

Notice of Exemption

PLEASE POST – DO NOT REMOVE BEFORE 9/5/2025

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

Project Title: El Dorado Senior Housing Annexation

Project Location - Specific: Township 10N, Range 10E, Section 35; Placerville 7.5" U.S.G.S Quadrangle

Project Location: 6464 Koki Lane El Dorado **County:** El Dorado

Description of Project: The El Dorado Irrigation District (District) proposes to annex two parcels into its service area to provide water and sewer service. The two parcels are located at 6464 Koki Lane in El Dorado and total 8.08 acres. El Dorado Senior Housing, LLC proposes to construct an affordable, age-restricted community housing development consisting of residential and commercial units. The District has sufficient water supply and wastewater capacity to serve the proposed development. The parcels are within the District's sphere of influence. Based on preliminary design review, the development will require the extension of 620 linear feet of water line and 100 linear feet of sewer line to receive service.

The project is identified by the Local Agency Formation Commission (LAFCO) as LAFCO Project No. 2024-02 (LAFCO Resolution Number L-2025-06). El Dorado LAFCO is the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA). The District is considered a Responsible Agency under CEQA for the annexation.

Name of Public Agency Approving and Carrying Out Project: El Dorado Irrigation District

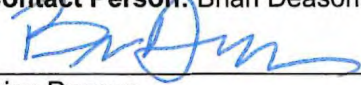
Exempt Status:

☒ Statutory Exemption - (CCR, Title 14, Section 15282(k))

Reasons why project is exempt: The proposed annexation qualifies for a statutory exemption under CEQA based on Public Resources Code section 21080.21; CEQA Guidelines section 15282(k) as it involves the installation of new pipelines within public rights-of-way with a total length under one mile.

Lead Agency Contact Person: Brian Deason

Telephone/E-mail: (530) 642-4064/bdeason@eid.org

Signature: 

Date: 7/28/25

Name: Brian Deason

Title: Environmental Resources Supervisor

☒ Signed by Lead Agency

FILED

JUL 28 2025

JANELLE K. HORNE, Recorder-Clerk
By 

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP IN BOOK 52, PAGE 90 BEING THE NORTHWEST LINE OF DORADO WOODS UNIT NO. 1, BOOK G, PAGE 128, WHICH IS SHOWN AS N56°01'28" E.

LEGEND

- DIMENSION POINT
- EL DORADO IRRIGATION DISTRICT BOUNDARY (EXISTING)/PARCEL BOUNDARY
- EXISTING ROAD R.O.W.
- TIE LINE TO SECTION

BOUNDARY MAP
L.A.F.C.O. PROJECT 2024-02

EL DORADO SENIOR VILLAGE REORGANIZATION INTO THE EL DORADO IRRIGATION DISTRICT

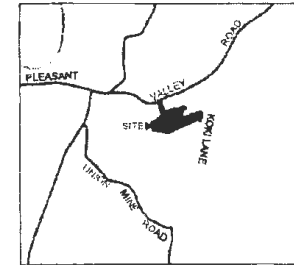
A PORTION OF THE NORTHEAST ¼ OF SECTION 35, T.10 N., R.10 E. M.D.M.
BEING A PORTION OF LOT 3, BLOCK 18 OF THE

"TOWNSITE OF EL DORADO"

COUNTY OF EL DORADO STATE OF CALIFORNIA

MARCH 2025 SCALE 1"=70'

SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

**COUNTY SURVEYOR'S STATEMENT**

THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION, THE EL DORADO COUNTY RECORDER'S OFFICE AND CONFORMS TO THE LINES OF ASSESSMENT.

DATED: 4/2/2025

BRIAN H. FRAZIER, PLS #190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN C. CISNEROS, PLS 9539
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
EL DORADO COUNTY CA 95867

DATE: 7/17/2025

ATTEST
EXECUTIVE OFFICER

SURVEYOR'S STATEMENT

THIS EXHIBIT WAS PREPARED ON MARCH 24 2025 AND IS FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

John P. Mattimoe
JOHN P. MATTIMOE, PLS 4600

MARCH 28, 2025
DATE



APPROVED



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
09--07282025-058
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY EL DORADO IRRIGATION DISTRICT	LEAD AGENCY EMAIL bdeason@eid.org	DATE 07/28/2025
COUNTY/STATE AGENCY OF FILING EL DORADO	DOCUMENT NUMBER FW2025-0058	

PROJECT TITLE

EL DORADO SENIOR HOUSING ANNEXATION

PROJECT APPLICANT NAME BRIAN DEASON	PROJECT APPLICANT EMAIL bdeason@eid.org	PHONE NUMBER (530) 642-4064
PROJECT APPLICANT ADDRESS 2890 MOSQUITO ROAD	CITY PLACERVILLE	STATE CA
		ZIP CODE 95667

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☒ Exempt from fee
 ☒ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
☒ County documentary handling fee		\$ _____ \$50.00
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

x *Laurie McCormick*

AGENCY OF FILING PRINTED NAME AND TITLE

Janelle K. Horne Recorder-Clerk, by Laurie McCormick, Dpty