 18 percent of the runoff in the watershed, or 61 percent of the total area development-related increase in runoff. As a result of these increases in the discharge of runoff quantities off-site, downstream conditions could be adversely effected, particularly if the contribution causes localized downstream flooding, erosion, etc.

Mitigation Measure

- Prior to Final Map approval, storm drain plans shall be prepared to finalize the detailed storm drain improvements. These plans shall confirm that the increase in site runoff attributable to the proposed project will not adversely affect downstream conditions in or adjacent to Green Springs Creek. Ultimately, if required, facilities shall be provided on-site as needed to reduce runoff quantities to discharge levels that will not result in downstream flooding, scour or erosion. These plans shall be approved by the County Transportation Director.

Finding: The County finds that implementation of the above mitigation measure will adequately control the effects of site runoff. By controlling the increase in project runoff, downstream resources will be protected from flooding, scour and erosion, and impacts will be reduced to less than significant.

Impact: *Local watercourses could be impaired by sedimentation during the construction period and by urban pollutants during the life of the project.*

Construction activities will include grading of roadways and excavation for infrastructure installation, which would increase soil erosion on-site. This increase in erosion could produce sedimentation and siltation in downstream surface waters, especially during periods of high winds and rain.

In addition to erosion issues, implementation of the proposed project would result in increased loads of water quality contaminants associated with several aspects of the Silver Springs Subdivision development.

Mitigation Measure

- Prior to final map approval, detailed interim and final erosion control and hazardous materials control plans shall be developed for the project site. These programs shall be consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance and El Dorado Resource Conservation District's Erosion and Sediment Control Plan. These programs should include Best Management Practices (BMPs) to protect water quality during and after construction.

The following erosion control measures are required to control water and wind erosion:

- Sandbags will be placed across streets where necessary, depending upon size of catchment and sediment yield.
- Erosion control at the sediment sources will be emphasized during construction.
- A stand-by crew will be made available for emergency work during the rainy season. Necessary materials will be available onsite, and will be stockpiled at convenient loca-

tions to facilitate rapid construction of temporary erosion control devices when significant rain events are forecast.

- Removable protective erosion control devices will be put in place at the end of each working day when the five day rain probability forecast exceeds 50 percent.
- All erosion control measures will be implemented in conformance with the requirements of the grading code for El Dorado County. All construction will be conducted with provisions for the control of sand, dust, and debris originating at the construction site. Appropriate areas will be contained with berms, desilting basins or similar structures to prevent runoff during construction operations.
- Prior to the issuance of building permits, landscape and erosion plans will be reviewed and approved by the Transportation Director. Temporary mulching, seeding, landscaping, permanent erosion control or other suitable stabilization measures will be included as part of the individual projects in order to protect exposed areas during and after construction and will be noted on project plans.

To minimize the potential for erosion, grading should be confined to the dry season. However, if project grading continues outside this period, wet weather erosion control measures should be on-site and in place around areas to be disturbed at all times.

- Prior to conducting grading activities for infrastructure and roadways, the subdivider shall obtain an NPDES permit from the Regional Water Quality Control Board. As a component of the permit, the subdivider shall prepare a Storm Water Pollution Prevention Plan (SWPPP) which identifies the specific procedures for minimizing erosion, etc. on the site during construction. The SWPPP shall identify specific areas on the project site requiring pre-treatment of runoff discharge to minimize the effects of construction on drainages.

Finding: The County finds that implementation of the above mitigation measures will reduce the water quality and sedimentation impacts, both during construction and in the long-term, to less than significant levels. Conformance to El Dorado County's Grading, Erosion, and Sediment Control Ordinance and El Dorado Resource Conservation District's Erosion and Sediment Control Plan, as well as NPDES Permit requirements, will adequately control the effects of downstream sedimentation and water quality concerns.

III. BIOLOGICAL RESOURCES

Impact: *The proposed project is likely to result in minor impacts to wetland and drainage areas that are regulated by State and federal agencies, during road construction and to a lesser degree, lot grading.*

The U.S. Army Corps of Engineers (Corps) through Section 404 of the Clean Water Act (CWA) regulates waters defined as "waters of the United States." The discharge of fill into regulated waters requires a permit and/or reporting/notification process. There are a number of areas on the project site that would be regulated by Section 404, as described above in "Jurisdictional Waters."

The California Department of Fish and Game (CDFG) also regulates stream courses in the State, where streambed modifications are proposed. Under Section 1603 of the Fish and Game Code, an applicant must obtain an agreement with the CDFG when streambeds are impacted. An agreement usually includes compensatory mitigation of impacted wetlands and habitat area.

Wetlands likely to be affected by the project are located primarily in the northern portion of the site and include small areas of seasonal wetlands, wet meadows, channels, a seep and a stock pond. On the whole, only a small percentage of the total wetlands present on the project site are likely to be impacted.

County General Plan policies 7.3.3.1 and 7.3.3.2 require specific wetland investigations and delineations, as well as compensating mitigation and monitoring, where wetland impacts occur.

Mitigation Measure

- Subsequent to approval of the tentative subdivision map and prior to grading of any regulated wetland, water of the United States, or streambed, the subdivider shall obtain the necessary permits from the Corps, and/or a Section 1603 agreement with the CDFG. The subdivider shall comply with all the provisions included in the permits and agreements as set forth by the resource agencies.

Finding: The County finds that adherence to the above mitigation measure will reduce impacts on sensitive wetland resources and similar waters to less than significant levels. Ultimate compliance with resource agency permit and mitigation requirements will offset any losses on wetland resources due to the project.

Impact: *The project would result in potentially significant impacts to the Cooper's hawk.*

The project site contains mixed oak woodlands, which is suitable nesting habitat for the Cooper's hawk a State species of special concern. Project grading would result in losses to this habitat, and depending on the time of year grading takes place, possible disruption of nesting activities if birds are present. Removal of an active nest or disturbance of nesting activities would be considered a significant impact.

Mitigation Measure

- Removal of trees containing active Cooper's hawk nests or birds displaying nesting activities, if any, should be avoided if possible. Removal of such trees, if required, should be completed between August and March to avoid disturbance during nesting activities.

Finding: The County finds that implementation of the above mitigation measure will reduce the impacts to the Cooper's hawk to less than significant levels.

Impact: *The project would result in potentially significant impacts to Layne's butterweed.*

Layne's butterweed (federally threatened) was previously detected on the site. This species is included in a group of species that are endemic to the gabbro and/or serpentine soils that occur in this area. A population of approximately 100 individuals of Layne's butterweed is located in the southeastern portion of the project site. The population is situated along a recently constructed firebreak, at the extreme "back" edge of several proposed lots. This population would not be impacted during road building, but could potentially be impacted during lot grading or other clearing activities associated with private ownership.

Mitigation Measures

- Prior to approval/recordation of the final subdivision maps, the applicant shall pay the appropriate fees which offset the loss of special status plant species. Pursuant to General Plan Policy 7.4.1.1, five preserve sites have been established to protect, in perpetuity, those special status plant species that are endemic to gabbro and serpentine soils. The project applicant will be required to comply with the specific provisions and implementation requirements contained in the County's *Ecological Preserve Fee Ordinance Program* (see Appendix C) or as amended.

If this process is not available to the subdivider, then on-site mitigation measures will be implemented to protect the population of Layne's butterweed present on the site. These measures may include, but are not limited to, buffer zones of 25-50 feet, set-asides with deed restrictions, fencing and careful management of fire breaks.

Finding: The County finds that implementation of the above mitigation measure will reduce the impacts to the Layne's butterweed to less than significant levels. Conformance to the County's *Ecological Preserve Fee Ordinance Program* will mitigate species loss through the preservation of plant preserves. Alternatively, implementing appropriate setbacks, buffers, etc. will protect the species in place, thus avoiding potential impacts.

Impact: *The project would result in potentially significant impacts to Red Hills soaproot.*

Red Hills soaproot (CNPS List 1B) was previously detected on the site during focused surveys conducted by Sugnet. This species is included in a group of species that are endemic to the gabbro and/or serpentine soils that occur in this area. Several populations of Red Hills soaproot were located in the southwestern corner of the project site within Lot M. This lot is approximately 50 acres and has not yet been designed. As a result, it is unknown how the populations will be impacted.

Mitigation Measures

- Prior to approval/recordation of the final subdivision maps, the applicant shall pay the appropriate fees which offset the loss of special status plant species. Pursuant to General Plan Policy 7.4.1.1, five preserve sites have been established to protect, in perpetuity, those special status plant species that are endemic to gabbro and serpentine soils. The project applicant will be required to comply with the specific provisions and implementation requirements contained in the County's *Ecological Preserve Fee Ordinance Program* (see Appendix C) or as amended.

Finding: The County finds that implementation of the above mitigation measure will reduce the impacts to the Red Hills soaproot to less than significant levels. Conformance to the County's *Ecological Preserve Fee Ordinance Program* will mitigate species loss through the preservation of plant preserves.

Impact: *The project will result in a potentially significant impact to the valley elderberry longhorn beetle.*

A total of twenty elderberry trees will be impacted by site grading and improvement. The probability for these plants to provide potential valley elderberry longhorn beetle (VELB) habitat is high. Per USFWS protocol, the presence of VELB is assumed with the presence of the elderberry trees. With the exception of two or three of these trees, nearly all are located within the project footprint and could potentially be removed during road construction and lot grading.

Mitigation Measures

- Subsequent to approval of the of the tentative subdivision map and prior to grading activities, the subdivider shall consult with the USFWS regarding "take" of the VELB. The subdivider may be permitted "take" of the VELB through application and approval of an individual Section 10 (a) permit under the Federal Endangered Species Act (FESA). If the subdivider is also applying for a Section 404 permit from the Corps, "take" of the VELB may be permitted under Section 7 of the FESA. Under Section 7, the Corps would consult with the USFWS as part of the Section 404 permit process, if it is determined that "take" of the VELB is associated with the activities requiring the Section 404 permit.
- Mitigation for "take" of the VELB shall be implemented in accordance with "Mitigation Guidelines for the Valley Elderberry Longhorn Beetle," U.S. Fish and Wildlife Service, September 1996. Mitigation shall include, but not limited to, the following:
 - Avoid and protect existing elderberry trees wherever possible;
 - Transplant elderberry trees that cannot be avoided;
 - Plant additional elderberry trees and associated native vegetation in transplant areas;
 - Establish a mitigation area that will provide habitat for the VELB in perpetuity, including long term monitoring of the area.

Finding: The County finds that implementation of the above mitigation measures will reduce impacts to the valley elderberry longhorn beetle to below levels of significance. Ultimate compliance with FESA permit and mitigation requirements will offset any losses on VELB due to the project.

IV. AIR QUALITY

Impact: *Air quality impacts may occur during the site preparation, including grading and equipment exhaust as it is used on site. Major sources of emissions during this phase include exhaust emissions from construction vehicles and equipment and fugitive dust*

generated as a result of construction vehicles and equipment traveling over exposed surfaces, as well as soil disturbances by grading and filling.

Construction activities would cause combustion emissions from utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, and motor vehicles transporting the construction crew. Exhaust emissions during the construction activities envisioned on-site would vary daily as construction activity levels change. The use of construction equipment on-site would result in localized exhaust emissions. Emissions of ROG, CO, SO_x and PM₁₀ criteria pollutants would be below the standards by a large margin.

A total of 526 lbs. of PM₁₀ per day would be generated from soil disturbance without any mitigation during the construction phase. This level of dust emission would exceed the EDCAPCD threshold of 80 pounds per day for fine particulate. The EDCAPCD Rule 223 addresses the regulation and mitigation measures for fugitive dust emissions and shall be adhered to during the construction process. In addition, a fugitive dust control plan shall be submitted to and approved by the EDCAPCD prior to beginning project construction.

Implementation of the proposed project would involve pavement of internal roads with asphalt. There would be VOC emissions associated with asphalt paving process which could exceed the criteria contained within EDCAPCD Rule 224.

Mitigation Measures

- The following are provided to reduce air pollutants generated by vehicle and equipment exhaust during the project construction phase:
 - The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
 - The Construction Contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
 - The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
 - The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

- The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.
- The following would reduce or minimize fugitive dust emissions associated with grading or other soil disturbance:
 - The EDCAPCD Rule 223 shall be adhered to during the construction process.
 - A fugitive dust control plan shall be submitted to and approved by the EDCAPCD prior to beginning project construction.
 - Compliance with County Grading Ordinance Section 15.14.
- The following would reduce or minimize air pollutant emissions associated with road development/asphalt paving:
 - The Construction Contractor shall adhere to the requirements of the EDCAPCD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

Additional recommendations provided by the County Environmental Management Agency, Environmental Health Division, are included in the Responses to Comments document of the Final EIR.

Finding: The County finds that implementation of the above mitigation measures will reduce the construction impacts on air quality that involve ROG, CO, SO_x and PM₁₀ from combustion engines, PM₁₀ from dust generation and VOC emissions from asphalt paving will be mitigated to less than significant levels. Adherence to the various measures, ordinance, rules, control plans and construction equipment restrictions will ensure that the generation of emissions will be minimized.

Impact: *Long-term air emission impacts are those associated with any change in permanent usage of the project site. Stationary sources include any on site emissions such as natural gas consumption and emissions at the power plant associated with the electrical requirements of the project. Mobile source emissions result from vehicle trips associated with the proposed project.*

Stationary Sources. Proposed on-site uses include 244 single family detached homes, and a 20,000 square foot church. These land uses would consume natural gas and electricity. Emissions from on-site stationary sources alone (i.e., energy consumption) would be below the emission thresholds established by the EDCAPCD.

Mobile Sources. There would be vehicular trips associated with the proposed on-site uses, including 244 single family detached homes and a 20,000 square foot church. As indicated in the traffic analysis, 2,626 trips would be associated with the proposed uses. Emissions from project related mobile sources alone would exceed the operational thresholds for ROG, but would be below the threshold for CO, SO_x and PM₁₀.

Total emissions from long-term project operations would be 210 lbs/day of CO, 16 lbs/day of ROC, 4 lbs/day of SO_x, and 6 lbs/day of PM₁₀. Emission levels of all criteria pollutants except ROG would not exceed the threshold for long-term operations.

Mitigation Measure

- Regional air quality will be improved through the implementation of the CCAAP and other air quality rules and regulations. The following will help reduce long term emissions.
 - Implementation of General Transportation Control Measures, such as direct support to public transit agencies for service and/or facilities, bicycle paths and on-street lanes, safe and convenient pedestrian facilities, and minibuses, jitney, or other services within and between trip attractions,
 - Wood burning stoves installed in new residences must be United States Environmental Protection Agency (EPA) approved units,
 - Fireplaces in new residences must have EPA-approved inserts, and
 - Burning of wastes that result from "Land Development Clearing" must be permitted through the EDCAPCD and/or the local fire agency depending on the time of year the burning is to take place. Only vegetative waste materials may be disposed of using an open outdoor fire.

Finding: The County finds that implementation of the above mitigation measure will further reduce most of the long-term air quality impacts. Included in this finding are CO, SO_x and PM₁₀ criteria pollutants. Also, with the implementation of the above measures, the ROG criteria pollutant will be reduced to levels less than significant. With the implementation of the CCAQAP and specific rules and regulations, the cumulative impacts associated with ozone and PM₁₀ will be reduced to less than significant levels.

V. NOISE

Impact: *Noise levels from grading and other construction activities for the proposed project may range up to 91 dBA at the closest residences adjacent to the project site for a limited time period, when construction occurs near them.*

Short-term noise impacts would be associated with excavation, grading, and building on-site during construction of the proposed project. The construction related short-term noise levels would be higher than the existing or ambient noise levels in the project area today, but would no longer occur once construction of the project is complete.

Construction of the proposed project is expected to require the use of earthmovers such as bulldozers and scrapers, loaders and graders, water trucks, and pickup trucks. The maximum noise level generated by each earthmover on the proposed project site is assumed to be 88 dBA at 50 feet from the operating

earthmover. The maximum noise level generated by water and pickup trucks is approximately 86 dBA at 50 feet from these vehicles. Each doubling of the sound sources with equal strength would increase the noise level by 3 dBA. Assuming each piece of construction equipment operates at some distance apart from the other equipment, the worst case combined noise level at the nearest residences during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from an active construction area.

Existing residences adjacent to the project boundary would potentially be exposed to construction noise levels exceeding 90 dBA L_{max} over a very short period of time when construction occurs at the project boundary near these residences. Compliance with the construction hours specified in the County's Noise Performance Standards would be required.

Mitigation Measures

- All construction vehicle and equipment shall be fitted with working mufflers.
- Construction activity shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday. No construction is allowed on Sundays and federal holidays.

Finding: The County finds that implementation of the above mitigation measures will reduce construction noise levels to less than significant levels. By confining construction to daytime hours, etc., and by muffling construction equipment, the construction noise will be effectively mitigated.

Impact: *Proposed on-site residential uses and a church would potentially be exposed to traffic noise levels exceeding 60 dBA Ldn.*

Residential homes proposed along the following roadway segments would potentially experience noise level exceeding 60 dBA Ldn:

- within 104 feet from the centerline of Bass Lake Road north of the East Project Road,
- within 273 feet from the centerline of Green Valley Road west of the Realigned Bass Lake Road,
- within 261 feet from the centerline of Green Valley Road east of the Realigned Bass Lake Road, and
- within 84 feet from the centerline of Realigned Bass Lake Road south of the Green Valley Road.

If no outdoor activity areas are planned for residences that would be exposed to noise level exceeding 60 dBA Ldn, the State's interior noise standard of 45 dBA Ldn is used to determine noise effects. Typical residential structures in Northern California would provide 15 dBA exterior to interior noise reduction with windows open, and 25 dBA with windows closed. For residences that would be exposed to exterior noise level exceeding 60 dBA Ldn, the State's 45 dBA Ldn interior noise standard would be exceeded with windows open. If residential homes are located in areas that would be exposed to noise level exceeding 70 dBA Ldn, such as those near the intersection of Green Valley Road and the New Bass Lake Road (for homes proposed within 61 feet from Green Valley Road centerline), mitigation measures

including proper building orientation and window size selection, dual-pane windows, front-facing building facade upgrades, and mechanical ventilation such as air conditioning system may be required to reduce the interior noise impacts. Homes proposed along Bass Lake Road and the New Bass Lake Road would be beyond the 70 dBA Ldn noise impact zone, therefore would achieve the 45 dBA Ldn interior noise standard with windows closed and with proper mechanical ventilation provided.

The proposed church may also be exposed to traffic noise levels exceeding the 60 dBA Ldn outdoor noise standard. However, until a precise church location is determined, the specific impacts remain unknown. A more detailed acoustical study is needed for site-specific study, especially for residences proposed along Green Valley Road and the proposed church, to identify specific mitigation requirements.

The County's Noise Performance Standards require that all residential lots and churches be sound attenuated to achieve both the 60 dBA Ldn exterior noise standard and the 45 dBA Ldn interior noise standard.

Mitigation Measure:

- Typical mitigation such as setbacks, concrete block walls or earthen berms or their combination along the property line shall be provided for residential uses with active outdoor use areas in the following areas to help achieve the exterior noise standard of 60 dBA Ldn for residential uses.
 - within 104 feet from the centerline of Bass Lake Road north of the East Project Road,
 - within 273 feet from the centerline of Green Valley Road west of the Realigned Bass Lake Road,
 - within 261 feet from the centerline of Green Valley Road east of the Realigned Bass Lake Road, and
 - within 84 feet from the centerline of Realigned Bass Lake Road south of the Green Valley Road.
- A more detailed acoustical study is recommended for homes proposed along Green Valley Road and for the proposed on-site church, to identify the type of specific mitigation, if required, when site plans for these uses are available during future development plan approval processes.

