

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: May 22, 2008

Item No.: 7.

Staff: Jason R. Hade

**REZONE/PLANNED DEVELOPMENT/TENTATIVE
SUBDIVISION MAP/SPECIAL USE PERMIT**

FILE NUMBERS: Z07-0052 /PD07-0033/TM07-1461/S08-0005/Forest Lake Village

APPLICANT: Red Hook Development, LLC/Suzanne Sparacio

ENGINEER: Carlton Engineering/Cesar Montes de Oca

REQUEST: The project consists of the following requests:

1. Zone change from Commercial – Sierra Design (C-DS) to Commercial – Planned Development (C-PD);
2. Development plan (mixed use) and tentative subdivision map creating two commercial parcels (5,375 square feet and 15,650 square feet), 16 residential units (750 square feet to 1,000 square feet), and two open space lots (9,148 square feet and 18,296 square feet). The development plan would include commercial uses on the first and second floors with residential uses on a portion of the second floor and the entire third floor with the exception of several commercial storage closets; and
3. Special use permit to authorize the proposed residential units within a Commercial zone district.

LOCATION: East side of Red Hook Trail, approximately 400 feet north of the intersection with Sanders Drive in the Pollock Pines area, Supervisorial District II. (Exhibit A)

APN: 101-210-13 and -15 (Exhibit D)

ACREAGE: 2.1 acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial – Sierra Design (C-DS) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project consists of the following:

1. Zone change from Commercial – Sierra Design (C-DS) to Commercial – Planned Development (C-PD);
2. Development plan and tentative subdivision map for a mixed use commercial/residential development creating two commercial units (5,375 square feet and 15,650 square feet), 16 residential condominiums (750 square feet to 1,000 square feet) with private outdoor patios, and two open space lots (9,148 square feet and 18,296 square feet). The development plan would include two three story mixed use buildings with commercial uses on the first and second floors and residential uses on a portion of the second floor and the entire third floor with the exception of several commercial storage closets; and
3. Special use permit to authorize the proposed 16 residential units within a Commercial zone district.

Site Description

Project site elevations range from approximately 3,770 feet to 3,810 feet. Topography of the property is level to gently sloped land that is vegetated with pine trees and shrubs. The site is bordered by single-family residential development to the north, a mobile-home park to the east, retail and general commercial uses to the south, and vacant commercial parcels to the west. Access to proposed parcel two would be via a reciprocal access easement through APNs 101-210-16; 56; and 63 while proposed parcel one would be served by improvements to Red Hook Trail.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	C	C	Undeveloped
North	R1	MDR	Single-Family Residences
South	C	C	Commercial Center
East	MP	MFR	Mobile-Home Park
West	C	C	Undeveloped

Access

Access to proposed parcel two would be via a reciprocal access easement through APNs 101-210-16; 56; and 63 while proposed parcel one would be served by improvements to Red Hook Trail. Access agreement and improvements are addressed within the project's conditions of approval (Attachment 1). Proposed off-site road improvements are discussed in the circulation section below. Proposed access to all lots would be consistent with fire safe standards. As such, the proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards would result from the project design. The proposed subdivision is consistent with General Plan Policy 6.2.3.2 as the El Dorado County Fire Protection District has reviewed the project and confirmed that the proposed access and on-site roadways are adequate for the development.

Air Quality

The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that the project would have a less than significant impact on the air quality with the implementation of standard Air Quality Management District conditions of approval included in Attachment 1.

Building Design

Staff reviewed the preliminary building elevations and materials/colors attached as Exhibit H and I respectively, and have no concerns with the proposed colors, siding, roofing, window, and railings. The buildings would contain appropriate articulation and design features to generate interest and avoid the appearance of a large building mass. As proposed, the buildings represent a vertically mixed use commercial/residential project. Overall, staff believes the project's design would provide a needed architectural upgrade to the project vicinity and could potentially serve as a model for future commercial projects within the same project vicinity.

