

AMADOR LAFCO

LOCAL AGENCY FORMATION COMMISSION

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August 19, 2024

Chuck Beatty
Planning Director/Amador County

Subject: Comment re: Draft Environmental Impact Report for the Wicklow Way Specific Plan

Dear Mr. Beatty,

From our preliminary review, it does not appear that LAFCO will have significant substantive comments to submit in addition to other comments that have been submitted previously. We are aware of a number of earlier comments addressing service impacts, but these may not be direct environmental impacts.

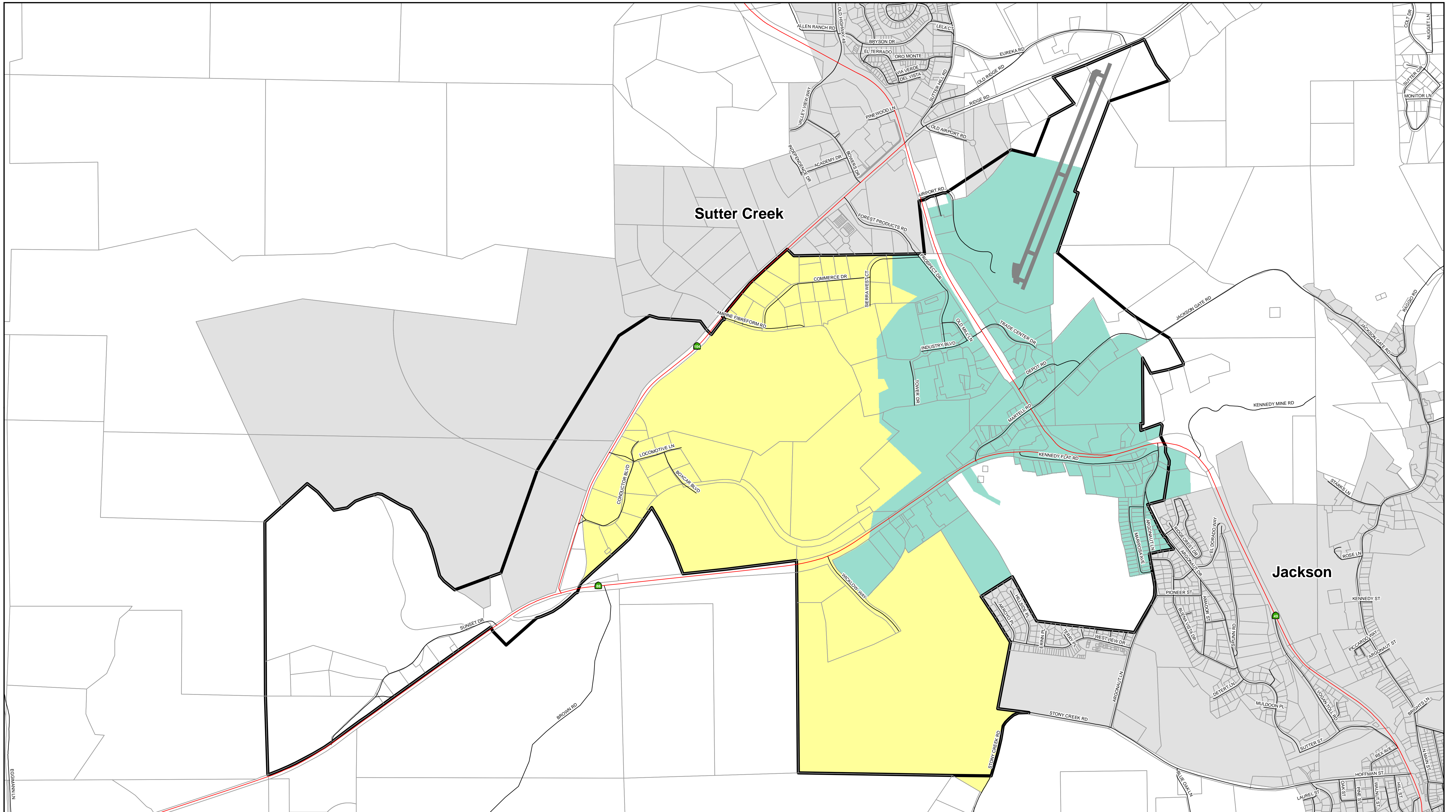
However, it's important to be sure you see the boundaries of CSA#4 correctly. An old LAFCO annexation (LAFCO Project #226) to include the WW area into CSA#4 was approved by LAFCO years ago, but it was never completed, and the WWSP area is outside the boundaries of the CSA. Many staff at the county and AWA have historically assumed the WW area was within the boundaries of the CSA. It is not. Attached is a descriptive map showing the CSA and that annexation.




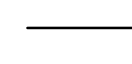




Currently, CSA#4 provides drainage service and serves as an effective vehicle for collecting drainage assessments from adjacent developed areas in Martel. It seems logical to use the existing CSA #4 as a vehicle for coordinating drainage improvements and collecting associated assessments in the WW project area as the development progresses. Once annexed, the county can internally form zones within the CSA, if needed, to allow varying assessments to be charged.

It might make a lot of sense for the county, as landowner, to annex the whole specific plan area in one application, once the specific plan is approved, and ahead of the complications of the individual development phases. To that end, having the Specific Plan EIR enable LAFCO to approve the CSA annexation would be really convenient. For LAFCO to use the WWSP EIR, we would need to identify LAFCO as a possible responsible agency for future annexation into CSA#4. The specific wording and discussion about drainage issues looks adequate in all the other ways.

Sincerely,
Byron Damiani
Executive Officer
Amador LAFCO

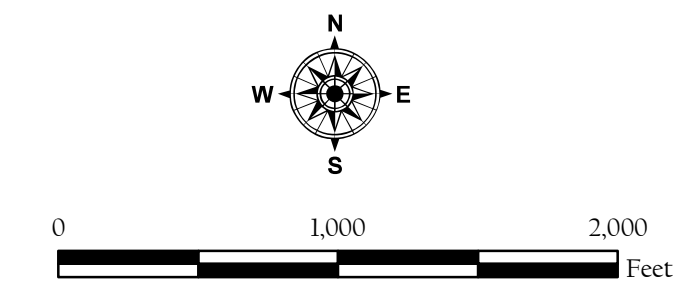
916.425.0077 amador.lafco@gmail.com Attachment: Proposed CSA#4 annexation map



-  State Highway
-  Parcel Boundary
-  1985 SOI (Obsolete)
-  Road
-  City Limits
-  CSA #4
-  Airport Runway
-  LAFCO Project #226 (Never Completed)

CSA #4 Boundary & Sphere of Influence (Coterminous)

LAFCO Resolution #2008-17 (12/18/08)



Map created May 7, 2009 for Amador LAFCO by:
 Amador County Department of Information Technology, GIS Division
 810 Court Street, Jackson, CA 95942 (209) 223-6591

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