Finding: The County finds that implementation of the above mitigation measures will reduce long-term noise impacts on future project residences and/or the proposed church to less than significant levels. Appropriate setback from the roadways will ensure noise thresholds will not be exceeded for sensitive receptors. In addition, by conducting a detailed acoustical analysis, specific types of mitigation, if required, can be determined.

VI. TRAFFIC AND CIRCULATION

Impact: *Traffic generated from project land uses could potentially impact study area intersection levels of service.*

Based on the impact analysis, no system impacts were identified for existing conditions with or without the project. The analysis also shows that construction of New Bass Lake Road does not have a significant effect on traffic operations under existing conditions.

A signal warrant analysis was conducted under existing conditions using Caltrans' rural peak hour warrant indicates that the following intersection currently meets this warrant

- Green Valley Road/Bass Lake Road during the a.m. and p.m. peak hour.

With the addition of project traffic, and with or without the construction of a New Bass Lake Road, the following intersection would also meet the signal warrant:

- Green Valley Road/New Bass Lake Road during the a.m. peak hour.

None of the remaining study intersections met signal warrants either currently or with the addition of project traffic.

Mitigation Measure

- As a condition of tentative subdivision map approval, the subdivider shall pay the fair share mitigation fees for traffic signal improvements. If the signalization of the intersection is included in the West Slope TIM, the subdivider may be eligible for reimbursement.

Finding: The County finds that implementation of the above mitigation measure will mitigate the incremental effects associated with project traffic generation to less than significant levels. Payment of fees, either directly for traffic signal improvements, or through the West slope TIM, will ensure that the Green Valley Road/New Bass Lake Road intersection will operate in an efficient manner.

VII. AESTHETICS/LIGHT AND GLARE

Impact: *Implementation of the proposed project could result in potentially significant daytime and nighttime light and glare, both during and after construction.*

After project buildout, there could be several new sources of light and glare during daylight hours. Glare from large/bright surfaces, glass and other polished or reflective surfaces could occur from proposed residential, park, school and church uses. This daytime glare may be visible from public viewpoints along Green Valley Road and Bass Lake Road, although on-site vegetation may serve to shield some of this glare from view.

New nighttime light sources would be created by street lights, parking lot lights at the school and church facilities, night lighting for the neighborhood park, security lighting for the school facility, and lighting from school related athletic fields. The latter source (school facility) has been previously evaluated for light and glare effects in the Educational Park Joint Venture Project EIR. It was concluded in that EIR that significant adverse impacts due to light and glare effects would result from school development. All mitigation measures outlined in the Draft EIR to reduce impacts of outdoor lighting from the Educational Joint Park Venture Project will be implemented. These measures include planting trees around lighted fields, limiting unnecessary outdoor lighting, and using downward casting lighting for outdoor lighting fixtures. Likewise, the remaining (non-school) light sources could adversely affect existing and proposed adjacent residences.

Mitigation Measures

- As a condition of the tentative subdivision map approval, the use of reflective building materials shall be avoided. Alternatively, the project uses shall utilize non-reflective building materials, as well as specially treated large glass surfaces to reduce glare. The County Planning Director shall review and approve building materials and their applications to ensure light and glare effects are minimized.

- As a condition of tentative subdivision map approval, the following elements shall be included in the final development:
 - Outdoor lighting for the church and neighborhood park should be low-intensity lighting that is shielded and directed away from residential areas.
 - Street lighting should be limited in height, as determined by the project architect, and used only as necessary for safety and at street intersections. Recommendations made by the project architect regarding specific lighting equipment, shielding and directional orientation to minimize impacts on nearby residences should be considered and reviewed by County staff prior to final project approval.
 - Landscaping in common areas should be used to minimize impacts of motor vehicle and street lighting onto adjacent neighborhoods.

Finding: The County finds that implementation of the above mitigation measures will reduce the effects of light and glare to less than significant levels. By avoiding the use of reflective building materials, and by conforming to the above street lighting and landscape lighting requirements, light and glare will be effectively directed and confined.

Impact: *Implementation of the proposed project would impact views along Green Valley Road, which is a County designated Scenic Highway.*

The portion of Green Valley Road that runs adjacent to the project site is a County designated scenic highway. That portion of the project site fronting on Green Valley Road is highly visible from the highway. With project implementation and the change in land use at this location from open space and rural/grazing to suburban and institutional uses would significantly alter the scenic quality of this highway.

Mitigation Measure

- As a condition of tentative subdivision map approval, subsequent to ordinance adoption, all principals and design criteria included (or as amended) in the *Draft Scenic Highways Ordinance* shall retroactively be incorporated into project design for those portions of the site that would be visible from Green Valley Road, provided that applicable project development has not been initiated. These applicable areas include Lot L (School Site), Lot J (Church Site), Phase IV, and the northern portions of Phase II and Lot M (10 future custom EDUs).

Finding: The County finds that implementation of the above mitigation measure will reduce the potential impacts on Green Valley (a County designated scenic highway) to a less than significant level. Adherence to the county's Scenic Highways Ordinance, when adopted, will ensure that the project features adjacent to Green Valley Road will not adversely effect the aesthetic qualities of the roadway corridor.

VIII. CULTURAL RESOURCES

Impact: *Implementation of the proposed project could potentially impact unknown cultural resources (historic and prehistoric).*

Due to the archaeological sensitivity of the surrounding vicinity of the project area, and the known presence of prehistoric and historic sites within the project area, the potential for unknown and previously undetected cultural resources remains within the project area. Consequently, during ground disturbance activities, such as grading and trenching for infrastructure, etc., the potential to disturb and significantly impact cultural resources cannot be disregarded.

Mitigation Measure

As a condition of grading permits, prior to grading and other ground disturbances, the subdivider shall retain a qualified archaeologist to observe the removal of earth and watch for indications of cultural resources. If a cultural resource is uncovered, construction will be redirected until the monitor has evaluated the find for significance and identified the appropriate mitigation measure. If human remains are encountered, work in the immediate vicinity of the remains will be halted until the El Dorado County coroner, who must be notified within 24 hours, has evaluated the remains. If the coroner determines that the burial is Native American in origin, the Native American Heritage Commission must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the remains following scientific analysis.

Finding: The County finds that implementation of the above mitigation measure will reduce the potential unknown cultural resource impacts to less than significant levels. By providing monitoring, resources encountered during grading can be assessed for significance, including subsequent recommendations and strategies for mitigating the resource, as required.

IX. PUBLIC SERVICES

Impact: *The tentative subdivision map does not show adequate ingress and egress for emergency vehicles.*

The California Fire Safe Regulations Section 1273.09 prohibit dead-end roads that exceed 800 feet for parcels zoned less than one acre. As designed, the phase III component of the proposed project exceeds the minimum standard at "N" Street. In addition, with access as indicated on the map, emergency evacuation would be obstructed in the event that a wildland fire event blocked the Phase III access. Without additional emergency access to this group of 47 lots, the residents would be subjected to potentially hazardous conditions during an emergency. Similarly, in Phase IV, vehicular access into Pioneer Place may be restricted by security gates. Should gates be installed at the Pioneer Place boundary, only one access would be provided (to New Bass Lake Road) which could be obstructed during a wildland fire event.

The adjacent proposed Vista Verde subdivision has been conditioned to provide a stub street to the east boundary of the proposed project. This stub street is needed to provide secondary emergency access for the Vista Verde project and into Silver Springs.

Mitigation Measure

- Prior to final map approval, the subdivider shall submit project site design plans and the Fire Safe Plan for RFPD review and approval. The emergency vehicle access between Phase III, N Court, and Phase I, D Court (or through Lot 20 or 21), should be changed to a secondary emergency egress. For Phase IV, secondary emergency egress would be required from (or near) Lot I to K Circle in Phase II. This would allow a second ingress and egress for all vehicles, including emergency vehicles. In addition, a street shall be constructed that connects the Silver Springs subdivision with the stub street provided in the adjacent Vista Verde project. Developing two-way roads at these locations would also create a fire break for the adjacent open space areas (Smith, 1997).

Finding: The County finds that implementation of the above mitigation measure will reduce the fire/emergency access concerns to less than significant levels. By providing additional egress, emergency vehicles and residents will have alternative access in the event that fire forecloses primary access routing.

Impact: *Development of the proposed project would increase demand for law enforcement personnel.*

At full buildout, using the EDHCSD figure of 3.3 persons per household, the project would result in a population increase of approximately 805 people. In order to achieve a desirable ratio of 1.8 sworn personnel per 1,000 population, the EDHCSD would need to increase its sworn personnel by 1.44.

The associated annual cost of adding 1.44 sworn personnel to be \$86,646. It is expected that the funds generated by property taxes would be adequate to finance additional sworn personnel to meet current protection levels. Without special assessments, or greater diversion of the tax percentage to the EDHCSD, it is doubtful that the goal of 1.8 personnel per 1,000 population would be met. Nevertheless, despite not meeting this goal, services that will be provided for police protection, as funded by project taxes, should be adequate for project residents.

Mitigation Measure

- Prior to final project approval, the proposed project would be subject to review by EDHCSD to ensure that the EDHCSD would be able to provide adequate police protection services to the project site without infringing on the level of service provided to existing development. Standard recommendations for residential tentative subdivision maps regarding equipment, staffing, facilities, and access could be incorporated as conditions of approval.

Finding: The County finds that implementation of the above mitigation measure will reduce police protection/service impacts to less than significant levels. Including standard recommendations for

police protection into the subdivision design will improve the security of the project and minimize the service load for the County.

Impact: *Based on new residents, the proposed project would increase demand for active parks and recreation sites. This could contribute to a reduction in the park land ratio.*

Using the EDHCSD goal of five acres per 1,000 residents, at full buildout, a total of approximately four acres of active parkland would be necessary to meet CSD established goals. The project proposes to provide a 1.5 acre neighborhood park site, which leaves a deficit of 2.5 acres of active parkland or equivalent park in-lieu fees.

In addition to providing the 1.5 acre community park, the proposed project would add an additional 13.5 acres of open space. However, preservation of open space does not necessarily satisfy the need for active recreation sites. Nevertheless, the open space areas will provide passive recreation uses for project residents and may be used by the subdivider to offset the total parkland and/or in-lieu fees required by the County.

Mitigation Measure

- As a condition of subdivision map approval, the subdivider will be required to dedicate parkland and/or in-lieu fees.

Finding: The County finds that implementation of the above mitigation measure will reduce the park and recreation impacts to less than significant levels.

Impact: *Based on new students generated by the project residential uses, the project could potentially impact existing school facilities by aggravating school capacity limitations.*

Using data supplied by the El Dorado Union High School District,¹ the approximately 805 people generated at full buildout of this project would add an estimated 370 elementary, 105 middle, and 169 high school students to the school system. Schools in the RUSD are at 91 to 98 percent of capacity. El Dorado Union High School District schools are currently over enrolled.

Lot L (school site) has been planned for portions of both a middle school and a high school, with the balance of both schools extending off-site onto adjacent property. Although the school has been conceptually planned, final improvement plans to place this school on the site have been made (Walker, 1997).

To date, this portion of the site (Lot L) has not yet been acquired by the Districts, although there have been discussions with the subdivider regarding property acquisition. The School Districts have indicated

¹ Bob Walker, Superintendent. EDUHSD. These figures were taken from a study done in March 1995 by the El Dorado County Office of Education for the El Dorado Hills School Facilities Task Force.

that the subdivider should ensure that the joint-venture school site land are deeded to the School District.

The subdivider is required to pay state mandated school impact fees of \$1.84 per square foot of residential space. Accordingly, using an average of 1,800 square feet per unit, the subdivider would be required to contribute \$3,312 per unit towards the cost of providing permanent educational facilities. However, the school districts have determined that these fees are not adequate to cover the costs of providing school facilities for the new students that would be result from implementation of the new project.

Mitigation Measure

- The developer and successors shall comply with the terms and conditions of the School Mitigation Agreement dated October 22, 1996 between the subdivider and the Rescue Union School District and the El Dorado Union High School District. The fees described in the agreement shall be adjusted to reflect fees appropriate for the time of project buildout and updated annually.

Finding: The County finds that implementation of the above mitigation measure will reduce the impacts on school facilities to less than significant levels. Conformance to the school mitigation agreement, which has been negotiated between the subdivider and the school districts, will provide sufficient fees to pay for future facility needs generated by project students.

X. UTILITIES AND SERVICE SYSTEMS

Impact: *Implementation of the proposed project would increase demand for water in the EID service area. Because of the current lack of permanent, secure water supply sources, this could result in a significant impact.*

At full buildout, the project would use approximately 201.1 acre feet of water annually. The proposed project would allow up to 798 equivalent dwelling units or approximately eleven percent of the total available water supply. Accordingly, the District currently has sufficient supply and the facilities appear to be adequate in size and capacity to meet the anticipated domestic needs of the proposed development.

The Silver Springs Subdivision, while creating a demand for additional water consumption, will most likely draw its water consumption needs from the existing potential water sources, and not from future new water sources. Other projects that are currently being considered in the County that have not been included in these existing sources, will rely on the development of these new sources.

Mitigation Measures

- The subdivider shall install plumbing fixtures in compliance with the County's low flow fixture ordinance.
- Prior to approval of final maps, the subdivider shall demonstrate that water efficient irrigation systems will be used in any common landscaped areas and in the community park. The subdivi-

vider shall coordinate with EID to get recommendations for low-flow irrigation techniques, including but not limited to irrigation devices, specifications for time of day for watering, and drought-resistant vegetation.

- As a condition of subdivision map approval, prior to recordation of the final subdivision map, the subdivider shall provide evidence that water meters will be installed for each occupied lot or applicable use on the project site.

Finding: The County finds that implementation of the above mitigation measures will reduce the water supply impacts to less than significant levels. Imposing water conservation measures, and requiring water meters will conserve water consumption within the project.

EXHIBIT B

**FINDINGS OR SIGNIFICANT OR POTENTIALLY SIGNIFICANT AND UNAVOIDABLE
IMPACTS**

Despite substantial mitigation, economic, social, or other considerations make mitigation to less than significance infeasible (CEQA Guidelines, Section 15091 (a)(3): These impacts will require Statements of Overriding Considerations as described by Section 15093 of the CEQA Guidelines. (Evidence of substantial mitigation in the record follows each rationale in parentheses.)

I. **BIOLOGICAL RESOURCES**

Impact: *Build-out of the proposed project would significantly impact oak woodlands on the project site.*

The proposed project would result in the removal of an undeterminate number of the over 800 oaks on the project site during road construction and to lesser degree, lot grading. However, since project grading will consist primarily of road building, a large percentage of the existing oak trees will most likely be preserved. Nonetheless, a significant percentage of the oaks will be removed as a result of building activities. Indirect impacts to oaks that are preserved could result from mechanical damage and from excess water entering the root zone of trees as a result of landscape activities.

None of the oak species on the project site have federal or State status. However, removal of a substantial acreage of oak woodland would result in a permanent loss of important plant and wildlife habitat. This is a concern because of the extent of oak woodland lost to development as well as the decrease in regeneration over much of their range due to agriculture, grazing and competition from non-native species (Pavilik et al, 1991). In addition, oaks are a slow growing, long-lived species which take at least 50 to 100 years to grow large enough to provide mature habitat value.

Impacts to oak woodland communities within the project site would create significant impacts to wildlife species dependent upon these communities because of 1) the large acreage of habitat that would be removed during construction, and 2) the additional areas in private open spaces and on private property that would lose habitat value. On private property, the understory vegetation associated with the oaks would most likely be disturbed or eliminated, severely reducing the habitat value of the oaks to all but canopy-dwelling species.

In addition to the trees and woodland areas directly affected by proposed and potential clearing activities, the remaining portions of the oak woodland could potentially lose their value as oak woodland habitat. Woodland areas that are substantially reduced in size or that become isolated as a result of project development, might not provide enough habitat value (food, cover, etc.) for certain species and consequently no longer represent suitable habitat. As a result, removal of oak woodlands, combined with a reduction in habitat value due to project development would be a significant and unavoidable impact.

Mitigation Measure

- As a condition of tentative subdivision map approval, the subdivider shall develop an oak tree mitigation plan containing provisions including, but not limited to, the following:
 - Guidelines to minimize direct and indirect impacts to oak woodland on the project site during construction and operation phases of the proposed project. This includes the use of buffers and barriers to prevent or reduce disturbance to oak trees and their understory. Canopy cover retention within oak woodlands shall meet the requirements of General Plan Policy 7.4.4.4. wherever possible. These guidelines shall appear as standards in the tentative subdivision maps, improvement plans, and subdivision CC&Rs, and shall be implemented prior to the initiation of ground clearing, grading or other construction activities that may impact oak trees. Unless stated otherwise, all measures shall be the sole responsibility of the subdivider.
 - Direction to retain a qualified project biologist or equivalent professional to oversee all aspects of construction monitoring that pertain to oak tree protection. The subdivider shall be responsible for reimbursing the County for all costs related to the compliance monitoring of the project.
 - Guidelines for oak woodland revegetation which shall consist of an implementation and a monitoring component. Because the exact extent of tree loss can only be determined after final grading plans and building envelopes are defined, a detailed analysis of 1) the precise number and species to be removed, and 2) the specific mitigation areas to be planted, shall be developed and identified as part of the tentative and final map processes, in compliance with General Plan Policy 7.4.5.1. Lost tree canopy cover must be replaced at the percentage required under Policy 7.4.4.4. of the County General Plan.
 - Guidelines identifying monitoring and management techniques for a minimum period of ten years following implementation. These guidelines shall establish performance standards and describe appropriate remedial measures to be implemented if the performance standards are not achieved.

The mitigation plan shall be approved by the County Planning Director prior to approval/recordation of the final subdivision map or prior to approval of a grading permit, whichever comes first. The subdivider shall identify and secure sources of funding and personnel to implement the measures outlined above prior to any tree removal, and prior to the issuance of a grading permit by the County.

Finding: The County finds that implementation of the above mitigation measures will assist in reducing the impacts on oak woodlands, including the habitat value associated with oak woodlands. Adherence to County oak tree/woodland guidelines, County General Plan policies directed towards protecting the resource, and preparation of an oak tree mitigation plan will mitigate the oak woodland impacts to the extent feasible. Also by monitoring the success of the oak woodland revegetation plan, mitigating the loss of oak woodlands will have been attempted to the extent feasible. Nonetheless, despite the

various measures to reduce the loss of oak woodlands, the EIR finds that the impacts to oak woodlands cannot be completely mitigated. Because the loss of the oak woodlands and associated wildlife value cannot be completely mitigated, the impact will remain significant and unavoidable.

II. AIR QUALITY

Impact: *Air quality impacts may occur during the site preparation, including grading and equipment exhaust as it is used on site. Major sources of emissions during this phase include exhaust emissions from construction vehicles and equipment.*

Construction activities would cause combustion emissions from utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, and motor vehicles transporting the construction crew. Exhaust emissions during the construction activities envisioned on-site would vary daily as construction activity levels change. The use of construction equipment on-site would result in localized exhaust emissions. Construction equipment emissions would exceed the EDCAPCD daily thresholds for the criteria pollutant No_x (a total of 156 lbs./day).

Mitigation Measure

- The following are provided to reduce air pollutants generated by vehicle and equipment exhaust during the project construction phase:
 - The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
 - The Construction Contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
 - The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
 - The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
 - The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.

Finding: The County finds that implementation of the above mitigation measure will assist in reducing the short-term air quality impacts associated with NO_x generated during construction. Use of properly tuned and maintained equipment, management of construction equipment usage, improving traffic efficiency during construction and encouraging ridesharing/transit will contribute towards the reduction in NO_x during construction periods. However, despite implementation of these measures, NO_x thresholds will remain exceeded. The short-term air quality impact will remain significant and unavoidable.