Circulation

According to the traffic impact analysis, "the proposed project is expected to generate 640 daily trips, including 26 AM peak-hour trips and 56 PM peak-hour trips" (*Traffic Impact Analysis Red Hook & Sanders Mixed-Use Project Pollock Pines, California, Kimley-Horn and Associates, Inc., June 26, 2007*). The analysis also determined, "as defined by the County, the addition of the

proposed project to the cumulative (2025) conditions scenario results in a significant impact at the Sly Park Road intersection with the US-50 eastbound ramps during the PM peak-hour.” However, the Department of Transportation has provided standard conditions of approval included within Attachment 1 of the staff report which address the issues identified in the traffic study. Implementation of these conditions of approval would reduce potential impacts to a less than significant level.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it is consistent with this General Plan requirement.

Drainage/Grading

Drainage/grading issues are addressed within the prepared environment document. Review of the submitted preliminary grading and drainage plan indicates the project would require the excavation of approximately 5,000 cubic yards of soil and the export of 1,000 cubic yards of soil. Proposed grading activities would comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potential impacts to a less than significant level. As stated in the submitted preliminary drainage report, “the proposed project should be considered as having a minimal impact on all stormwater drainage in the project area and the immediate vicinity.” (*Preliminary Drainage Improvements Study, Carlton Engineering, Inc., September 2007*). Therefore, substantial drainage pattern alteration or runoff would not occur. Conditions of approval are included in Attachment 1 that address drainage issues identified by DOT.

A review of the project’s slope map indicates that construction of a small portion of the parking area could disturb slopes in excess of 30 percent. However, the site has been previously disturbed and any disturbance of the man-made slopes would be minor in nature. As such, staff believes the project would be in substantial compliance with General Plan Policy 7.1.2.1. Grading limit lines are defined in the preliminary grading/drainage plan (Exhibit G).

Exterior Lighting

The preliminary outdoor lighting plan (Exhibit M) was reviewed and found to be consistent with Section 17.14.170 of County Code. Proposed light pole height would be no greater than 16 feet.

Fire

The El Dorado County Fire Protection District reviewed the proposed project and would require new fire hydrants for the site as well as road improvements as shown on the tentative map and an approved fire safe plan. The applicant revised the initial site plan to address parking and striping plan concerns raised by the Fire District. Fire issues are addressed within the project’s conditions of approval.

Landscaping

A review of the submitted preliminary landscaping plan (Exhibit L) indicates it is consistent with the requirements contained within Section 17.18.090 of the Zoning Ordinance. The plan includes trees which are capable of handling the anticipated snow load within the project vicinity. The applicant would submit a final landscape plan at the time of building permit submittal which would be reviewed for consistency with the approved preliminary landscaping plan. Additionally, staff would conduct an onsite inspection to verify compliance with the final landscape plan prior to building occupancy.

Land Use Compatibility

As discussed above, the subject site is surrounded by commercial and residential uses. The proposed project would provide additional neighborhood commercial service and housing opportunities. Therefore, the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Noise

As stated in the submitted acoustical analysis, "based on ambient noise level measurements and assumed typical residential construction noise insulation performance, interior noise exposure within proposed south-facing, Building A units is not expected to exceed 50 dBlmax." Activities associated with the project construction would result in temporary periods of elevated noise levels. However, a standard condition of approval is contained within Attachment 1 of the staff report which would reduce any potential temporary construction impacts to a less than significant level. A six-foot tall sound wall is proposed along the subject site's property line adjacent to the existing commercial center. Elevations are attached as Exhibit K.

Oak Tree Canopy

In order for the oak retention policies to apply to the proposed project, oak canopy coverage would have to total a minimum of one percent or approximately 915 square feet. Estimated oak tree canopy coverage at the subject site is 615 square feet. As identified in the submitted analysis, "as the existing oak canopy on the project site falls below this minimum of one percent of the project site, the oak canopy retention guidelines would not apply to the proposed project, and the project would be in compliance with Section 7.4.4.4 of the El Dorado County General Plan." (*General Plan Policy 7.4.4.4 – Oak Tree Canopy Retention Compliance Clarification, Red Hook Trail Project, Pollock Pines, California, Synthesis Environmental Planning, November 16, 2007*). Tree removal associated with proposed off-site road and water line improvements would be less than significant.