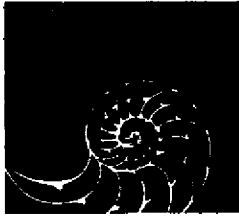
Impact: *Long-term air emission impacts are those associated with any change in permanent usage of the project site. Stationary sources include any on site emissions such as natural gas consumption and emissions at the power plant associated with the electrical requirements of the project. Mobile source emissions result from vehicle trips associated with the proposed project.*

Emissions from project related mobile sources alone would exceed the operational thresholds for NO_x. The combined mobile and stationary NO_x emissions are estimated at 36 lbs./day, or approximately 26 lbs./day above the threshold.

Mitigation Measure

- Regional air quality will be improved through the implementation of the CCAAP and other air quality rules and regulations. The following will help reduce long term emissions.
 - Implementation of General Transportation Control Measures, such as direct support to public transit agencies for service and/or facilities, bicycle paths and on-street lanes, safe and convenient pedestrian facilities, and minibus, jitney, or other services within and between trip attractions,
 - Wood burning stoves installed in new residences must be United States Environmental Protection Agency (EPA) approved units,
 - Fireplaces in new residences must have EPA-approved inserts, and
 - Burning of wastes that result from "Land Development Clearing" must be permitted through the EDCAPCD and/or the local fire agency depending on the time of year the burning is to take place. Only vegetative waste materials may be disposed of using an open outdoor fire.

Finding: The County finds that implementation of the above mitigation measure will assist in reducing the long-term NO_x/air quality impacts associated with project operations. With the implementation of the CCAQAP and specific rules and regulations, further reductions in NO_x will occur. However, despite the implementation of these measures and the anticipated reduction in NO_x emissions, the operational thresholds will continue to be exceeded. The long-term air quality impact for NO_x will remain significant and unavoidable.



Lamphier-Gregory

Memo

TO: Roseanne Chamberlain, Executive Officer – El Dorado LAFCO
FROM: John Courtney, Senior Planner
SUBJECT: **Silver Springs Reorganization (05-03) – Environmental Review Issues**
DATE: July 20, 2005

As per our earlier discussions, I have reviewed the *November 2002 Initial Study for the Silver Springs et al Reorganization* and prepared a summary of the environmental issues that had previously been raised in that document, along with corresponding discussion (*in italics*) related to either modifications in the proposed annexation or changes in environmental conditions (particularly related to the availability of water supply) since that time (attached).

cc: Corinne Fratini

COMPARISON: 2002 Proposal (basis of November 2002 Initial Study) and 2005 Proposal

Changed Project Description

More Limited Area Now Proposed for Annexation

In 2002, the Silver Springs et al Reorganization (LAFCO Nos. 00-02; 00-06, 00-12) would have involved the annexation of approximately 390.81 acres into the El Dorado Irrigation District (EID) for the purposes of receiving water, sewer and landscaping services; the annexation of approximately 326 acres into the Cameron Park Community Services District (CSD) and approximately 56.99 acres into the El Dorado Hills CSD for the purpose of receiving garbage service, parks, recreation, street lighting and landscaping, and CC&R enforcement services; and the annexation of approximately 0.37 acres into the El Dorado Hills County Water District (EDHCWD) for the purpose of receiving fire protection and emergency services. Fire protection would continue to be provided throughout the area proposed for annexation by the Rescue Fire Protection District.

The current proposal (2005, Silver Springs Reorganization, LAFCO No. 05-03) involves the annexation of approximately 289.5 acres into the EID for the purposes of receiving water, sewer and landscaping services; and the annexation of approximately 289.5 acres into the Cameron Park CSD for the purpose of receiving garbage service, parks, recreation, street lighting and landscaping and CC&R enforcement services. Fire protection would continue to be provided by the Rescue Fire Protection District throughout the area proposed for annexation.

No Sphere of Influence Boundary Changes Now Necessary

In 2002, SOI Amendments were also proposed which would amend the Cameron Park CSD SOI to add approximately 326 acres; to amend the El Dorado Hills CSD SOI to add approximately 326 acres; and to amend the EDHCWD SOI to add approximately 0.37 acres.

The current proposal would require no amendments to any existing SOI boundaries.

Now One Private Applicant

In November 2002, the Initial Study covered three private-initiated proposals under the Silver Springs et al Reorganization: Furbotten/Verde Vista (No. 00-02); Hansen/Oak View Estates (No. 00-06); and Silver Springs (No. 00-12) that covered approximately 298.6 acres of the approximately 380.86 acres evaluated in the Initial Study, with remaining acres included because of service conditions and relationships among existing and proposed district boundaries and LAFCO policies. In 2002, an approximately 69.7-acre portion of the total area considered in the Initial Study was included because the property owners (Educational Joint Venture: El Dorado Union High School District and Rescue Union School District) had entered into contracts with EID for water and sewer services to the Pleasant Grove Middle School and High School #5 sites prior to annexation to EID (approximately 29 of those acres were within the Silver Springs site, with the remainder along Green Valley Road).

Other parcels included in the 2002 Initial Study evaluation were:

McGavock (17.90 acres)

Hill (14.06 acres)

El Dorado County (0.37 acre)

McCaughern (0.76 acre)

Bass Lake Estates (7.45 acres)

Shawhan (5.00 acres)

In the current proposal, the sole applicant is Silver Springs LLC. The application involves three parcels totaling approximately 289.50 acres: the Silver Springs parcel (approximately 244.00 acres); the Rescue Unified School District parcel (approximately 25.00 acres); and the El Dorado Union High School District High School Site #5 parcel (approximately 20.50 acres).

Environmental Issues

Consistency Determinations

In 2002, the Initial Study made the following Consistency Determinations with respect to the annexation proposal at that time:

Sphere of Influence Plan	Consistent
Other District Boundaries	Not Consistent
General Plan	Unclear
Land Use Zone	Unclear
Airport (Safety Area 3)	Not Consistent
Mineral Resource Zone	N/A
State/Federal Recreation Plan	N/A

As currently proposed, annexation would remain inconsistent with "Other District Boundaries", in that boundaries of two districts (EID and CPCSD) would require changes (in 2002, four district boundary changes would have been required). The current annexation proposal is now consistent with the 2004 El Dorado County General Plan and land use zoning. No portion of the area proposed for annexation is located within Airport Safety Area 3 (in 2002, Bass Lake Estates,

and a portion of the Furbotten site were located in Safety Area 3 for the Cameron Park Airport). All other consistency determinations from the 2002 Initial Study would remain unchanged under the current annexation proposal.

Land Use

In 2002, the Initial Study raised concerns regarding whether or not rural residential densities would be retained within the area then proposed for annexation, given the level of uncertainty regarding the ongoing process to develop a new El Dorado County General Plan. It indicated that higher densities might reduce the County's ability to comply with Measure Y, which was intended to require traffic congestion mitigation and to promote orderly growth and development. It also expressed concern that the approved tentative subdivision maps were expected to expire prior to El Dorado County adoption of the new General Plan, since expired map densities within the area might conflict with those presented in a forthcoming General Plan.

El Dorado County adopted the 2004 El Dorado County General Plan in July 2004. In the 2004 General Plan, the area proposed for annexation has been designated Low Density Residential on the western side, and High Density Residential on the eastern side. The approved development of the Silver Springs area is consistent with these land use designations. El Dorado County has determined that the Silver Springs Tentative Subdivision Map approval remains valid, and will expire on June 2, 2006.

Agricultural Resources

In 2002, the Initial Study indicated that portions of the area proposed for annexation at that time could be considered prime agricultural land if evaluation is based on agricultural productivity, and that the Silver Springs EIR had identified agriculture impacts as significant, with the El Dorado County Board of Supervisors adopting Findings of Fact to that effect in 1998.

El Dorado County 2004 General Plan policies directed toward agricultural conservation and production are focused on "agricultural districts" and parcels 20 acres or larger containing "choice" agricultural soils (except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan). The area proposed for annexation has not been identified by the County as an "agricultural district", and on the 1996 General Plan Land Use Map, the entire area proposed for annexation was designated for residential uses (low density on the western side, high density on the eastern side). Although the approved development within the area proposed for annexation would result in the permanent loss of access to "choice" agricultural soils, it would be consistent with the policies of the El Dorado County 2004 General Plan intended to protect agricultural lands where they have not previously been designated for other uses, and would not represent a new significant environmental impact associated with annexation.

Aesthetics

In 2002, the Initial Study indicated that changes to the visual surroundings were analyzed in previous CEQA reviews, and that it had been determined that development in the Silver Springs area would introduce physical features that would not be inconsistent with those of developing areas to the east. In

the Silver Springs EIR, mitigation measures were identified to minimize impacts, especially special design review standards for development along Green Valley Road. The school sites EIR preparers found that project-specific and cumulative visual impacts from habitat changes, light, glare and structures, especially along Green Valley Road, were significant adverse and unavoidable, and adopted Findings of Fact to that effect (Resolution 95-10). Those impacts would occur with or without annexation.

Visual impacts addressed in the 2002 Initial Study are associated with development activity, but would not result directly from the act of annexation alone. Annexation as currently proposed, in itself, would not result in any physical change in the environmental, including any adverse effects on aesthetics. Annexation would not change the mitigations previously imposed on these development projects through earlier environmental review.

Water Supply

In 2002, the Initial Study indicated that EID had reported that it could not serve the site until a new water supply was available. The Initial Study also raised water-related concerns regarding potential significant adverse effects associated with competition for finite water resources, increased water costs to pay for new water supply and transmission projects, and the introduction of urban infrastructure on agricultural lands. It had also indicated that if water from Folsom Lake were to be used as the basis of any expanded water supply to serve the annexation area, EID would first need to obtain U.S. Bureau of Reclamation approval to expand its American River Basin Service Area to include that area.

In the Facility Improvement Letter (FIL) of January 31, 2004, EID indicated that as of January 1, 2004, the District had 1,966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply region, which would come directly from gravity sources including Jenkinson Lake and Project 184. The FIL indicated that the Silver Springs project would require 253 EDUs of water (this would represent approximately 13 percent of the 1,966 EDUs that were available a year earlier). Based upon the information provided by EID, the District now has adequate water to support the proposed development in the Silver Springs area. EID has indicated that the District would not require the development of any new water supply and transmission projects that might result in adverse effects on agricultural operations. EID has also indicated that water from Folsom lake is not required to serve the proposed development within the Silver Springs area in the near-term, as the area will be served through the existing Gold Hill intertie using Jenkinson Lake and Project 184 water alone. However, at some point in the future, EID may propose the use of Folsom Lake water within the Silver Springs area. At such time as the use of Folsom Lake water is formally proposed by EID to augment water supply in this area, EID will be responsible for CEQA review of the proposal, and for the preparation of all documentation necessary to gain the required U.S. Bureau of Reclamation approval of the proposal to expand the American River Basin Service Area.

Wastewater

In 2002, the Initial study indicated that EID had determined that it needed additional permitted capacity at the Deer Creek Wastewater Treatment Plant (DCWWTP) to serve its short-term wastewater

treatment needs, but that DCWWTP would have the capacity to serve the area proposed for annexation if the State approved a pending permit to increase capacity.

The State Water Quality Control Board recently issued a permit/order for the SCWWTP, which now allows an average dry weather discharge of 3.6 million gallons per day (mgd). This allows for a total plant capacity to serve up to approximately 15,000 EDUs, or an additional 3,562 EDUs more than are currently served. The 3.6 mgd capacity of the improved Deer Creek facility is expected to meet local wastewater treatment needs until 2025.

Transportation/Traffic

In 2002, the Initial Study indicated that when the County required mitigations with the land use approvals for transportation/traffic impacts associated with the proposed development within the annexation area, Level of Service (LOS) F was not considered a significant effect. Since that time, Measure Y had passed, and the County considers LOS F to be significant. The Initial Study raised a concern regarding how well the proposed development would comply with Measure Y. The 2002 Initial Study indicated that the Silver Springs and the school sites EIRs' preparers predicted that project-specific traffic generation from the sites would not significantly affect LOS on Bass Lake Road or Green Valley Road, with mitigation. The school sites EIR preparers found that cumulative traffic effects were significant and unavoidable with (or without) the proposed schools, and the District Board adopted Findings of Fact to that effect.

All future development within the area currently proposed for annexation would be required to comply with the provisions of Measure Y to mitigate development-related traffic impacts. Annexation as currently proposed, in itself, would not result in any physical change in the environment, including any adverse effects on traffic. Annexation would not change the mitigations previously imposed on these development projects through earlier environmental review.

Air Quality

In 2002, the Initial Study indicated that El Dorado County had adopted Findings of Fact and a Statement of Overriding Considerations for the Silver Springs project indicating that development could potentially cause significant and unavoidable air quality impacts. Specifically, it could "result in significant air quality impacts for short-term construction and long-term operations due to violations of NOx criteria." The Initial Study also indicated that the school sites EIR preparers found that project-specific and cumulative air quality impacts were significant and unavoidable, with (or without) the proposed schools, and the District Board adopted Findings of Fact to that effect.

Air quality impacts addressed in the Initial Study are associated with development activity, but would not result directly from the act of annexation alone. Annexation as proposed, in itself, would not result in any physical changes in the environment, including adverse effects on air quality. Annexation would not change the mitigations previously imposed on these development projects through earlier environmental review.

Biological Resources

As indicated in the 2002 Initial Study, El Dorado County and the school districts undertook substantial reviews of biological resources when considering the Silver Springs, high school and middle school projects. It indicated that two special status plant species (Red Hills Soaproot and Laynes butterweed) had been observed in the southern portions of the Silver Springs area, that twenty elderberry trees which may host the federally-endangered valley elderberry longhorn beetle have been recorded in the Silver Springs area, and that numerous special status bird species (e.g., Golden Eagle, Bald Eagle and Cooper's Hawk) had been observed in the area. In some cases, mitigation measures were required which reduced the severity of impacts to a level of less than significant. In other cases, development-related impacts were found to be significantly adverse and unavoidable.

The area currently proposed for annexation is smaller than the area evaluated in the 2002 Initial Study. However, development-related effects on biological resources within the area currently proposed for incorporation would remain as characterized in the earlier environmental review documents, and some of these impacts would remain significant and unavoidable. Annexation would not change the mitigations previously imposed on these development projects through earlier environmental review.

Growth Inducement

In 2002, the Initial Study indicated that from a practical perspective, the off-site growth inducing impacts in the area proposed for annexation did not appear to be significant unless the U.S. Bureau of Reclamation identified additional impacts if it were to consider expansion of the American River Basin Service Area to provide water within the annexation area.

In the FIL, EID has indicated that it has sufficient water supply and wastewater collection and treatment infrastructure in place to support proposed development within the Silver Springs area. In supplying the Silver Springs area with water or wastewater treatment service, EID would not require the construction of any new facilities.

Cumulative Impacts

In 2002, the Initial Study indicated that, due to ongoing uncertainty related to the updating of the El Dorado County General Plan and other planning documents within the region, it was possible that cumulative land use, agriculture, wildlife, air quality, traffic, water quality and water supply-related impacts associated with the proposed development of the area proposed for annexation had the potential to be significantly adverse.

The act of annexation, in itself, would result in no physical changes in the environment, and would not change the character or magnitude of any environmental impacts identified in previous EIRs related to future development in the Silver Springs area. Annexation as proposed would not alter the previously-identified development-related environmental effects, or change the mitigations previously imposed on these development projects through earlier environmental review.

**Silver Springs,
El Dorado Union High
School District
and
Rescue Union School
District**

Plan of Service

LAFCO Project 05-03

Prepared by:
Pacific-Teal Development, LLC
Terry Teeple
May, 2005



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Tax Revenue Share (AB8) Adopted April 18, 2005

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Resolution No. 2005-05 Authorizing Annexation and Accepting

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County of El Dorado

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Exhibits.....

- **Exhibit "A"..... Ownership Table**
- **Exhibit "B"..... Reorganization Boundary Map**
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- **Exhibit "D"..... Tentative Subdivision & Site Plan Map**
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- **Exhibit "H".... Cameron Park Community Facility District Sphere of Influence Map**
- **Exhibit "I".... School Agreements Providing Service to Territory Outside of El Dorado Irrigation District Boundaries**

Overview

Silver Springs is a development that received approval of a Tentative Subdivision Map (TM97-1330) by the County of El Dorado Board of Supervisors on December 15, 1998. A Large Lot Subdivision has been recorded as I-133, Parcel Map 48-88. Silver Springs is approved for 234 single family homes, a 55 acre parcel, one 5 acre site, one joint middle school and high school site, open space and park land. The Silver Springs subdivision consists of 244.034 acres.

LAFCO Project 05-03 totals 290.440 acres and is made up of Silver Springs (244.034 acres), the proposed El Dorado Union High School District site (20.500 acres) and the existing Rescue Union School District site (Pleasant Grove Middle School), (25.017 acres). (See Exhibit "A"; Ownership Table). Silver Springs, the El Dorado Union High School District and the Rescue Union School District are enjoined in LAFCO Project 05-03 (Application). (See Exhibit "B"; Reorganization Boundary Map). The Rescue Union School District existing facility is the Pleasant Grove Middle School. (See Exhibit "C"; Vicinity Map).

El Dorado County (County), adopted the alignment and grade for a new section of roadway running north/south through Silver Springs, between existing Bass Lake Road to the south and Green Valley Road to the north. Said roadway is also commonly referred to by the County as the "Bass Lake Road Realignment". This new right-of-way was Offered for dedication via the Large Lot Subdivision that has been recorded as I-133, Parcel Map 48-88. This new segment of road is proposed to be named Silver Springs Parkway. The County's CORPS of Engineers Section 404 permit covering the Bass Lake Road Realignment was perfected when the Owners of Silver Springs installed the storm drain facilities within the Silver Springs Parkway right-of-way and created the necessary detention basin in 2002. These improvements were done under plans approved by the County's Department of Transportation. (See Exhibit "D"; Tentative Subdivision & Site Plan Map).

The 244.034 acre Silver Springs property is owned by Silver Springs, LLC. All of the property described in and shown on Exhibits "A", "B", "C" and "D" is currently within the spheres of influence of the El Dorado Irrigation District, the Rescue Fire Protection District and the Cameron Park Community Services District. However, none of the properties described in LAFCO Project 05-03 is currently annexed to either the El Dorado Irrigation District or the Cameron Park Community Services District.

As listed in the Appendix, Resolutions for tax revenue sharing as prescribed in Assembly Bill 8 (AB8), have been adopted in support of LAFCO Project 05-03 by the El Dorado Irrigation District, Cameron Park Community Services District and the County of El Dorado. Said Resolutions are specific to Silver Springs.

This Plan of Service is submitted as part of the LAFCO Project 05-03 Application.

Project Description

LAFCO Project 05-03 under consideration is a local government reorganization initiated pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The Application includes modifications to the boundaries of two special districts in the western portion of El Dorado County. Specifically, the Local Agency Formation Commission serving the Area of El Dorado County (LAFCO), will consider modifying local agency boundaries as follows:

Sphere of Influence (SOI) Amendment: Amend the Cameron Park Community Services District (CPCSD) Limited SOI to add approximately 290 acres.

District Boundary Modifications: (1) Annex approximately 290 acres into the El Dorado Irrigation District (EID) for the purpose of receiving water and sewer services; and (2) Annex approximately 290 acres into the CPCSD for the purposes of parks, open space and recreation, street lighting and landscape maintenance, and Covenants, Conditions and Restrictions (CC&Rs), enforcement services.

In this proposal, LAFCO would exercise its authority to regulate the functions and classes of services provided by determining that powers of CPCSD to provide fire protection and emergency services shall be latent, and those services shall continue to be provided by the Rescue Fire Protection District.

Both the El Dorado Union High School District and the Rescue Union School District (School Districts), as described in the LAFCO Application, will obtain sewer and water service from the El Dorado Irrigation District. These connection services were previously secured via separate agreements between EID and both School Districts, entered into on May 18, 2000. The agreements are more specifically entitled "Agreement To Provide Water And Sewer Service Pursuant To Contract" (School Agreements). The School Agreements are enabled by law in Government Code Section 56133(d) as of May 18, 2000, when the School Agreements were approved by EID. In compliance with the School Agreements, all of the necessary water and sewer equivalent dwelling units (EDU's) were acquired from and the appurtenant fees paid to EID on June 9, 2000 for both School Districts. Both of the above described School Agreements are attached herewith as Exhibit "I".

Silver Springs consists of four (4) Villages totaling 234 single family homes, a 55 acre parcel, one 5 acre site, open space and park land. The Silver Springs subdivision consists of 244.034 acres (See Exhibit "B").

Development projects have been approved for the high school and middle school, as well as for Silver Springs and the Bass Lake Road Realignment. Environmental reviews required pursuant to the California Environmental Quality Act (CEQA) have been completed for all four projects. The CEQA reviews included consideration of the project-related public services impacts. In some cases, annexation and SOI issues were also addressed. In addition, El Dorado County acted as Lead Agency for the Bass Lake Road Realignment (Road Realignment) and certified the project Environmental Impact Report (Bass Lake Road EIR). This is an important fact, as the EIR includes environmental analysis pertinent to the subject LAFCO Project 05-03, as the Road Realignment traverses Silver Springs.

The CEQA documents for these four projects as shown in the table below are incorporated herein by reference. The following information table includes project names, Assessors parcel numbers, and development project control numbers and references to prior CEQA reviews, where applicable:

California Environmental Quality Act Reviews

Project/Parcel Name	Assessor's Parcel Number	CEQA Development Project Control Numbers and References
Educational Joint Venture (EJT)/El Dorado Union High School District	115-010-27 (20.5ac); 115-010-28 (20.5ac); (103-010-02; 103-020-01; 103-030-05 in EIR - EIR considered a 69.7+/- acre site, including 28.7 acres also considered in the Silver Springs EIR	State Clearinghouse No. 92102007
Rescue Union School District	115-010-31, in Silver Springs and EJT EIRs	State Clearinghouse Nos. 92102007/N/A; 970720221
Silver Springs	115-010-032 (47.21+/- acres), 115-020-10 (63.261 acres), 115-020-09 (128.531 acres) [(EIR) 103-010-021; 103-020-0101; 103-020-091]	Z96-03; TMP97-1330; TMP97-1330E; State Clearinghouse Nos. 970720221; 90021120
Bass Lake Road Realignment	115-370-08 (11.107acres) per Silver Springs Large Lot Subdivision Recorded in Book I of Maps, at Page 133, Parcel Map 48-88	State Clearinghouse No. 90021120

Project Location

LAFCO Project 05-03 is located in the Rescue Area of western El Dorado County. El Dorado Hills is located to the west of the Project site, and Cameron Park to the east. (See Exhibit "B"; Reorganization Boundary Map). The site is generally bounded by Green Valley Road on the north, and Bass Lake Road on the east and southeast. The Pioneer Place subdivision is adjacent to the northeast section of the Project; the rural residential Green Springs Ranch subdivision to the southwest; Cameron Park to the east; Bass Lake Village to the southeast; and Bass Lake and Bass Lake County Park to the southwest. The approved Bass Lake Road Realignment traverses the Project site in a north/south orientation. (See Exhibit "C"; Vicinity Map).

El Dorado Irrigation District

The El Dorado Irrigation District (EID) was established in 1924 and serves 214 square miles of central and western El Dorado County. Annually, the District produces approximately 25,350 acre feet of treated water and treats approximately 2.5 million gallons of sewage daily at its two wastewater treatment plants. The wastewater reclaimed from its wastewater operations is either sold for turf irrigation or discharged into the Deer Creek basin in compliance with the requirements of the California Water Resources Control Board.

The 290.440 acres described herein is not within the boundaries of EID. It is however, located within EID's sphere of influence and Water Service Area. Annexation to EID is required and the Application for same has been submitted to both EID and LAFCO (LAFCO Project 05-03). On April 18, 2005, EID approved a resolution of its Board of Directors for the property tax distribution (AB8). The El Dorado Irrigation District, also referred to herein as the "District", is currently in the process of preparing a cost/benefit analysis for the Silver Springs as part of the annexation approval process.

The District has completed a Facilities Improvement Letter (FIL), for Silver Springs (Project), dated January 31, 2005, which outlines the conditions under

which water and sewer service will be provided to the Project pursuant to the District's Regulation No. 22, Service Procurement. (See Appendix). This Regulation states the procedure agreed upon between the District and the County to indicate water and sewer improvements necessary to support proposed developments. The FIL is valid for a period of 2 years from the date of issuance. If a Facility Plan Report (FPR) for Silver Springs has not been submitted to the District within 2 years of the date of the FIL, a new Facilities Improvement Letter will be required.

EID services to be extended to the reorganization area described herein include water and sewer. Design drawings for Silver Springs must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards* dated July 1999.

Water Supply

The District manages its water supply under Regulation No. 22. In the event the District's water supply is depleted, water meters will not be sold. The Silver Springs Facility Improvement Letter is not a commitment to serve, but it does address the location and approximate capacity of existing facilities that may be available to serve the Project.

In terms of water supply, as of January 1, 2004, there were 1966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. The Western/Eastern Water Supply Region receives water from gravity sources, including Jenkinson Lake, located in Sly Park, and Project 184. The Folsom Lake supply is not included in the EDU calculation, because Silver Springs is NOT within the Folsom Lake Service Area (Zone 2). Silver Springs will require 253 EDUs of water supply.

Water Facilities

A 12-inch water line exists in Green Valley Road and a 10-inch line exists in Foxmore Road, part of the Pioneer Place subdivision. A 12-inch water line stubout also exists south of the Project site in Magnolia Hills Road. The 18-inch Gold Hill Intertie **water transmission** main abuts the eastern portion of

the Project site in Bass Lake Road. Additional taps on this transmission main are not allowed. ***It should be noted that it will not be necessary for the Silver Springs Project to make an additional tap into the Gold Hill Intertie to perfect water service from EID.***

Recycled Water

The District is reviewing several options for the alignment of a 36-inch or a 42-inch raw water line from Bass Lake to the El Dorado Hills Water Treatment Plant. Currently, these options do not propose an alignment through Silver Springs via the approved Bass Lake Road Realignment (Silver Springs Parkway).

Rescue Fire Protection District

The Rescue Fire Protection District has determined that the minimum fire flow for this Project is 2000 gallons per minute (GPM) for a 2-hour duration while maintaining a 20 pounds per square inch (PSI), residual pressure. In order to provide this fire flow and receive service, the Silver Springs Project must construct a water line extension through the subdivision that connects the 12-inch line in Green Valley Road, the 12-inch water line in Magnolia Hills Road, and the 10-inch line in Foxmore Road. A static hydraulic grade line of 1,480 feet should be used in the Facility Plan Report analysis. (See Exhibit "G")

As previously mentioned and in accordance with District Regulation No. 22, Service Procurement, a Facility Plan Report will be required for Silver Springs. The FPR will address the expansion of both water and sewer facilities and the specific fire flow requirements for all phases of the Project. A meeting between EID and representatives of Silver Springs, LLC to discuss the content of the FPR is required. For purposes of this Plan of Service, the **water distribution** will be provided to Silver Springs via new facilities, which are estimated to include:

1. 1,820 lineal feet of 4" Water Main (including fittings) PVC, Class 900
2. 1,300 lineal feet of 6" Water Main (including fittings) PVC, Class 900
3. 9,773 lineal feet of 8" Water Main (including fittings) PVC, Class 900
4. 5,473 lineal feet of 10" Water Main (including fittings) PVC, Class 900
5. 5,430 lineal feet of 12" Water Main (including fittings) PVC, Class 900

Note: Estimated quantities are based on the Silver Springs Approved Tentative Map, TM97-1330, including facilities in the realignment portion of Bass Lake Road (proposed to be named Silver Springs Parkway). (See Exhibit "F")

Sewer (Waste Water) Facilities

An existing sewer lift station sufficiently sized to serve all of the property within the LAFCO Project 05-03 Reorganization area is located within the Silver Springs Project. A 10-inch gravity sewer line extends from the Pioneer Place development to the lift station, through the Silver Springs Project. A 6-inch force main extends from the lift station in a southerly direction through the Silver Springs Project to and generally follows the County approved alignment of Silver Springs Parkway, to an existing 10-inch gravity sewer line. Silver Springs will be required to partially reimburse cost for the original construction of the lift station and force main in accordance with the Pioneer Place Reimbursement Agreement. Said Agreement is a District-collected reimbursement for developments ultimately served by the lift station and force main.

The existing lift station and force main currently have a capacity to serve 240 EDUs. The development that requires service in excess of 240 EDUs will be required to upgrade the existing pumps, extend the existing 6-inch force main and construct a short reach of 10-inch gravity sewer line. The money collected by the Pioneer Place Reimbursement Agreement will reimburse that developer for the construction of the force main and gravity line, but not the up-sizing of the pumps. The **Sewer/Waste Water Collection and Distribution** from within the LAFCO Project 05-03 Reorganization will be through a gravity system, with the exception of the force main described above. For purposes of this Plan of Service, the Sewer/Waste Water Collection and Distribution will be provided for Silver Springs via new facilities which are estimated to include:

1. 82 lineal feet of 4" Force Main PVC, Class 900, Class 150
2. 11,750 lineal feet of 6" Sanitary Sewer PVC, SDR 35
3. 4940 lineal feet of 8" Sanitary Sewer PVC, SDR 35

Note: Estimated quantities are based on the Silver Springs Approved Tentative Map, TM97-1330, including facilities in the realignment portion of Bass Lake Road (proposed to be named Silver Springs Parkway). (See Exhibit "E")

Treatment of the sewer/waste water from the LAFCO Project 05-03 Reorganization will be done at the Deer Creek Treatment Plant. The Deer Creek Treatment Plant capabilities as reported by Mr. Brian Cooper, Senior Engineer for EID on April 27, 2005 are as follows:

- 3.6 MGD ADWF Permitted
- 3.6 MGD ADWF Design
- 2.5 MGD ADWF Actual for 2004

These sewer facility improvements will be fully described in a Facility Plan Report.

Time frame for service:

It is anticipated that the water and sewer infrastructure will be constructed with the road and lot improvements on a phased basis. Silver Springs Parkway within the Project boundary and Lot IV as shown on Exhibit "D" will likely comprise Phase I. The Final Map and improvement plans for Phase I is currently under design and is scheduled to record in September of 2005, and construction beginning late fall, 2005.

Fees:

The Project will pay all current EID water and sewer Facility Connection Charges.

Cameron Park Community Service District

The Cameron Park Community Services District (CPCSD), was formed in June 26, 1961 by Resolution 97-61 of the El Dorado County Board of Supervisors. The CPCSD boundary includes most of the Cameron Park community between El Dorado Hills, Shingle Springs and Rescue. (See Exhibit "H"). Services and facilities are concentrated around the Cameron Park Drive/Cambridge Road corridor between Highway 50 and Green Valley Road. Most of the district's territory is built-out, resulting in a high population density relative to the extensive, undeveloped areas surrounding the CPCSD. In total, CPCSD's boundary encompasses approximately 4,269 acres or 6.7 square miles, and contains an estimated population of 16,554 (5,340 developed residential parcels x 3.1 persons per dwelling units). (See Exhibit "H")

The CPCSD is empowered services under Government Code Section 61000 et seq., which include provision of water for domestic, irrigation, sanitation, industrial, fire protection, and recreational uses; collection, treatment, or disposal of sewage, waste, and stormwater; garbage collection and disposal; fire protection; parks and recreation; street lighting, mosquito abatement; police protection; library services; and maintenance of roads, bridges and culverts. The formation resolution includes all empowered services. According to the CPCSD's budget, provided services include fire protection, emergency services, parks and recreation, street lighting and landscape, and enforcement of covenants, conditions and restrictions (CC&Rs). ***Fire protection and emergency services for purposes of this reorganization will continue to be provided by the Rescue Fire Protection District.***

Silver Springs intends, through LAFCO annexation, to enjoy services from the CPCSD which include but not limited to parks and recreation, street lighting and landscape, open space and culvert/detention basin maintenance, and CC&R enforcement services. It is contemplated that Silver Springs will form a lighting and landscape assessment district to provide CPCSD with a vehicle to fund the various services. All of the services that Silver Springs contemplates being provided by the CPCSD are addressed in the Western County Parks, Recreation and Open Space Service Review dated July, 2004, was prepared and adopted by LAFCO.

Appendix



El Dorado Irrigation District

In Reply Refer To: FIL0105-137

January 31, 2005

William C. Scott, Jr.
Silver Springs, LLC
1350 Treat Boulevard Suite 560
Walnut Creek, CA 94597

Subject: Facility Improvement Letter, Silver Springs Annexation
Assessor's Parcel No. 115-370-01,02,03,04,07 & 11 (Outside)

Dear Mr. Scott:

This letter is in response to your request dated September 13, 2004 and is written pursuant to Regulation No. 22, Service Procurement. This regulation states the procedure agreed upon between the District and the County to indicate water and sewer improvements necessary to support proposed developments. This letter is valid for a period of 2 years. If an FPR for your project has not been submitted to the District within 2 years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards* dated July 1999.

This project is a residential subdivision on 244 acres. Water and sewer service, and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained.

Water Supply

The District manages its water supply under Regulation No. 2. In the event the District's water supply is depleted, water meters will not be sold. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project. In terms of water supply, as of January 1, 2004, there were 1966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. The Western/Eastern Water Supply Region receives water from gravity sources, including Jenkinson Lake and Project 184. The Folsom Lake supply is not included in the EDU calculation, because the project is not within the Folsom Lake service area (Zone2). Your project as proposed on this date would require 253 EDUs of water supply.



Water Facilities

A 12-inch water line exists in Green Valley Road and a 10-inch water line exists in Foxmore Road, part of the Pioneer Place subdivision. A 12-inch water line stubout also exists south of the project site in Magnolia Hills Road. The 18-inch Gold Hill Intertie water transmission main abuts the eastern portion of the project site in Bass Lake road. Additional taps on this main are not allowed. The District is reviewing several options for the alignment of a 36-inch or a 42-inch raw water line from Bass Lake to the El Dorado Hills Water Treatment Plant. Currently the options do not propose an alignment through Bass Lake Road to Green Valley Road.

The Rescue Fire Protection District has determined that the minimum fire flow for this project is 2000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, you must construct a water line extension through the subdivision that connects to the 12-inch water line in Green Valley Road, the 12-inch water line in Magnolia Hills Road, and the 10-inch water line in Foxmore Road. A static hydraulic grade line of 1,480 feet should be used to determine the pipe class and an operating hydraulic grade line of 1,460 feet should be used in the Facility Plan Report analysis. A Facility Plan Report, as defined below, is required for this project to delineate these improvements.

Sewer Facilities

A sewage lift station serving the project area is located at the western edge of the subject property. A 10-inch gravity sewer line extends from the Pioneer Place development to the lift station. A 6-inch force main extends from the lift station in a southerly direction across Bass Lake Road to an existing 10-inch gravity sewer line. You will be required to partially reimburse costs for the original construction of the lift station and force main in accordance with the attached Pioneer Place Reimbursement Agreement. That agreement is a District-collected reimbursement for developments served by the lift station and force main.

The existing lift station and force main currently have a capacity to serve 240 EDUs. The development that requires service in excess of 240 EDUs will be required to upgrade the existing pumps, extend the existing 6-inch force main and construct some 10-inch gravity sewer line. The money collected by the Pioneer Place Reimbursement Agreement will reimburse that development for the construction of the force main and gravity line, but not the upsizing of the pumps.

These sewer facility improvements must be described in a Facility Plan Report.

Facility Plan Report

In accordance with District Regulation No. 22, Service Procurement, a Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan prepared by your engineer must be brought to the meeting.



Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer Service Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

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.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Annexation

The applicant is charged for all costs associated with the annexation proposal. If you decide to proceed with the annexation, please complete the enclosed forms and return to the District along with the deposit. You will find a copy of the annexation process enclosed for your review.

Summary

Service to this proposed development is contingent upon the following:

- ◆ Annexation
- ◆ The future availability of water supply,
- ◆ Approval of the County's environmental document by the District (if requested),
- ◆ Approval of a Facility Plan Report by the District,

Letter No. FIL0105-137
To: William C. Scott Jr.



January 31, 2005
Page 4 of 4

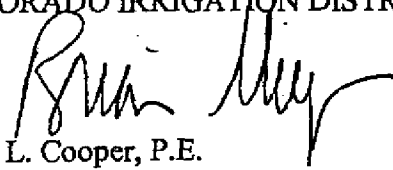
- ◆ Approval of an extension of facilities application by the District,
- ◆ Approval of facility improvement plans by the District (based on July 1999 Design & Construction Standards),
- ◆ Construction by the developer of all onsite and offsite proposed water and sewer facilities,
- ◆ Acceptance of these facilities by the District,
- ◆ Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Rules and Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Rules and Regulations will apply as of the date of a fully executed Extension of Facilities Agreement. As they relate to conditions of and charges for initiation of service and for ongoing water service provided to the customer, District Rules and Regulations will apply as adopted and amended from time-to-time by the District's Board of Directors.

If you have any questions, please contact me at (530) 642-4019.