Parking

The project was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Based on parking requirements for 16 residential condominiums (32 spaces required) and 14,720 square feet of district/community shopping center space (59 spaces required) a total of 91 parking spaces would be required for the proposed development. A total of 99 parking spaces are shown on the site plan. As proposed, the project would meet the minimum parking requirements for the proposed uses.

Public Transit

The El Dorado County Transit Authority reviewed the proposed mixed use project and had no concerns or specific conditions of approval requested.

Signage

Each parcel is proposed to have an 80 square foot monument sign for a total of two signs. Staff reviewed the preliminary sign plan, Exhibit J, and believes the request is consistent with what is permitted by right within the Commercial zone district. Proposed sign materials and colors are consistent with the overall project design.

Solid Waste

Review of the submitted site plan indicates adequate space would be available for trash and recycling enclosures.

Wastewater

The proposed septic system for the project was reviewed and approved by the Environmental Management Department subject to the conditions of approval within Attachment 1. Issues addressed by the conditions of approval include the creation of a homeowner's association to perform system maintenance, annual maintenance and monitoring, and use limitations based on constraints of the onsite wastewater treatment system. As such, the project would be consistent with General Plan Policies 5.3.1.1 and 5.3.1.7 regarding wastewater capacity.

Water

Public water service would be provided to the project site by EID. El Dorado Irrigation District provided a letter dated July 27, 2007 indicating that it has adequate water supplies to serve the project. Therefore, no new or expanded offsite water facilities would be necessary to serve the proposed project. Based on this information, the project would be consistent with General Plan Policies 5.2.1.3 and 5.2.1.4 regarding connection to public water and, availability of reliable water supply.

GENERAL PLAN

The project has been reviewed in accordance with the applicable El Dorado County 2004 General Plan policies identified below and it has been determined that the project is consistent with the General Plan. While many of these topics have already been addressed in the previous section of the staff report, further discussion of those general plan issues not already discussed above is provided below.

Land Use:

Policies 2.1.1.3, 2.2.1.2, 2.2.1.3, 2.2.1.5, 2.2.3.1, 2.2.3.2, 2.2.5.3, and 2.2.5.21 concerning mixed use developments, land use densities, floor area ratio (FAR), land use designations, planned developments, rezoning, and land use compatibility have been reviewed as follows.

The project is consistent with policy 2.2.1.2 because the commercial land use designation allows mixed use development of commercial lands within Community Regions and Rural Centers which

combine commercial and residential uses provided the commercial activity is the primary and dominant use of the parcel. The maximum residential density shall be 10 dwelling units per acre within Community Regions. As proposed, the maximum overall project density is 7.62 dwelling units per acre and 13,000 total square feet of residential space with 14,720 total square feet of commercial space. As such, the project is consistent with policies 2.1.1.3 and 2.2.1.3.

The maximum FAR for the commercial land use designation is 0.85. As the project proposes a FAR of 0.30, it is consistent with policy 2.2.1.5 concerning FAR.

Sufficient open space and clustering of housing units to conform to the natural topography is provided for the project consistent with policy 2.2.3.1.

Staff has reviewed the zone change request against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as availability and capacity of public treated water system, septic and leach field capability, capacity of the transportation system serving the area, and existing land use pattern.

The subject site is surrounded by commercial and residential uses. The proposed project would provide additional neighborhood commercial service and housing opportunities. Therefore, the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Transportation and Circulation:

The project is consistent with policies TC-Xe and TX-Xf concerning traffic impacts as discussed above.

Because this commercial project also includes residential units, it would create an opportunity to potentially reduce vehicle trips by providing onsite housing for employees of the commercial businesses.

Housing:

The project is consistent with policy HO-1h which specifies that the County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses.

Public Services and Utilities:

As proposed, the project complies with policies 5.2.1.3, 5.2.1.4, 5.3.1.1, 5.3.1.7, 5.7.1.1, 5.7.3.1, and 5.8.1.1 regarding connection to public water, availability of reliable water supply, wastewater capacity, fire protection, law enforcement and school capacity. The project is consistent with these policies based on comments and analysis provided by El Dorado Irrigation District, El Dorado County Fire Protection District, and the Pollock Pines School District, as outlined above.