Sincerely,

EL DORADO IRRIGATION DISTRICT



Brian L. Cooper, P.E.
Senior Engineer
Development Services

BC:map

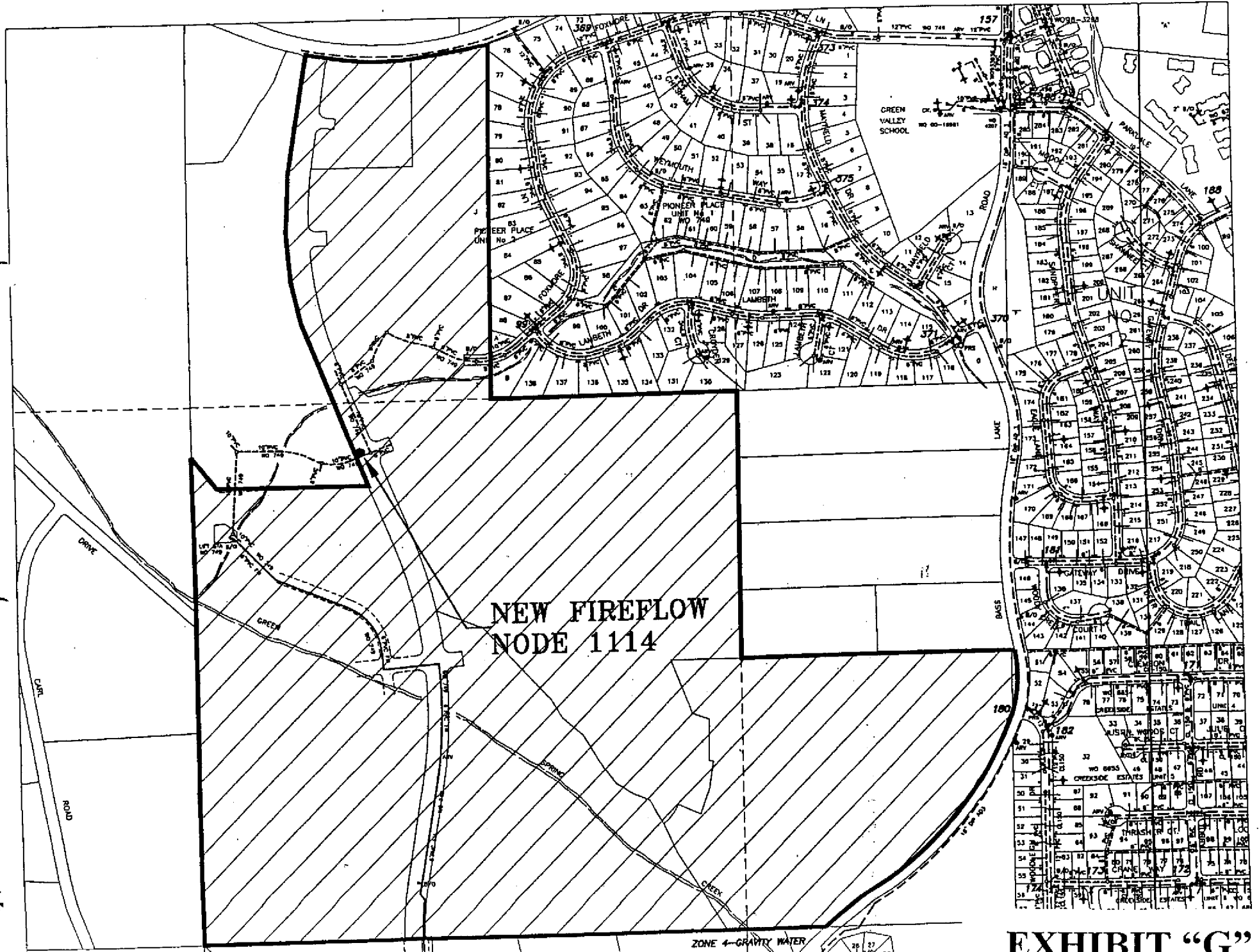
Enclosures: System Map
FPR Guidelines and transmittal
Annexation Process Handout
Annexation Application
Pioneer Place Reimbursement Agreement

c: Guy Delaney, Captain, Rescue Fire Protection District
5221 Deer Valley Road, Rescue, CA 95672

Dennis Stefani, Mackay and Somps Civil Engineering
1552 Eureka Road, Suite 100, Roseville, CA 95661

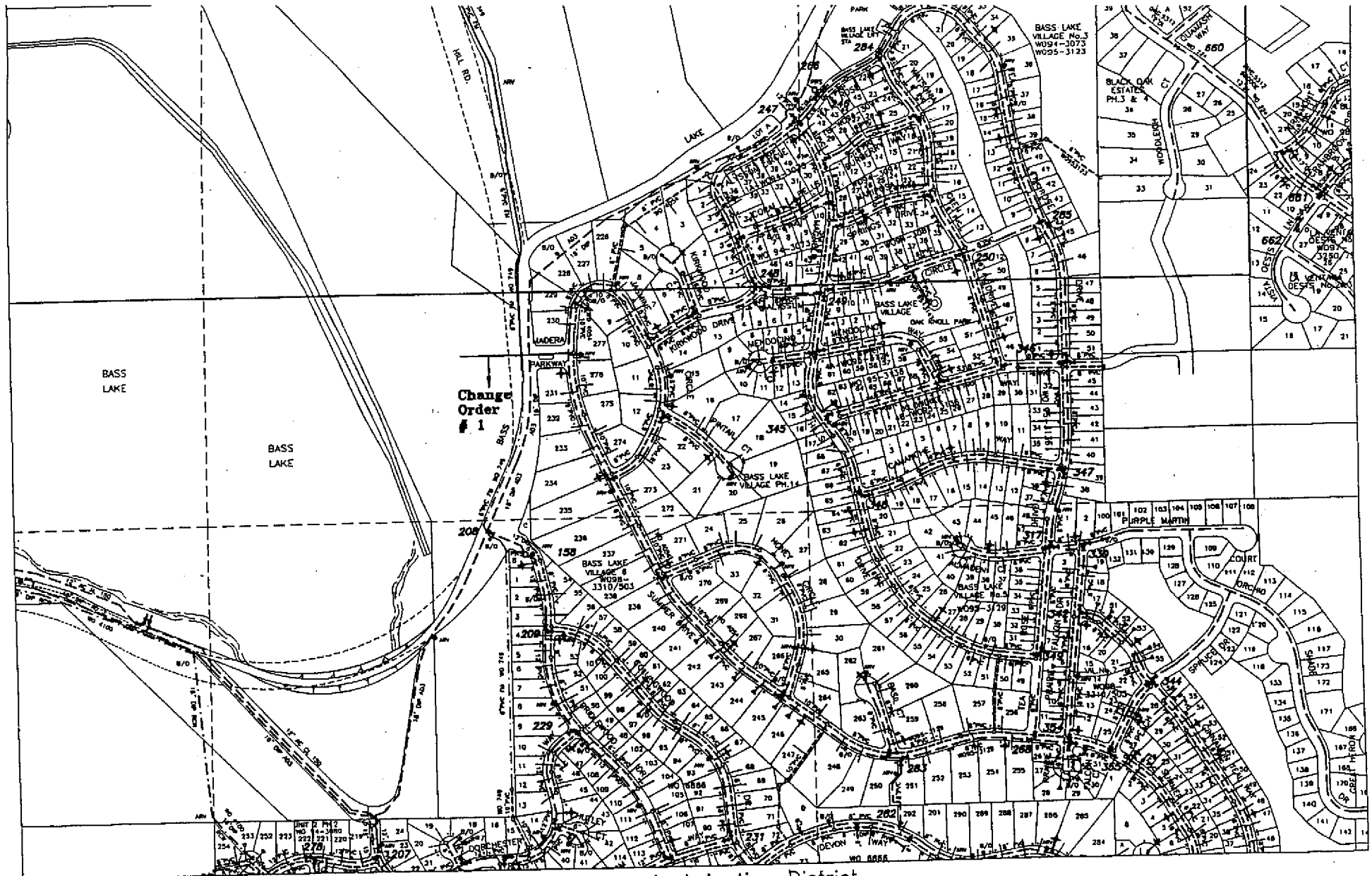
Terry Teeple, Pacific-Teal Development
22691 Lambert Street, Suite 519, Lake Forest, CA 92630

Craig Sandberg, Sandberg, Lo Ducca & Aland, LLP
3300 Douglas Boulevard, Suite 365, Roseville, CA 95661



**NEW FIREFLOW
NODE 1114**

EXHIBIT "G"



El Dorado Irrigation District
System Map

DATE: December 9, 2004

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

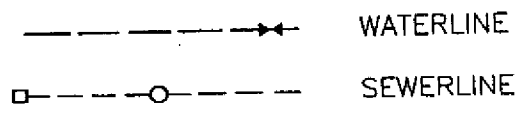
SILVER SPRINGS

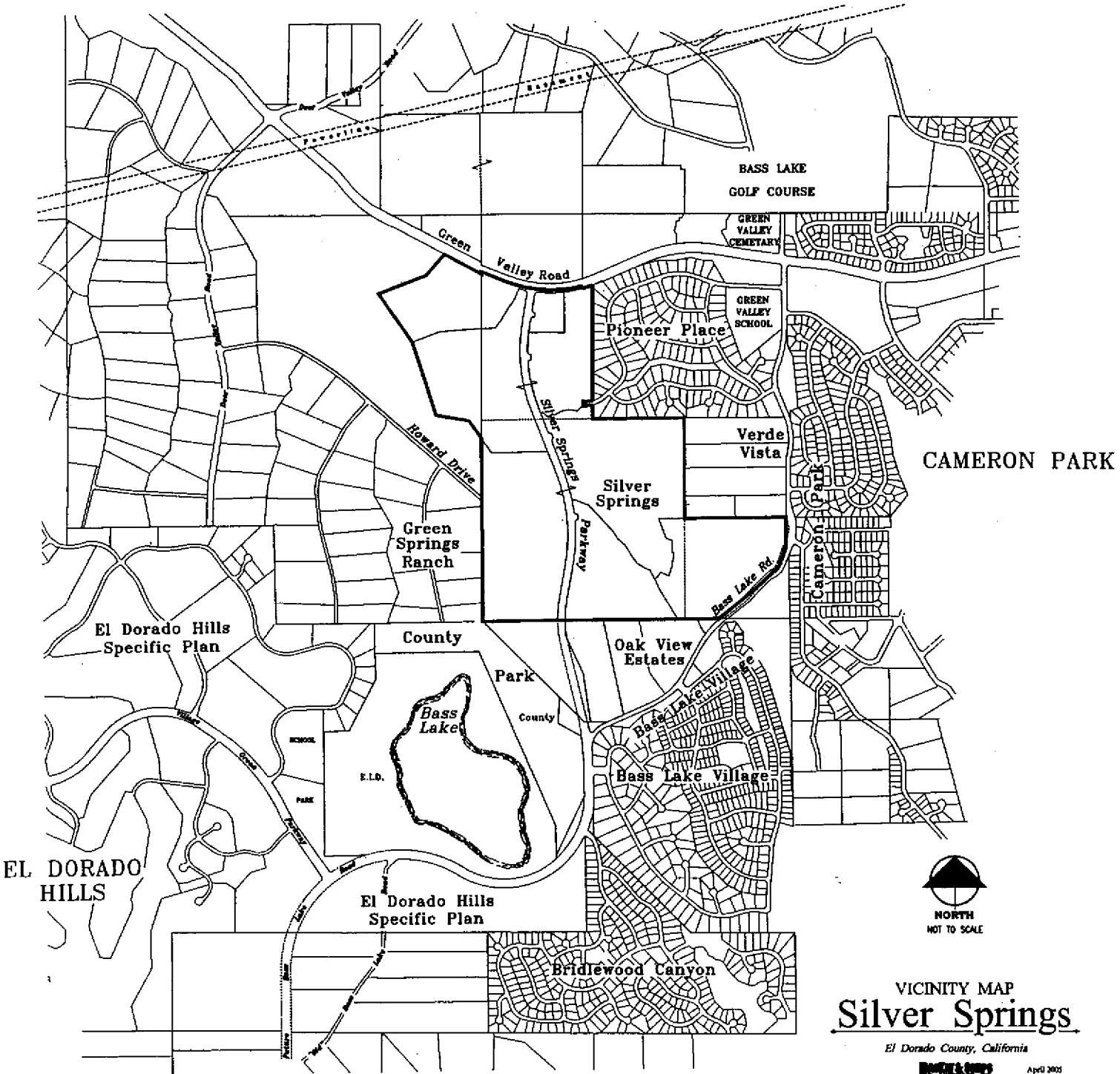
APN: 115:010:01-10

SYS. No.: 85-2



Scale: 1" = 600'





VICINITY MAP
Silver Springs

El Dorado County, California

McGraw-Hill April 2001

EXHIBIT "C"

PIONEER PLACE - Unit 4
under construction



EXISTING ONSITE AND OFFSITE FACILITIES EXHIBIT
LARGE LOT SUBDIVISION, I-133 & PARCEL MAP, 48-88

Silver Springs

El Dorado County, CA



April 2, 2004
Rev. April 15, 2005

SINGLE FAMILY LOT SUMMARY TABLE		25-4 LOTS	
Value	1	2	3
No. of Lots	54	51	47
Avg. Max.	90,519 sq ft	81,499 sq ft	48,414 sq ft
Avg. Min.	17,562 sq ft	18,142 sq ft	17,997 sq ft

NOTE:
THIS EXHIBIT IS BASED ON THE APPROVED TENTATIVE MAP. HOWEVER, THE EXHIBIT AND LOT LAYOUT IS SUBJECT TO FURTHER REVISIONS AND THE FINAL LAYOUT OF THE SUBDIVISION IS THE APPROVED LOT LAYOUT. THE LOTS ARE SHOWN AS SHOWN IN THE EXHIBIT. COMMENTS ARE TO BE MADE FOR COMMENTS. THESE COMMENTS ARE TO BE MADE FOR COMMENTS. THESE COMMENTS ARE TO BE MADE FOR COMMENTS. THESE COMMENTS ARE TO BE MADE FOR COMMENTS.

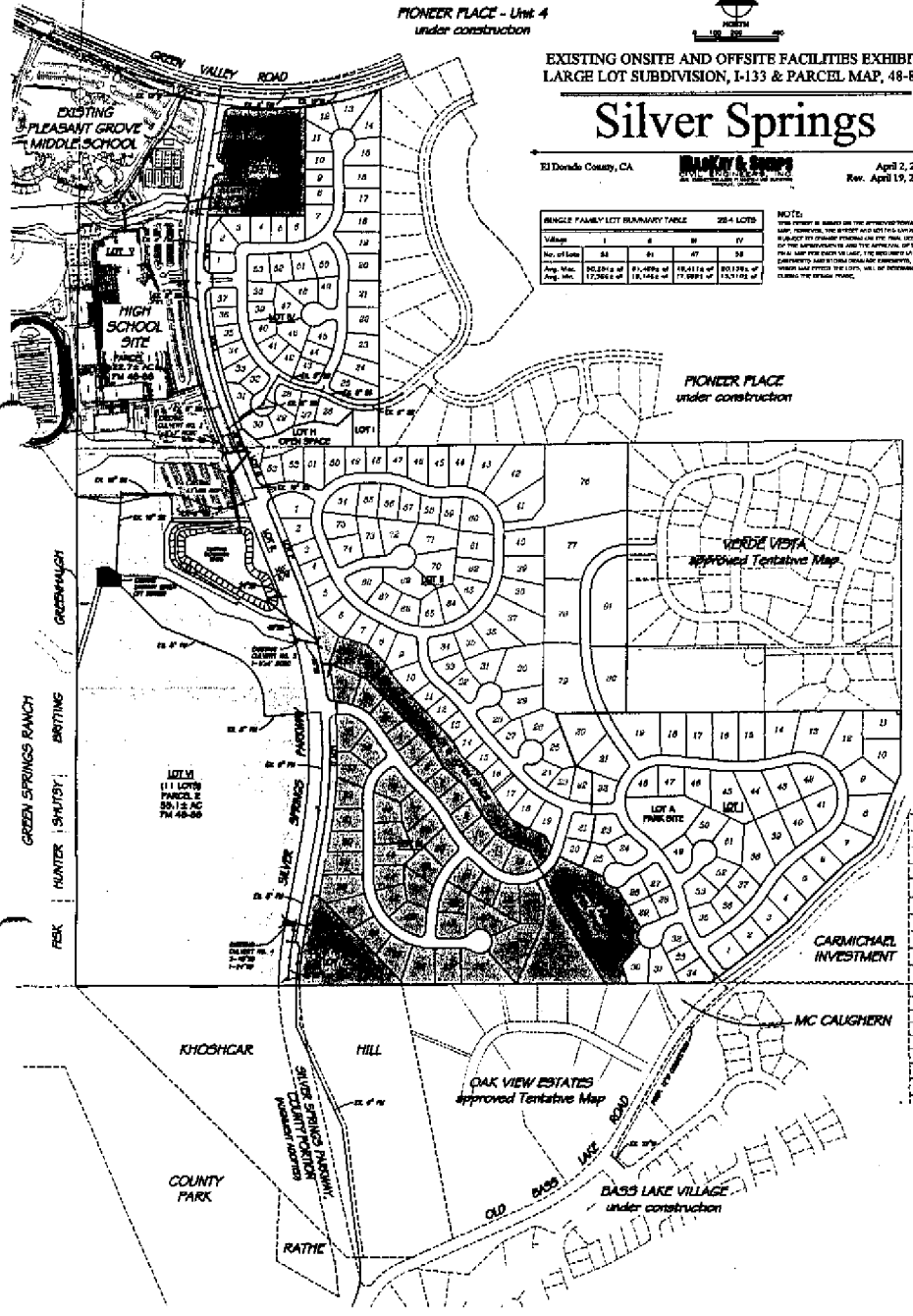


EXHIBIT "D"

Job No. 18258-00

**AGREEMENT TO PROVIDE WATER AND SEWER SERVICE
PURSUANT TO CONTRACT**

This agreement is entered into on May 18, 2000 by and between El Dorado Irrigation District (EID), and the El Dorado Union High School District (EDUHSD).

RECITALS:

WHEREAS, EDUHSD has been working in conjunction with the Rescue Union School District (RUSD) to build the Educational Park Joint Venture; and

WHEREAS, RUSD and the EDUHSD approved an EIR for the Joint Venture Project on May 16, 1995 (the high school portion of the Joint Venture Project to be constructed by the EDUHSD is referred to herein as the "Project"); and

WHEREAS, the Project is necessary to reduce overcrowding in the EDUHSD and to provide educational facilities to serve development projects that have already been approved by the County of El Dorado; and

WHEREAS, Government Code Section 56133(d) provides that a public entity may contract with another public agency to provide service to territory outside of its boundaries; and

WHEREAS, entering into this agreement is in the best interests of the public by protecting public funds and by providing water and sewer service for public buildings necessary to serve the community.

NOW, THEREFORE, the parties hereto agree as follows:

1. EID agrees to provide water and sewer service to the Project pursuant to the terms and conditions provided herein.
2. EDUHSD agree to comply with and abide by all rules, regulations, laws and requirements of EID. EDUHSD further agrees that service shall only be provided to the Project upon compliance with the requirements set forth a Facility Plan Report approved by EID and upon approval of the construction drawings and plans by EID staff.
3. EID agrees to reserve twenty (20) equivalent dwelling (EDUs) units for water service to serve the Project for a period of sixty (60) days from the date of this agreement. Within the sixty day period, EDUHSD shall acquire the water meters necessary to serve the Project and pay the required Facility Capacity Charge (FCC) to vest the entitlement from EID to provide water to the Project and to continue the reservation of the equivalent dwelling units for water service to the Project.
4. EID agrees to reserve 34 EDUs for sewer service to serve the Project for a period of sixty (60) days from the date of this agreement. Within the sixty day

EXHIBIT "I"

period, EDUHSD shall pay the Facility Capacity Charge (FCC) to vest the entitlements from EID to provide sewer service to the Project and to continue the reservation of the equivalent dwelling units for sewer service to the Project.

- 5. EDUHSD agrees to study project alternatives that will allow irrigation for the project to be served with either well water or reclaimed water. If it is determined by the EDUHSD to be financially and environmentally feasible to irrigate the Project with well water, or reclaimed water, and such determination is accepted by EID, the EDUHSD may elect to irrigate the Project using such alternative water sources. In such event, the EID shall refund to EDUHSD the portion of the FCCs paid to EID attributed to providing irrigation service to the Project and EDUHSD shall relinquish the EDUs attributed to providing irrigation service to the EID.

APPROVED AND ADOPTED this 18th day of May 2000.

DATED 5-22-00


 EL DORADO UNION HIGH SCHOOL
 DISTRICT

DATED 5-22-00


 EL DORADO IRRIGATION DISTRICT



El Dorado Irrigation District

ESTIMATED COST

WATER AND/OR WASTEWATER SERVICE

ASSESSOR'S PARCEL NUMBER: High School

NUMBER OF UNITS TO BE SERVED: 1 **TYPE OF SERVICE:** Domestic/Landscape

3-2 inch water meters	\$ 3,600.00*
Water Facility Capacity Charge (FCC)	\$ 77,385.00
Wastewater Facility Capacity Charge (FCC)	\$ 125,598.55
Wastewater Inspection Fee	\$ 70.00
TOTAL	\$ 206,653.55

* These items are charged on a time and material basis, and all charges above the estimate will be billed to the applicant. Should actual cost be less than the estimate, a refund will be made to the applicant. The fees quoted above are subject to change without notification.

Christina Eide
Business Services Technician

6-9-00
Date

These fees will be accepted after the Agreement to Provide Water and Sewer Service Pursuant to Contract has been signed by both parties.

(03/99)Workgroups/25700

**AGREEMENT TO PROVIDE WATER AND SEWER SERVICE
PURSUANT TO CONTRACT**

This agreement is entered into on May 18, 2000 by and between El Dorado Irrigation District (EID), and the Rescue Union School District (RUSD).

RECITALS:

WHEREAS, RUSD has been working in conjunction with the El Dorado Union High School District (EDUHSD) to build the Educational Park Joint Venture; and

WHEREAS, RUSD and the EDUHSD approved an EIR for the Joint Venture Project on May 16, 1995 (the middle school portion of the Joint Venture Project to be constructed by the RUSD is referred to herein as the "Project"); and

WHEREAS, the Project is necessary to reduce overcrowding in RUSD and to provide educational facilities to serve development projects that have already been approved by the County of El Dorado; and

WHEREAS, Government Code Section 56133(d) provides that a public entity may contract with another public agency to provide service to territory outside of its boundaries; and

WHEREAS, entering into this agreement is in the best interests of the public by protecting public funds and by providing water and sewer service for public buildings necessary to serve the community.

NOW, THEREFORE, the parties hereto agree as follows:

1. EID agrees to provide water and sewer service to the Project pursuant to the terms and conditions provided herein.
2. RUSD agree to comply with and abide by all rules, regulations, laws and requirements of EID. RUSD further agrees that service shall only be provided to the Project upon compliance with the requirements set forth a Facility Plan Report approved by EID and upon approval of the construction drawings and plans by EID staff.
3. EID agrees to reserve twenty (20) equivalent dwelling units (EDUs) for water service to serve the Project for a period of sixty (60) days from the date of this agreement. Within the sixty day period, RUSD shall acquire the water meters necessary to serve the Project and pay the required Facility Capacity Charge (FCC) to vest the entitlements from EID to provide water to the Project and to continue the reservation of the equivalent dwelling units for water service to the Project.
4. EID agrees to reserve 11.8 EDUs for sewer service to serve the Project for a period of sixty (60) days from the date of this agreement. Within the sixty day

period, RUSD shall pay the Facility Capacity Charge (FCC) to vest the entitlements from EID to provide sewer service to the Project and to continue the reservation of the equivalent dwelling units for sewer service to the Project.

- 5. RUSD agrees to study project alternatives that will allow irrigation for the project to be served with either well water or reclaimed water. If it is determined by the RUSD to be financially and environmentally feasible to irrigate the Project with well water or reclaimed water, and such determination is accepted by EID, the RUSD may elect to irrigate the Project using such alternative water sources. In such event, the EID shall refund to RUSD the portion of the FCCs paid to EID attributed to providing irrigation service to the Project and the RUSD shall relinquish the EDUs attributed to providing irrigation service to the EID.

APPROVED AND ADOPTED this 18th day of May 2000.

DATED 5-30-00


RESCUE UNION SCHOOL DISTRICT

DATED 5-22-00


EL DORADO IRRIGATION DISTRICT



El Dorado Irrigation District

ESTIMATED COST

WATER AND/OR WASTEWATER SERVICE

ASSESSOR'S PARCEL NUMBER: Middle School

NUMBER OF UNITS TO BE SERVED: 1 TYPE OF SERVICE: Domestic/Landscape

4-2 inch water meters	\$ 4,800.00
Water Facility Capacity Charge (FCC)	\$ 103,180.00
Wastewater Facility Capacity Charge (FCC)	\$ 44,540.85
Wastewater Inspection Fee	\$ <u>70.00</u>
TOTAL	\$ 152,590.85

* These items are charged on a time and material basis, and all charges above the estimate will be billed to the applicant. Should actual cost be less than the estimate, a refund will be made to the applicant. The fees quoted above are subject to change without notification.

Christine Eide
Business Services Technician

6-13-00
Date

These fees will be accepted after the Agreement to Provide Water and Sewer Service Pursuant to Contract has been signed by both parties.

(03/09)Wedgroups05790

LAW OFFICES
OF
WILLIAM M. WRIGHT
Attorneys at Law

Shirley I.C. Hodgson

2828 Easy Street
Placerville, California 95667

(530) 622-2278
FAX (530) 622-9814
e-mail: wmmw@innercbe.com

March 1, 2002

Roseanne Chamberlain
Executive Officer
Local Agency Formation Commission
2850 Fairlane Court
Placerville, CA 95667

DRAFT

Re: Educational Park Joint Venture

Dear Roseanne:

Yesterday I received your letter dated February 14, 2002 on February 28, 2002.

I am surprised by your letter since we had previously discussed this issue via e-mail, and you agreed that the agreement for service was not subject to LAFCO's jurisdiction since the contract for service was executed prior to the amendments to Government Code § 56133. The agreements were executed on May 18, 2000, and therefore, would be subject to the law in effect at that time. As of May 18, 2000 subsection (d) of Government Code § 56133 specifically provided that this section did not apply to agreements involving two or more public agencies. The El Dorado Irrigation District, the El Dorado Union High School District and the Rescue Union School District are public agencies. Therefore, Government Code § 56133 did not apply to them.

As indicated in my previous e-mail, the amendments to Government Code § 56133 that you quote in your letter of February 14, 2002 simply do not apply to the service agreement executed in May of 2000. Certainly the Legislature did not intend to adopt legislation that impairs the contractual rights public entities when the contracts were properly executed pursuant to the statutes in effect at the time.

The legislative history of Government Code § 56133 clearly provides that the approval from the Commission for contract service under Section 56133 did not apply to agreements between public agencies.

Ms. Roseanne Chat. Merlain
Educational Park Joint Venture
Page 2

I am enclosing a copy of Section 56133 in effect when the agreement was executed. You will note that the agreement that we previously sent to you specifically notes the exception listed under Section 56133. The Districts have paid for their connection fees and have vested their service rights with EID. We believe it is inappropriate for LAFCO to claim otherwise.

We are further concerned with your statement in your letter that the school districts must now perform a water availability analysis for EID when EID has already determined that it is able to serve the site and when the school districts have already paid for the service connection. We cannot see the public benefit in spending public funds to provide a theoretical analysis when the service provider has already stated that they are able to serve and, in fact, have accepted the meter connection fees.

We do not understand you would take the position that the EIR previously prepared by the Districts on this project is outdated when the service commitments have already been secured.

Please provide us with a copy of any and all documents, records, e-mails, or other correspondence in your office pertaining to this matter. We would also like to be informed if you have discussed this matter at all with the commission. It certainly has not been listed as an agenda item. If it has been discussed under new business or the executive officer's report, we would like to receive a tape of where this item was discussed. Also, for future reference, I request that any issues involving any of the school districts or fire districts that I represent not be discussed under the executive officer's report and that such issues involving those districts only be discussed if the item is specifically listed on the agenda and we are provided an opportunity to attend the meeting.

Very truly yours,

DRAFT
William M. Wright

WMW:ld

cc:



**DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES**

WILLIAM J. STEPHANS
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@co.el-dorado.ca.us

DATE: February 10, 2005

TO: Roseanne Chamberlain, Environmental Coordinator
El Dorado Local Area Formation Commission (LAFCO)
550 Main Street, Suite E
Placerville, California 95667

FROM: William J. Stephans *W.J. Stephans*
Agricultural Commissioner/Sealer of Weights and Measures

SUBJECT: COMMENTS REGARDING SILVER SPRINGS REORG. – LAFCO
PROJECT NUMBER 05-3

Thank you for soliciting and accepting comments regarding the Silver Springs Reorganization Project as it impacts agricultural interests.

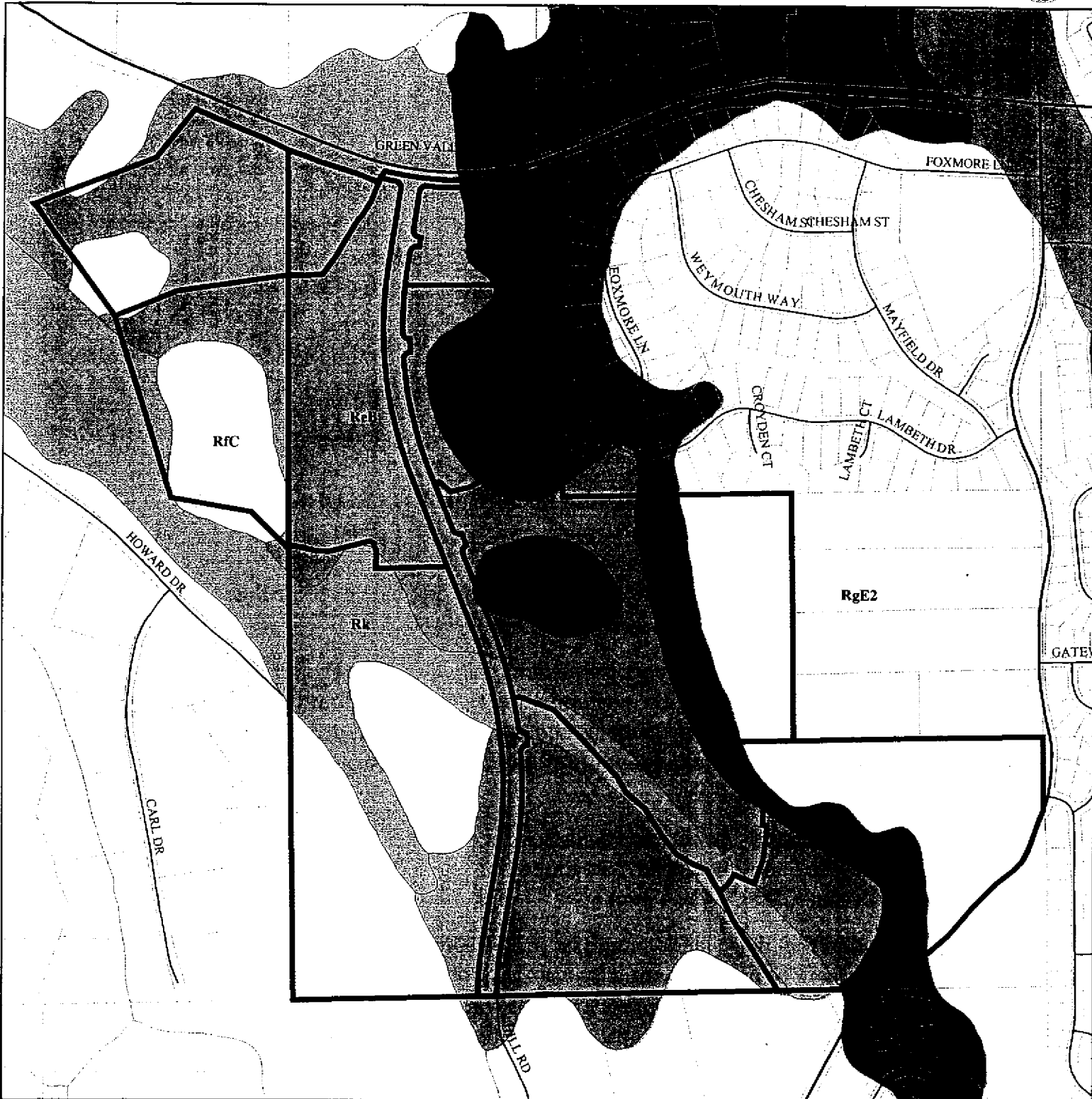
After careful review of the application, we have identified that the Project Information supplied to LAFCO on page 2 concerning agricultural lands is not quite accurate. The majority of the identified property contains choice soils important to agricultural operations. I have attached a map for your information that clearly shows the distribution of soils identified as:

- ReB: Rescue Sandy Loam 2 to 9% Slopes
- ReC: Rescue Sandy Loam 9 to 15% Slopes
- Rk: Rescue Clay Clayey Variant

It is our contention that these lands should be protected from development either by limiting development or by designating the vast majority of the property as open space. The property should not be used for residential or commercial development. Each of the above soils will be significantly impacted if residential and commercial development is allowed to take place on the identified areas or adjacent to these recognized important soils.

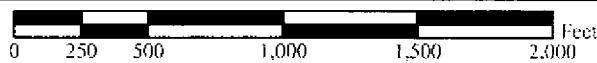
Silver Springs Georg: LAFCO No. 05-03

Soils



State Plane, CA Zone 2, Nad 83, Feet
 This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information and none may be inferred. Therefore users make use of this information at their own risk. Layer information may cover additional areas outside of the displayed area.

Map Prepared By: Kim Wilson, GIS Analyst
 El Dorado County GIS Division
 Date Prepared: 27 Apr, 2004
 Project No. GIS02874_S
 (530) 621-7418



Choice Soils

- ReB: RESCUE SANDY LOAM 2 TO 9 % SLOPES
- ReC: RESCUE SANDY LOAM 9 TO 15 % SLOPES
- Rk: RESCUE CLAY CLAYEY VARIANT

Other Soils

Silver Springs Project Area

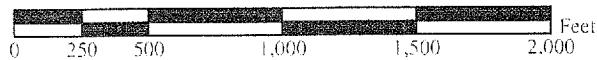


Silver Springs, Calif.: LAFCO No. 05-03

AirPhoto USA: Circa Apr. 2004



State Plane, CA Zone 2, Nad 83, Feet



This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information and none may be inferred. Therefore users make use of this information at their own risk. Layer information may cover additional areas outside of the displayed area.

Map Prepared By: Kim Wilson, GIS Analyst
El Dorado County GIS Division
Date Prepared: 27 Apr, 2004
Project No. G1002874_A
Contact: (530) 621-7418

 Silver Springs Project Area

El Dorado County Agricultural Commission

DRAFT

NOTICE OF DETERMINATION (LAFCO)

FILE NO.

TO: COUNTY CLERK
County of El Dorado
330 Fairlane
Placerville, CA 95667

FROM: EL DORADO LOCAL AGENCY
FORMATION COMMISSION
550 Main Street, Suite E
Placerville, CA 95667

STATE OFFICE OF PLANNING AND RESEARCH

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code for the Silver Springs Reorganization, LAFCO Project 05-03

NAME OF APPLICANT: Silver Springs, LLC, Rescue Union School District, and El Dorado Union High School District

ASSESSOR'S PARCEL NO. 115-370-01, -02, -03, -04, -07, -08, -10, -11, 115-010-27, -34, -35, -36

LOCATION: Green Valley Road and Bass Lake Road in the Cameron Park area

X ANNEXATION TO X DETACHMENT FROM FORMATION OF

NAME OF DISTRICT: Annexation to El Dorado Irrigation District and the limited service area of Cameron Park Community Services District with concurrent detachment from Zone 17 of County Service Area 9

 OTHER:

The EL DORADO LOCAL AGENCY FORMATION COMMISSION (LAFCO) has X approved disapproved this project on July 27, 2005 and made the following determinations:

- 1) Project X will will not, have a significant effect on the environment.
- 2) X Environmental Impact Report was prepared pursuant to provisions of CEQA.
 Negative Declaration was prepared pursuant to provisions of CEQA.
- 3) Mitigation Measures X were were not, adopted for this project.
- 4) A Statement of Overriding Considerations X was was not, adopted.

LAFCO is filing this Notice of Determination acting as responsible agency.

*The Environmental Impact Report and Record of Project Approval (El Dorado County, September 1998) may be obtained at the EL DORADO LOCAL AGENCY FORMATION COMMISSION office.

Prepared By _____

Date _____

FOR USE BY COUNTY CLERK

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

FISH AND GAME AB3158 FEES/RECORDING FEES

 Project is de minimis in effect; \$35 Recorder's fee required.

 Negative Declaration prepared; \$1,285 fee required.

 EIR filed; \$885 fee required

EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-05-13

Silver Springs Reorganization
LAFCO PROJECT NO.05-03

WHEREAS, a petition for the proposed reorganization of certain territory to El Dorado Irrigation District and the limited service area of Cameron Park Community Services District in the County of El Dorado was heretofore filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act, commencing with Section 56000, et seq. of the Government Code; and

WHEREAS, the Executive Officer has examined the petition and certified that it is sufficient; and

WHEREAS, the Executive Officer, pursuant to Government Code §56665, has reviewed this proposal and prepared a report including her recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, at the times and in the form and manner required by law, the Executive Officer has given notice of the hearing by this Commission upon the proposal; and

WHEREAS, upon the date, time and place specified in said notice of hearing and in any order or orders continuing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to protests and objections, the Executive Officer's report and recommendation, the environmental document and determination, plans for providing service, spheres of influence and applicable General and Specific Plans;

WHEREAS, the Commission has fulfilled its obligations as a responsible agency as defined by the California Environmental Quality Act and has reviewed and considered the Environmental Impact Report prepared for this project by El Dorado County and has determined that the environmental impacts of reorganization have been adequately addressed and does hereby make the findings for each significant effect of the project as shown in "Exhibit C," attached and by this reference incorporated herein; and

WHEREAS, the Commission does hereby make the following determinations regarding the proposal:

1. The subject territory is "uninhabited" per Government Code §56046. Application for this reorganization is made subject to Government Code §56650 et seq. by 100% of the landowners.

2. The territory proposed for reorganization is within the sphere of influence of El Dorado Irrigation District and the limited service sphere of influence of Cameron Park Community Services District and is contiguous to the existing boundaries. Although the reorganization will not contribute to more orderly boundaries, the boundaries are consistent with the land use and service needs of the subject territory and surrounding areas.
3. The Environmental Impact Report prepared for this project by El Dorado County adequately addresses the environmental impacts of reorganization.
4. The reorganization will not result in negative impacts to the cost and adequacy of service otherwise provided in the area, and is in the best interests of the affected area and the total organization of local government agencies.
5. Although the subject territory contains choice soils and may have contained past grazing uses, the land is not currently in agricultural use, the 2004 El Dorado County General Plan does not designate the area as an agricultural district, and reorganization is consistent with the residential land use designations and zoning. The reorganization will not have an adverse effect on the physical and economic integrity of agriculture.
6. The reorganization will result in a decrease in water supply available for the build-out of regional housing needs as determined by the Sacramento Area Council of Governments. The reorganization will not, however, have a significant foreseeable effect on the ability of El Dorado County to adequately accommodate its fair share of those needs.

NOW, THEREFORE BE IT DETERMINED AND ORDERED as follows:

Section 1. Said reorganization is approved.

Section 2. The reorganization is assigned the following short form designation:

Silver Springs Reorganization
LAFCO Project No.05-03

Section 3. Said territory includes approximately 289.56 acres.

Section 4. Said territory is found to be uninhabited, as defined in Government Code Section 56046.

Section 5. The boundaries of said territory are approved as set forth in the proposal as submitted and are described in the attached legal description and map marked "Exhibit A" and by this reference incorporated herein.

Section 6. The reorganization shall be subject to the terms and conditions specified in "Exhibit B," attached and by this reference incorporated herein.

Section 7. The applicant shall defend, hold harmless and indemnify LAFCO and/or

its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- Section 8. All subsequent proceedings in connection with this proposal shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
- Section 9. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.
- Section 10. The Executive Officer is authorized to initiate and conduct proceedings as soon as feasible in compliance with this resolution and Government Code §57000 et. seq. and local policies for conducting authority proceedings.
- Section 11. The effective date shall be the date of recordation.
- Section 12. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code 56882.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held July 27, 2005 by the following vote of said Commission.