Public Health, Safety, and Noise:

With the implementation of the standard noise and Fire District conditions of approval in Attachment 1, the project is consistent with policies 6.2.3.2 and 6.5.1.3 concerning fire safe access and noise mitigation. Adequate fire safe access would be provided, as detailed above.

Conservation and Open Space:

As proposed, the project complies with policies 7.1.2.1, 7.4.4.4, and 7.5.1.3 grading on slopes in excess of 30 percent, oak tree canopy retention and replacement and cultural resource protection. These issues are addressed above as well as in the prepared environmental document.

Findings of consistency with the General Plan are provided in Attachment 2.

ZONING

Development Standards:

The proposed subdivision contains 20 lots which are substantially consistent with the development standards identified within the Commercial (C) zone district outlined in Section 17.32.040 of the Zoning Ordinance, including a minimum lot area of 1,000 square feet on the second story and 750 square feet on the third story for the residential units, maximum building coverage, and maximum building height. Proposed deviations from the development standards would include a minor reduction in minimum first story lot area, reduced minimum lot width, and zero foot setbacks for all units and are discussed in the planned development section below. However, the two proposed buildings would meet the minimum front, side, and rear yard setbacks specified in Section 17.32.040.D of the Zoning Ordinance.

The proposed commercial uses at the subject site consist of retail and office uses and would be permitted by right under Section 17.32.020. Uses to be authorized by the development plan are outlined in the planned development section below.

Special Use Permit:

A Special Use Permit (SUP) application is required for the proposed residential component of the project pursuant to Section 17.32.030.I and 17.04.100.A.2 of the Zoning Ordinance. Under this section of the Zoning Ordinance, multiple-family dwellings are permitted with an approved SUP. Based on consistency with the General Plan, compatibility with adjacent land uses, and less than significant environmental impacts, findings for conditional approval of the SUP are included in Attachment 2.

PLANNED DEVELOPMENT

The development plan would authorize all structures, elevations, parking, and landscaping consistent with the exhibits discussed above. Commercial uses authorized under the development plan would supersede those uses allowed by right under the Commercial zone district and would be limited to retail and office uses fully enclosed within the commercial parcel boundary lines. Accessory commercial uses such as outdoor patios for office staff break areas would be permitted as well. Based on constraints of the onsite wastewater treatment system, eating and drinking establishments,

automobile service, service stations, health facilities, and community care facilities would be prohibited. A proposed change in the allowable commercial uses authorized under the approved development plan would require the submittal of a planned development revision application for Planning Commission review.

The applicant has requested several minor modifications from the C zone district development standards for this planned development. Exhibit O outlines the net lot dimensions for the tentative subdivision map. Requested development standard modifications include a minor reduction in minimum lot area (approximately 1,125 square feet), a reduced minimum lot width from 50 feet to 22 feet, and zero foot setbacks for all units. Staff believes the minimum lot area standard discussed above applies to apartment buildings and not to mixed use projects such as Forest Lake Village. Other planned development issues have been discussed above under the General Plan consistency section. Staff reviewed the requested development standard deviations and net lot dimensions shown in Exhibit O and feel they would be appropriate for this planned development.

Findings for conditional approval of the development plan are included in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit P) to assess project-related environmental impacts. Based on the Initial Study, staff finds that the project could have a significant effect on cultural resources, noise, and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Assessor's Parcel Map Page
Exhibit E.....	Site Plan
Exhibit F.....	Tentative Subdivision Map
Exhibit G.....	Preliminary Grading/Drainage Plan
Exhibit H.....	Preliminary Elevations
Exhibit I.....	Building Materials/Colors
Exhibit J.....	Preliminary Sign Plan
Exhibit K.....	Sound Barrier Wall Elevation
Exhibit L.....	Preliminary Landscape Plan
Exhibit M.....	Preliminary Outdoor Lighting Plan
Exhibit N.....	Slope Analysis
Exhibit O.....	Net Lot Dimensions
Exhibit P.....	Environmental Checklist & Discussion of Impacts