AYES: COSTAMAGNA, ALLEN, DUPRAY, MANARD
NOES: None
ABSTENTIONS: None
ABSENT: PAINE, COLVIN, LONG

ATTEST:



Executive Officer



Chairperson

BOUNDARY MAP L.A.F.C.O PROJECT 05-03

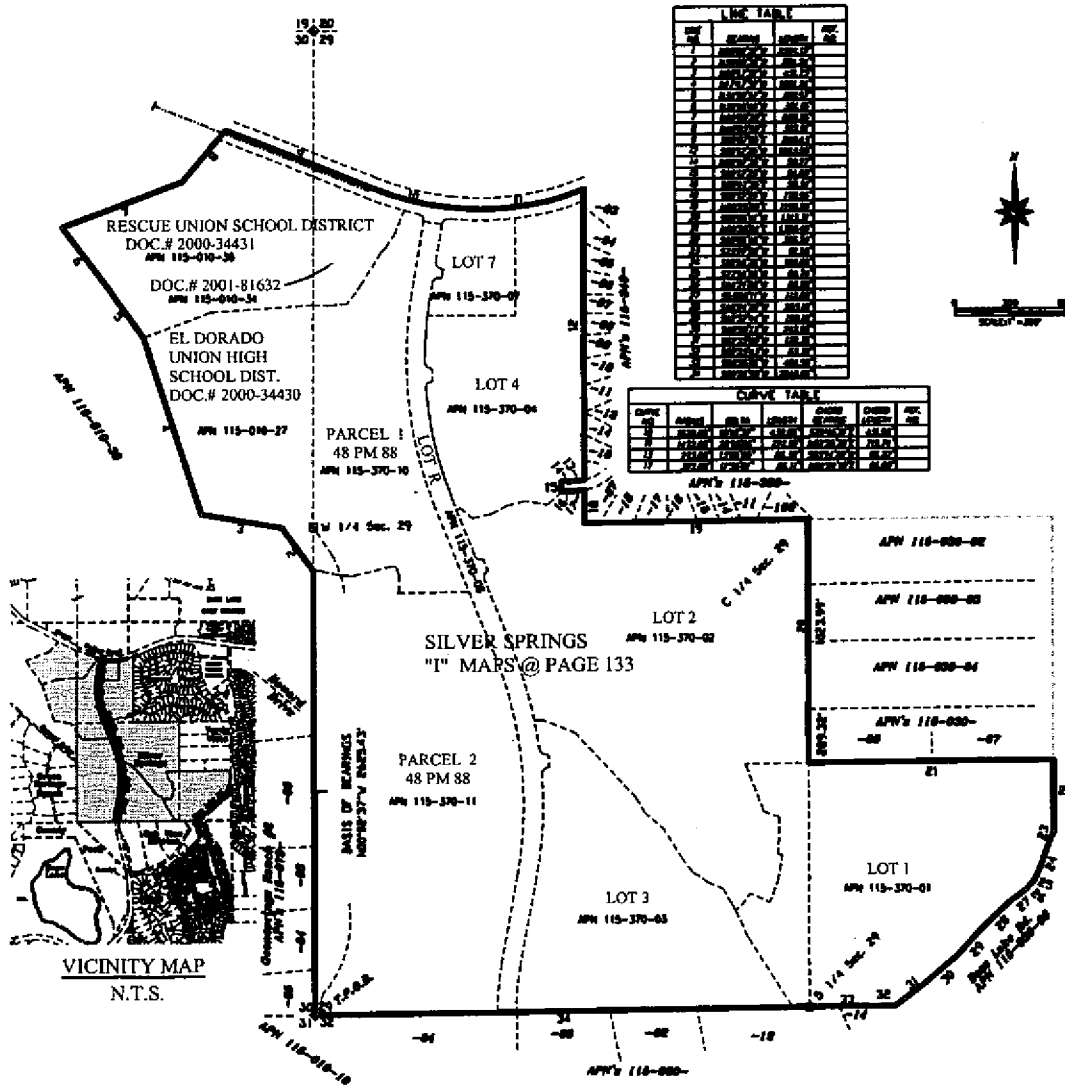
SILVER SPRINGS REORGANIZATION TO EL DORADO IRRIGATION DISTRICT AND CAMERON PARK COMMUNITY SERVICE DISTRICT.

All that certain real property situated in the State of California, County of El Dorado being Lots 1 through 4 inclusive and Lots 7 & "R" as shown on the Silver Springs Large Lot Subdivision filed for record in Book 1 of Maps, of Page 133, Parcels 1 & 2 PM 48-88 El Dorado County Records, also that certain real property described in Documents No. 2000-0034430, No. 2000-0034431, No. 2001-0081632 and No. 2002-52186 Official Records El Dorado County and being portions of Sections 29 and 30, Township 10 North, Range 9 East, M.D.M.

County of El Dorado, CA



March, 2005



LINE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE	AREA
1	115-370-10	115-370-11	S 1/4 Sec. 29	115.00	13.20
2	115-370-11	115-370-12	S 1/4 Sec. 29	115.00	13.20
3	115-370-12	115-370-13	S 1/4 Sec. 29	115.00	13.20
4	115-370-13	115-370-14	S 1/4 Sec. 29	115.00	13.20
5	115-370-14	115-370-15	S 1/4 Sec. 29	115.00	13.20
6	115-370-15	115-370-16	S 1/4 Sec. 29	115.00	13.20
7	115-370-16	115-370-17	S 1/4 Sec. 29	115.00	13.20
8	115-370-17	115-370-18	S 1/4 Sec. 29	115.00	13.20
9	115-370-18	115-370-19	S 1/4 Sec. 29	115.00	13.20
10	115-370-19	115-370-20	S 1/4 Sec. 29	115.00	13.20
11	115-370-20	115-370-21	S 1/4 Sec. 29	115.00	13.20
12	115-370-21	115-370-22	S 1/4 Sec. 29	115.00	13.20
13	115-370-22	115-370-23	S 1/4 Sec. 29	115.00	13.20
14	115-370-23	115-370-24	S 1/4 Sec. 29	115.00	13.20
15	115-370-24	115-370-25	S 1/4 Sec. 29	115.00	13.20
16	115-370-25	115-370-26	S 1/4 Sec. 29	115.00	13.20
17	115-370-26	115-370-27	S 1/4 Sec. 29	115.00	13.20
18	115-370-27	115-370-28	S 1/4 Sec. 29	115.00	13.20
19	115-370-28	115-370-29	S 1/4 Sec. 29	115.00	13.20
20	115-370-29	115-370-30	S 1/4 Sec. 29	115.00	13.20

CURVE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE	AREA
1	115-370-10	115-370-11	S 1/4 Sec. 29	115.00	13.20
2	115-370-11	115-370-12	S 1/4 Sec. 29	115.00	13.20
3	115-370-12	115-370-13	S 1/4 Sec. 29	115.00	13.20
4	115-370-13	115-370-14	S 1/4 Sec. 29	115.00	13.20
5	115-370-14	115-370-15	S 1/4 Sec. 29	115.00	13.20
6	115-370-15	115-370-16	S 1/4 Sec. 29	115.00	13.20
7	115-370-16	115-370-17	S 1/4 Sec. 29	115.00	13.20
8	115-370-17	115-370-18	S 1/4 Sec. 29	115.00	13.20
9	115-370-18	115-370-19	S 1/4 Sec. 29	115.00	13.20
10	115-370-19	115-370-20	S 1/4 Sec. 29	115.00	13.20
11	115-370-20	115-370-21	S 1/4 Sec. 29	115.00	13.20
12	115-370-21	115-370-22	S 1/4 Sec. 29	115.00	13.20
13	115-370-22	115-370-23	S 1/4 Sec. 29	115.00	13.20
14	115-370-23	115-370-24	S 1/4 Sec. 29	115.00	13.20
15	115-370-24	115-370-25	S 1/4 Sec. 29	115.00	13.20
16	115-370-25	115-370-26	S 1/4 Sec. 29	115.00	13.20
17	115-370-26	115-370-27	S 1/4 Sec. 29	115.00	13.20
18	115-370-27	115-370-28	S 1/4 Sec. 29	115.00	13.20
19	115-370-28	115-370-29	S 1/4 Sec. 29	115.00	13.20
20	115-370-29	115-370-30	S 1/4 Sec. 29	115.00	13.20

SURVEYOR'S STATEMENT
THIS EXHIBIT WAS PREPARED ON FEBRUARY 2005

COUNTY SURVEYOR'S STATEMENT
THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION, THE EL DORADO COUNTY RECORDERS OF RECORDS AND CORNERS TO THE LINES OF ASSIGNMENT.
DATED _____

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
THIS COMBUT WAS FILED BY FEBRUARY 2005
EL DORADO COUNTY (A 1961)
DATE: 7/27/05
ATTEST: [Signature]
EXECUTIVE OFFICER

BASE OF BEARINGS
The bearings of this survey is the true line of the boundary line - Quarter of Section 29, Range 9 East, Township 10 North as shown on the Final Map of Silver Springs Large Lot Subdivision as recorded in Book 1, of Page 133, El Dorado County Records and the information from the accompanying section corner as follows:

RICHARD L. BEMERLS 104
DEPUTY SURVEYOR
COUNTY OF EL DORADO
LICENSURE # 918-02

- LEGEND**
- FOUND SECTION CORNER PER "I" MAPS 133
 - FOUND QUARTER CORNER PER "I" MAPS 133
 - DIMENSION POINT
 - EL DORADO IRRIGATION DISTRICT BOUNDARY
 - - - EXISTING CAMERON PARK CSD
 - T.P.O.B. TRUE POINT OF BEGINNING

THIS EXHIBIT WAS FILED BY FEBRUARY 2005

APPROVED

BOUNDARY DESCRIPTION

EXHIBIT A

L.A.F.C.O. PROJECT 05-03

REORGANIZATION TO EL DORADO IRRIGATION DISTRICT AND CAMERON PARK
COMMUNITY SERVICE DISTRICT

All that certain real property situated in the State of California, County of El Dorado being Lots 1 through 4 inclusive and Lots 7 and "R" as shown on the Silver Springs Large Lot Subdivision filed for record in Book I of Maps, at Page 133, Parcels 1 & 2 of PM 48-88 El Dorado County Records, also that certain real property described in Documents No. 2000-0034430, No. 2000-0034431 No. 2001-0081632 and No. 2002-52186 Official Records El Dorado County and being portions of Sections 29 & 30, Township 10 North, Range 9 East, M.D.M. and being more particularly described as follows:

Beginning at the southwest corner of said Section 29, said point being the **TRUE POINT OF BEGINNING**; (1) thence North 00°02'37" West, a distance of 2,394.12 feet; (2) thence North 36°00'33" West, a distance of 284.24 feet; (3) thence North 80°17'37" West, a distance of 431.73 feet; (4) thence North 17°47'37" West, a distance of 1,001.24 feet; (5) thence North 34°52'57" West, a distance of 338.57 feet; (6) thence North 36°18'40" West, a distance of 391.15 feet; (7) thence North 69°08'20" East, a distance of 678.25 feet; (8) thence North 40°03'50" East, a distance of 362.91 feet; (9) thence South 68°07'05" East, a distance of 840.43 feet to the beginning of curve concave to the north having a radius of 1,620.00 feet and a chord bearing South 75°46'21" East, 431.56 feet; (10) thence easterly along the arc, through a central angle of 15°18'32", a distance of 432.85 feet to the beginning of compound curve concave to the north having a radius of 1,472.00 feet and a chord bearing North 82°25'20" East, 719.74 feet; (11) thence easterly along the arc, through a central angle of 28°18'06", a distance of 727.10 feet to a point on the El Dorado Irrigation District boundary; (12) thence along said boundary South 00°12'25" West, a distance of 1,563.58 feet to the beginning of a non-tangent curve concave to the north, from which the radius point bears North 13°43'30" West, a radial distance of 273.00 feet and having a chord bearing South 83°14'28" West, 66.22 feet; (13) thence continuing along said boundary westerly along the arc, through a central angle of 13°55'55", a distance of 66.38 feet; (14) thence continuing along said boundary North 89°47'35" West, a distance of 59.27 feet; (15) thence continuing along said boundary South 00°12'25" West, a distance of 54.00 feet; (16) thence continuing along said boundary South 89°47'35" East, a distance of 59.34 feet to the beginning of a non-tangent curve concave to the north, from which the radius point bears North 00°11'41" East, a radial distance of 327.00 feet and having a chord bearing North 84°24'10" East, 66.00 feet; (17) thence continuing along said boundary easterly along the arc, through a central angle of 11°35'01", a distance of 66.11 feet; (18) thence continuing along said boundary South 00°12'25" West, a distance of 178.96 feet; (19) thence continuing along said boundary North 89°25'09" East, a

distance of 1,199.29; **(20)** thence leaving said boundary South 00°06'41" West, a distance of 1,023.99' feet to a point on the El Dorado Irrigation District Boundary continuing along said line 289.32' to a point on said boundary; **(21)** thence continuing along said boundary North 89°26'04" East, a distance of 1,320.49 feet to a point in common with the Cameron Park CSD boundary; **(22)** thence continuing along both boundaries South 00°06'46" West, a distance of 386.24 feet; **(23)** thence leaving said El Dorado Irrigation District boundary and continuing along the Cameron Park CSD boundary South 23°27'50" West, a distance of 61.56 feet; **(24)** thence continuing along said boundary South 19°56'26" West, a distance of 166.65 feet; **(25)** thence continuing along said boundary South 27°14'55" West, a distance of 64.74 feet; **(26)** thence continuing along said boundary South 44°21'09" West, a distance of 60.20 feet; **(27)** thence continuing along said boundary South 53°00'11" West, a distance of 112.60 feet; **(28)** thence continuing along said boundary South 46°24'22" West, a distance of 203.18 feet; **(29)** thence continuing along said boundary South 42°37'44" West, a distance of 190.18 feet; **(30)** thence continuing along said boundary South 49°50'13" West, a distance of 242.96 feet; **(31)** thence continuing along said boundary South 52°33'00" West, a distance of 129.76 feet; **(32)** thence continuing along said boundary South 52°23'43" West, a distance of 63.39 feet to a point in common with the El Dorado Irrigation District boundary; **(33)** thence leaving both boundaries South 89°26'01" West, a distance of 464.58 feet to the South ¼ corner of said Section 29; **(34)** thence South 89°26'58" West, a distance of 2,640.86 feet to the southwest corner of said Section 29 said point being the POINT OF BEGINNING.

Containing 290.44 acres, more or less.

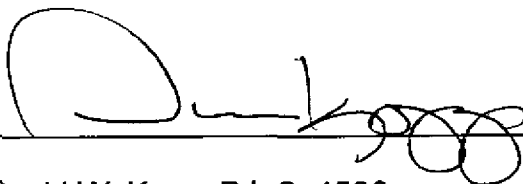
END OF DESCRIPTION

DESCRIPTION PREPARED BY:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1552 Eureka Road, Suite 100

Roseville, California 95661-3040



David W. Kopp, P.L.S. 4533

License Exp. Date: 12-31-06

Date: 3/15/05

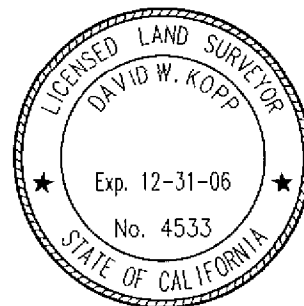


Exhibit B
Terms and Conditions of Approval

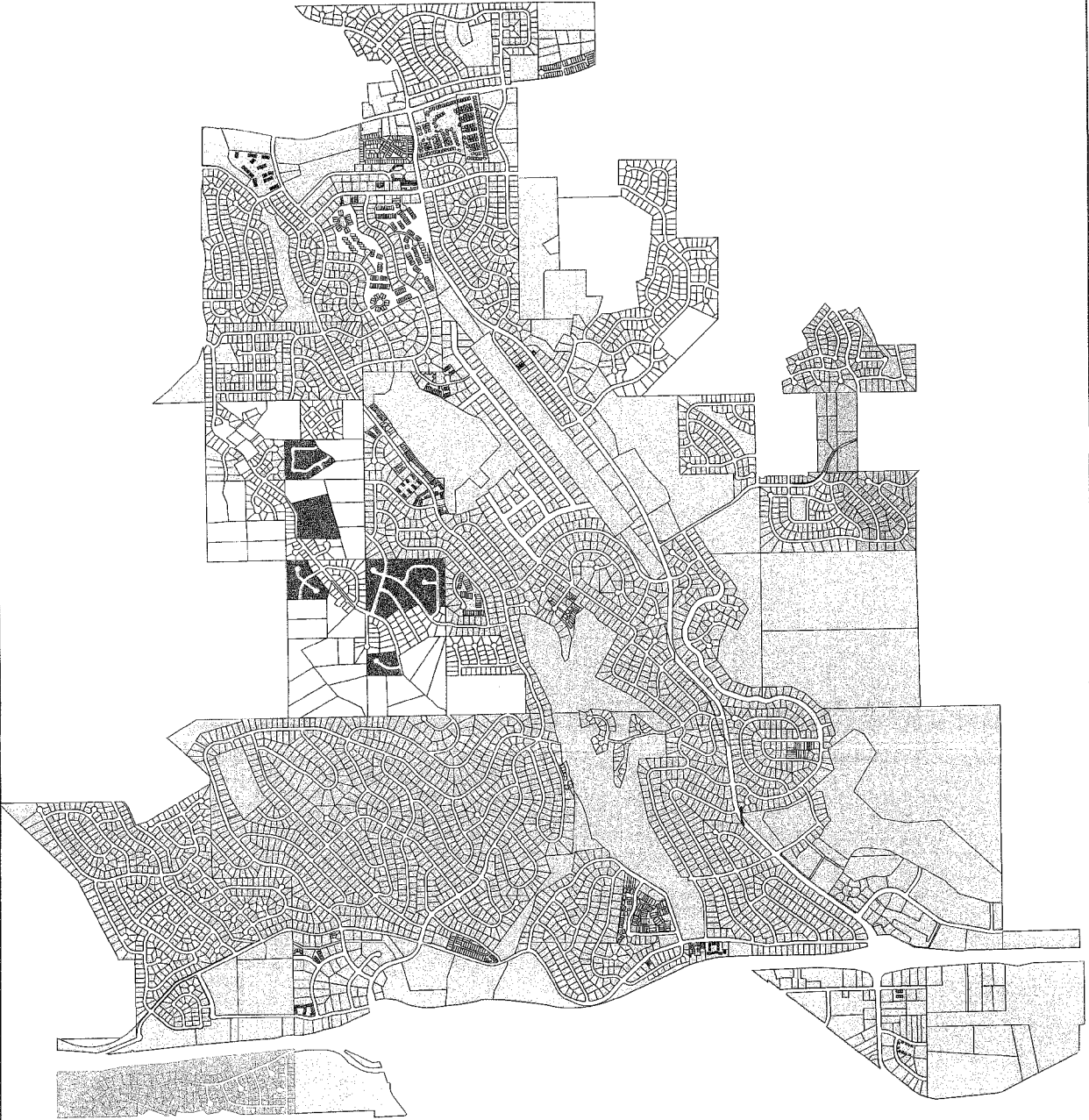
Silver Springs Reorganization
LAFCO Project No.05-03

1. Upon and after the effective date of said reorganization, the affected territory, all inhabitants within such territory, and all persons entitled to vote by reasons of residing or owning land within the territory:
 - (a) shall be subject to the jurisdiction of El Dorado Irrigation District and Cameron Park Community Services District hereafter referred to as the districts;
 - (b) shall have the same rights and duties as if the affected territory has been a part of the districts upon its original formation;
 - (c) shall be liable for the payment of any authorized or existing taxes, fees, assessments and any bonded indebtedness of the districts, including amounts which shall become due on account of any outstanding or then authorized but thereafter issued obligations of the districts;
 - (d) shall be subject to the collection of all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment;
 - (e) shall be subject to all of the rules, regulations, ordinances of the districts as now existing or hereafter amended.







2. The Certificate of Completion shall be issued and recorded subsequent to the fixing and establishment of any necessary right of use of water by El Dorado Irrigation District in the subject territory (§56886j). Nothing in this condition shall operate or be interpreted to modify priorities of use, or right of use, to water, or capacity rights in any public improvements or facilities that have been fixed and established by a court or an order of the State Water Resources Control Board.

3. Proponents shall complete all map and legal description requirements for final recording and filing, including documents required by the State Board of Equalization, within 180 days of the adoption of this resolution.