RECEIVED
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VICINITY MAP

NTS

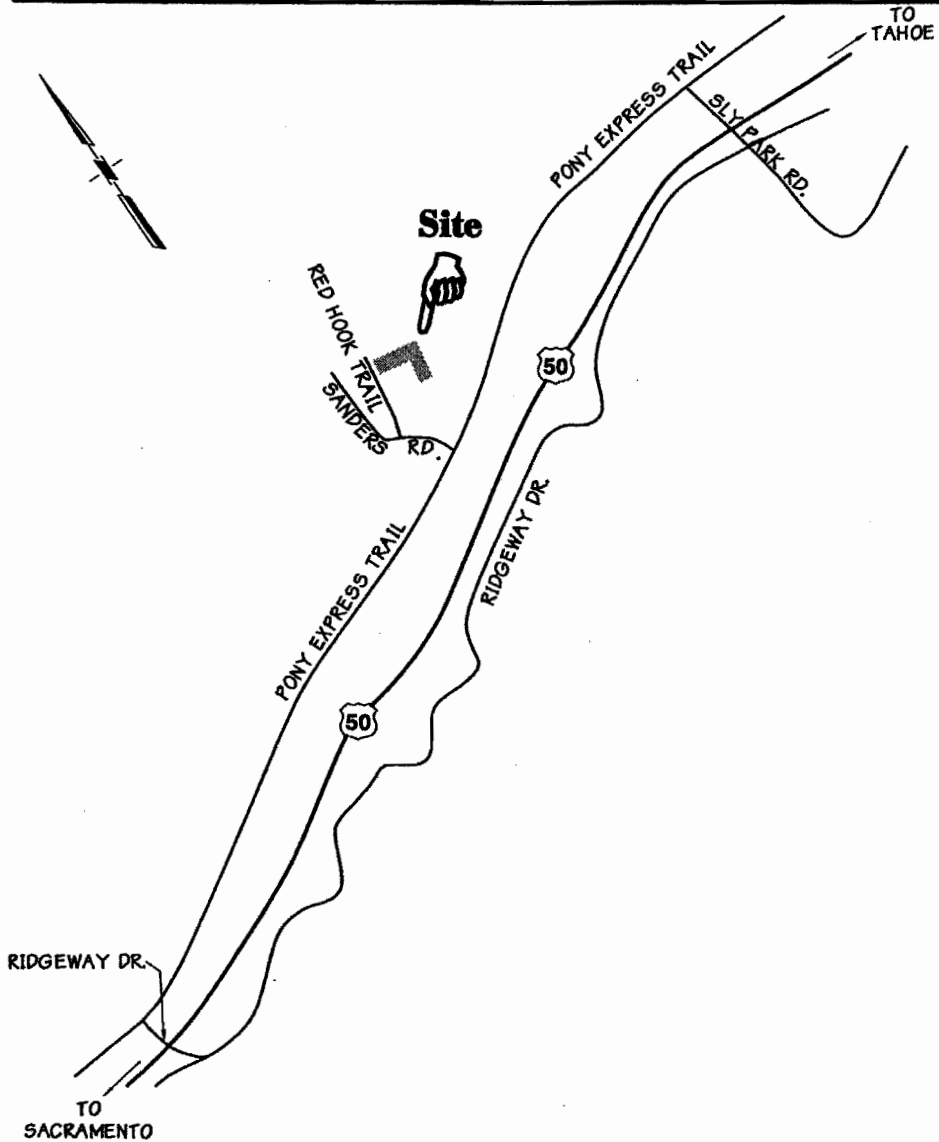