CAMERON PARK COMMUNITY SERVICES DISTRICT



Legend

-  > 21% INCREMENT FOR FIRE, PARKS AND RECREATION SERVICES
-  > 6% INCREMENT FOR PARKS AND RECREATION SERVICES
-  < 1% INCREMENT FOR FIRE, PARKS AND RECREATION SERVICES
-  < 1% INCREMENT FOR PARKS AND RECREATION SERVICES
-  NO TAX INCREMENT FOR FIRE, PARKS AND RECREATION SERVICES
-  NO TAX INCREMENT FOR PARKS AND RECREATION SERVICES

AGENDA ITEM NO. 7

**REVIEW OF THE IMPARTIAL BALLOT ANALYSIS
FOR THE
INCORPORATION OF THE PROPOSED
CITY OF EL DORADO HILLS;
LAFCO PROJECT NO. 03-10**

**EL DORADO COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**IMPARTIAL ANALYSIS OF THE
PROPOSED INCORPORATION OF THE CITY OF EL DORADO HILLS
MEASURE P**

A "yes" vote on Measure P will create the new City of El Dorado Hills. A yes vote will also dissolve and reorganize the El Dorado Hills Community Services District ("EDHCSD") and Springfield Meadows Community Services District by combining their functions into the new city. The City will begin on July 1, 2006 and be governed by a five-member council elected by registered voters living within the City. The incorporation is subject to the terms and conditions in the El Dorado County Local Agency Formation Commission's ("LAFCo") resolution of approval which are set forth in the Ballot Measure included in the ballot materials. These terms and conditions will become binding upon the new city and other affected agencies if the incorporation is approved.

A "no" vote means no change in the status quo. Decisions about land use planning will continue to be made by the County of El Dorado and municipal services will continue to be provided by the County and the special districts.

LAFCo has studied the matter and found the new city will be financially feasible. It is projected the new City will receive sufficient revenues to provide the same level of services currently provided, with prudent reserve, without increasing tax rates or assessments within the community. The City will also have sufficient revenue to make

the revenue neutrality payments required to be made to the County of El Dorado to mitigate the fiscal impact of incorporation on the County.

The City will assume revenues, service responsibilities, assets and liabilities of the County for specific municipal services such as law enforcement, planning, and street maintenance. All County ordinances will remain in effect until the city council enacts ordinances superseding them.

The City will also assume the revenues, service responsibilities, property, assets and liabilities of the EDHCSD and the Springfield Meadows Community Services District, such as recreation and park services, CC&R enforcement, and road maintenance. Storm drainage and flood control services and assessments currently administered through County Service Area 9 within the incorporation area will also be transferred to the new city.

Many types of public services will not be changed by this incorporation. These include public education and Countywide services such as health care, social services and the court system. Existing special districts, such as the El Dorado Hills Fire Department (El Dorado Hills County Water District) and EID will continue to provide services whether or not the incorporation is approved.

The proposed City boundary is shown on the enclosed map. The City contains about 17,839 acres with an estimated population of 28,169. It includes about 18,000 registered voters and a total assessed value of \$3.9 Billion.

The boundaries of the proposed city generally follow the boundaries of the EDHCSD and Green Springs Ranch. Also included are the El Dorado Hills Business Park, Carson

DRAFT

Creek and the Promontory developments and certain additional parcels south of the
Business Park.

**THE ABOVE STATEMENT IS AN ANALYSIS OF MEASURE P. THE FULL TEXT
OF THE BALLOT MEASURE IS PROVIDED IN YOUR BALLOT MATERIALS**

**EL DORADO COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**IMPARTIAL ANALYSIS OF MEASURE Q – DETERMINING THE MANNER IN
WHICH FUTURE CITY COUNCIL MEMBERS FOR THE CITY OF EL DORADO
HILLS WILL BE ELECTED**

MEASURE Q

If a majority of the voters approve Measure P, the incorporation of the City of El Dorado Hills, the voters will also need to determine the manner in which future city council members are to be elected – either “at large” or “by district.”

“At Large” means that all voters within the new City would be eligible to vote for all candidates, regardless of the residence location of the candidate.

“By District” means that the City would be divided geographically into five (5) districts with approximately equal numbers of voters in each, and each candidate for City Council would need to be a resident of and declare his or her candidacy and run for a specific district within the City.

State law requires that the voters make this determination at this point in time, as a related decision to Measure P.

EL DORADO COUNTY
LOCAL AGENCY FORMATION COMMISSION

IMPARTIAL ANALYSIS OF MEASURE Q – DETERMINING THE MANNER IN
WHICH FUTURE CITY COUNCIL MEMBERS FOR THE CITY OF EL DORADO
HILLS WILL BE ELECTED

MEASURE Q

If a majority of the voters approve Measure P, the incorporation of the City of El Dorado Hills, the voters will also need to determine the manner in which future city council members are to be elected – either “at large” or “by district.” While the initial council to be elected at this election shall be elected at large by all of the voters, State law requires that the voters also determine in this election the future manner of election of city council members.

“At Large” means that all voters within the new City would be eligible to vote for all candidates, regardless of the residence location of the candidate or the voter.

“By District” means that the City would be divided geographically into five (5) districts with approximately equal numbers of voters in each district. Each candidate for City Council would need to run for a specific district council seat within the City and would be required to be a resident of that district. The registered voters within each district could only vote for one of the candidates running for that district council seat.

Please vote for one of the two methods of election of future city councils. The vote on this Measure Q shall only be effective if Measure P, the incorporation of the City, passes.



"Nat Taylor"
<ntaylor@lamphier-gregory.com>

07/25/2005 09:33 AM

Please respond to
<ntaylor@lamphier-gregory.com>

To "Roseanne Chamberlain" <roseanne@co.el-dorado.ca.us>, <cfratini@co.el-dorado.ca.us>
cc
bcc
Subject Measure Q Impartial Analysis

Roseanne –

Seems the version of the Q analysis that you thought was the final wasn't. The attached version is the one that incorporates Scott's additions and is the preferred version. Sorry we didn't get this to you last Friday.

Nat.

Nat Taylor
Senior Associate
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606
510/535-6690 (ph)
510/535-6699 (fx)



Impartial Analysis - Measure Q PSB reviser

AGENDA ITEM NO. 8

OTHER BUSINESS:

A. LEGISLATION- The Commission may authorize support or opposition to bills currently pending before State Legislature.

B. Commissioner Annoucements

C. Counsel Report

D. Executive Officer Report

1. Correspondence

2. Miscellaneous Items

3. Budget/Project Status Report

4. Report on Incorporation of the Proposed City of El Dorado Hills



2004-05
Board of Directors

June 1, 2005

Chair
TIM CAMPBELL
Santa Barbara LAFCo

Vice Chair
KATHY LONG
Ventura LAFCo

Secretary
ROGER ANDERSON
Santa Cruz LAFCo

Treasurer
PETER HERZOG
Orange LAFCo

To: Local Agency Formation Commission Members and Alternates

From: Mel McLaughlin, Chair
Recruitment Committee
CALAFCO Board of Directors

Re: Nominations for CALAFCO Board of Directors

PAUL BIANE
San Bernardino LAFCo

JERRY GLADBACH
Los Angeles LAFCo

MATT GOURLEY
Monterey LAFCo

GARY LEWIS
Lake LAFCo

HARRY MARTIN
Napa LAFCo

MEL MCLAUGHLIN
Kern LAFCo

VICTOR MOW
San Joaquin LAFCo

SEPI RICHARDSON
San Mateo LAFCo

ELLIOTT MULBERG
Sacramento LAFCo

CHRIS TOOKER
Sacramento LAFCo

SUSAN VICKLUND WILSON
Santa Clara LAFCo

This correspondence announces the following offices on the CALAFCO Board of Directors are open for nominations. The election will be held at the Annual Conference on September 7, 2005 in Monterey.

2	County Members
2	Special District Members
2	City Members
1	Public Member

The CALAFCO Recruitment Committee is accepting nominations for the above-cited offices until August 8, 2005. Nominations received by this date will be included in the Recruitment Committee's Report, copies of which will be available at the Annual Conference. Nominations after this date will be returned; however, at the Business Meeting, nominations will be permitted from the floor.

Should your Commission nominate a candidate, the Chair of your Commission must complete the attached "Recommendation" form, and your nominee must complete the attached "Candidate's Resume" form. Both documents must be received no later than August 8, 2005. Please forward to:

Recruitment Committee
Kern Local Agency Formation Commission
5300 Lennox Ave Suite 303
Bakersfield, CA 93309

Enclosed please find a copy of the CALAFCO Board of Directors Nomination and Election Procedures. The members of the CALAFCO Recruitment Committee are:

Mel McLaughlin, Chair, Kern LAFCo
Mat Gourley, Monterey LAFCo
Gary Lewis, Lake LAFCo
Chris Tooker, Sacramento LAFCo

If you have any questions, please do not hesitate to call Bill Turpin, Executive Officer, Kern LAFCo, (661-716-1076)

Sincerely,

Kern County Local Agency Formation Commission

801 12th Street, Suite 611
Sacramento, CA 95814

Voice 916-442-6536
Fax 916-442-6535

www.calafco.org



CALIFORNIA ASSOCIATION OF LOCAL AGENCY FORMATION COMMISSIONS

CALAFCO ACHIEVEMENT AWARDS

CALAFCO recognizes excellence within the LAFCo community by presenting the *Achievement Awards* at the CALAFCO Annual Conference.

Nominations are being accepted until July 29, 2005 in the following categories:

Outstanding CALAFCO Member

Recognizes a CALAFCO Executive Board member or staff person who has provided exemplary service during the past year.

Distinguished Service Award

Given to a member of the LAFCo Community to recognize long-term service by an individual.

Most Effective Commission Award

Presented to a particular Commission to recognize innovation, streamlining, and initiative in implementing LAFCo programs. May also be presented to multiple Commissions for joint efforts.

Outstanding Commissioner Award

Presented to an individual Commissioner for extraordinary service to his or her Commission.

Outstanding LAFCo Professional Award

Recognizes an Executive Officer, Staff Analyst, or Legal Counsel for *exemplary service* during the past year.

Outstanding LAFCo Clerk Award

Presented to a LAFCo Clerk for service above and beyond the call of duty.

Project of the Year Award

Recognition for a project-specific program that involved complex staff analysis, community involvement, or an outstanding solution.

Government Leadership Award

Presented to a decision-making body at the city, county, special district, regional or state level which has furthered good government efforts in California.

Legislator of the Year Award

Recognition of a member of the California State Senate or Assembly who has been instrumental in dealing with LAFCo issues.

EL DORADO LOCAL AGENCY FORMATION COMMISSION

550 MAIN STREET SUITE E
PLACERVILLE, CA 95667

TELEPHONE: (530)295-2707
FAX: (530)295-1208

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Local Agency Formation Commission will hold a public hearing at 5:30 p.m. or as soon thereafter as possible, on July 27, 2005 in the Meeting Room in Building C, El Dorado County Government Center, located at 2850 Fairlane Court, Placerville, CA 95667, to consider the following items:

Review of the Impartial Analysis of the Ballot Measure for the Incorporation of the Proposed City of El Dorado Hills, LAFCO Project 03-10; Silver Springs Reorganization, LAFCO Project 05-03, annexation of 290 acres to El Dorado Irrigation District and the limited service area of Cameron Park CSD with detachment from CSA 9 Zone 17, located at Green Valley Rd. and Bass Lake Rd. in Cameron Park, CEQA: an EIR was prepared by El Dorado County, SCH #970720221; Bell Woods Reorganization, LAFCO Project 04-11, Informational Hearing pursuant to Government Code §56857, annexation of 34 acres to Cameron Park CSD and 2.5 acres to El Dorado Hills CSD with detachment from CSA 9 Zone 17, located at Hollow Oak Rd. and Bass Lake Rd. in El Dorado Hills, no action will be taken; Bannon Annexation, LAFCO Project 05-05, Informational Hearing pursuant to Government Code §56857, annexation of 26 acres to El Dorado Irrigation District, located at Hwy. 49 and Hwy. 193 in the Placerville area, no action will be taken.

Any person may submit oral or written comments. Staff will distribute written comments to the Commission if submitted 24 hours before the meeting. Roseanne Chamberlain, Executive Officer, LAFCO, 550 Main Street Suite E, Placerville, CA 95667. If you have any questions, you may contact the LAFCO office during normal business hours at (530) 295-2707.

EL DORADO LOCAL AGENCY FORMATION COMMISSION

ROSEANNE CHAMBERLAIN, EXECUTIVE OFFICER

MOUNTAIN DEMOCRAT

TO BE PUBLISHED ONE TIME ONLY: July 6, 2005

I, Corinne Fratini, LAFCO Policy Analyst, do declare that I notified the following persons/entities of the Meetings/Closed Sessions noted below. Further, I, Corinne Fratini, do declare that I either posted or caused to be posted the Agendas/Meetings/Closed Session of LAFCO at the Board of Supervisors and Bldg "C" Main Bulletin Boards on or before 5:00 p.m. on July 6, 2005


 Corinne Fratini, LAFCO Policy Analyst

	<i>AGENDA</i> - (Double Sided - 7)	Meeting Date: 07/27/05	Mailed:	
√	Agenda File - LAFCO			
√	Chamberlain, Roseanne	LAFCO		
√	John Driscoll, City Mgr.	City of Placerville	487 Main Street	Placerville, CA 95667
√	Fratini, Corinne	LAFCO		
√	Sacramento Bee	Folsom Bureau	1835 Prairie City Rd., Suite 500	Folsom, CA 95630
√	Stahmann, Susan	LAFCO		
√	Tahoe Tribune	Editor	3079 Harrison Ave.	So. Lake Tahoe, CA 9615
	<i>AGENDA</i> - (e-mailed)			
e-m	Allen, Nancy	LAFCO Commission	wyomom@webtv.net	
e-m	Arietta, Butch	Springfield Meadows CSD	Barietta57@aol.com	
e-m	Baumann, Helen	BOS	bostwo@co.el-dorado.ca.us	
e-m	Brillisour, Jo Ann	El Dorado County - Planning	jbrillisour@co.el-dorado.ca.us	
e-m	Browne, Scott	Attorney At Law	scottbrowne@ips.net	
e-m	Burney, Naomi	League of Women Voters	nburney@ply4.innercite.com	
e-m	Chamberlain, Roseanne	LAFCO	roseanne@co.el-dorado.ca.us	
e-m	Colvin, Robby	LAFCO Commission	robbycolvin@hotmail.com	
e-m	Cooper, Brian	El Dorado Irrigation District	bcooper@eid.org	
e-m	Corcoran, Daniel	EID	dcorcoran@eid.org	
e-m	Costamagna, Gary	LAFCO Commission	pnjcosta@ips.net	
e-m	Davis, Don		ddavis67@pacbell.net	
e-m	Deister, Ane	EID	adeister@eid.org	
e-m	Dupray, Rusty	LAFCO Commission	hosone@co.el-dorado.ca.us	

e-m	Ford, Frank	Citizens for Good Government	fordcgg@pacbell.net
e-m	Fraser, John	EID	jfraser@innercite.com
e-m	Fratini, Corinne	LAFCO	cfratini@co.el-dorado.ca.us
e-m	Frye, Larry R., Chief	EDH County Water	Larry@edhfire.com
e-m	Georgetown Gazette-Ctrl Disp	Newspaper	gazette@d-web.com
e-m	Gill, Laura	CAO's office	lgill@co.el-dorado.ca.us
e-m	Gibson, Thomas	LAFCO Counsel	Thomas.Gibson@bbklaw.com
e-m	Grace, Lori	EID	lgrace@eid.org
e-m	Hagen, Carl	LAFCO Commission	chagen@d-webb.com
e-m	Hidahl, John		john.hidahl@aerojet.com
e-m	Hillyer, Dianna	EDH CSD	dhillyer@edhcsd.org
e-m	Hollis, Bob	Request	
e-m	Jackson, Mindy	El Dorado Transit	mjackson@innercite.com
e-m	Lacher, Bruce	El Dorado County Fire District	c7700@directcon.net
e-m	Life Newspapers	Newspaper	editor@villagelife.com
e-m	Loffis, Francesca	LAFCO Commission	floftis@CWnet.com
e-m	Long, Ted	LAFCO Commission	tedtahoe@hotmail.com
e-m	Lowery, Wayne	El Dorado Hills CSD-Gen. Mgr	wlowery@edhcsd.org
e-m	Margaret Moody	BOS	mmoody@co.el-dorado.ca.us
e-m	McDonald, Linda	EID	lmcDonald@eid.org
e-m	Morgan, Jon	Environmental Management	jmorgan@co.el-dorado.ca.us
e-m	Neasham, Sam		Neasham@neashamlaw.com
e-m	Osborne, George	EID	
e-m	Paine, Richard C.	LAFCO Commission	paine@trajen.com
e-m	Purvines, Shawna	CAO's office	spurvines@co.el-dorado.ca.us
e-m	Rescue Fire Protection District	Fire Protection District	rescuefd@directcon.net
e-m	Russell, Dan	El Dorado County Surveyor	drussell@co.el-dorado.ca.us
e-m	Sanders, Vicki	CAO's Office	vsanders@co.el-dorado.ca.us
e-m	Segel, Harriett	Public	tuffi@innercite.com
e-m	Smith & Gabbert, Inc.	El Dorado Land & Development	Kim@waveshift.com
e-m	Solaro, Dave	Board of Supervisors	dsolaro@co.el-dorado.ca.us

e-m	Stack, Noel	Mt. Democrat	nstack@mtdemocrat.net	
e-m	Sweeney, Jack	LAFCO Commission	bosthree@co.el-dorado.ca.us	
e-m	Weimer, Michele	EID		
e-m	Wheeldon, George	LAFCO Commission	wheeldon@sbcglobal.net	
e-m	Witt, Norb		nwitt@sbcglobal.net	
e-m	Word, Chris	EID	cword@eid.org	
e-m	Wright, William	Attorney at Law	billofwrights@sbcglobal.net	
	INCORPORATION ONLY			
e-m	Taylor, Nat	Project Manager	ntaylor@lamphier-gregory.com	
	AGENDA (Single-Sided)			
√	Post- B, C & LAFCO (3)			
√	Agenda Item File	Districts for Budget		
√	Agenda Item Person			
	PACKET (20) - Mailed			
√	Allen, Nancy	Commission	P. O. Box 803	Georgetown, CA 95634
√	Chamberlain, Roseanne	LAFCO		
√	Colvin, Roberta	LAFCO Commission	2854 Bennett Dr.	Placerville, CA 95667
√	Costamagna, Gary	Commission	4100 Marble Ridge Road	El Dorado Hills, CA 9576
√	Dupray, Rusty	Commission	Board of Supervisors	
√	Fratini, Corinne	LAFCO		
√	Gibson, Thomas	LAFCO Counsel	BBK 400 Capitol Mall, Ste 1650	Sacramento, CA 95814
√	Hagen, Carl	LAFCO Commission	183 Placerville Dr.	Placerville, CA 95667
√	Loftis, Francesca	Commission	7085 Nutmeg Lane	Placerville, CA 95667
√	Long, Ted	LAFCO Commission	2498 Kubel Ave.	So. Lake Tahoe, CA 9615
√	Manard, Aldon	Commission	3591 Coloma Canyon Rd.	Greenwood, CA 95635
√	Paine, Richard C.	Commission	Board of Supervisors	
√	Public Review Binder			
√	Stahmann, Susan	LAFCO		
√	Sweeney, Jack	Commission	Board of Supervisors	
√	Wheeldon, George	Commission	EID-2890 Mosquito Road	Placerville, CA 95667
√	Extra Copy for Meeting			

√	Stack, Noel	Mt. Democrat	1360 Broadway	Placerville, CA 95667
√	Segel, Harriett	Mail	2067 Wood Mar Drive	El Dorado Hills, CA 9576
√	Chief Larry Fry	EDH County Water Dist. (Mail)	990Lassen Lane	El Dorado Hills, CA 9576
	*Ask RC if Scott & Barbara	packet		
	TOPICS - Mailed -			
√	Conference Table (2 copies)			2737 Carnelian Cir. EDH.
√	Project Files	All EID- Linda MacDonald-EID	Bell Ranch-Ken Wilkinson	P. O. Box 1983 Pcvl 9566
√	Misc. Topics to People	All Smith Flat-Jenna Lollis	2903 Jacquier Road	Placerville, CA 95667

Subject: July 27, 2005 LAFCO Agenda

From: lafco <lafco@co.el-dorado.ca.us>

Date: Wed, 06 Jul 2005 16:58:11 -0700

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