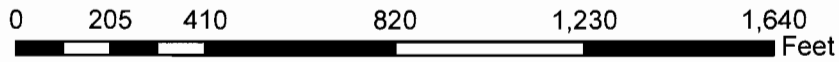
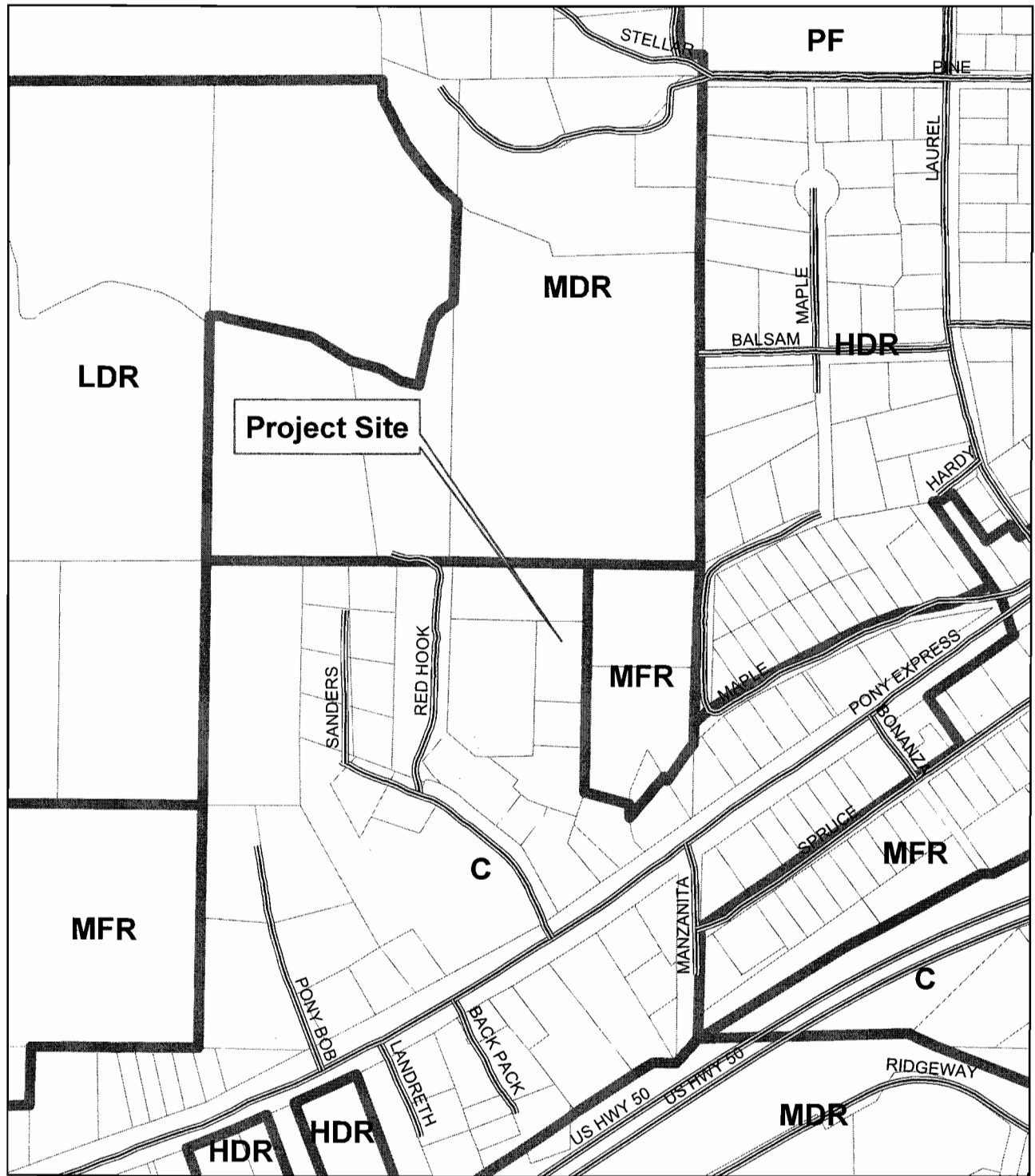


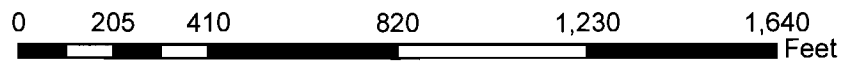
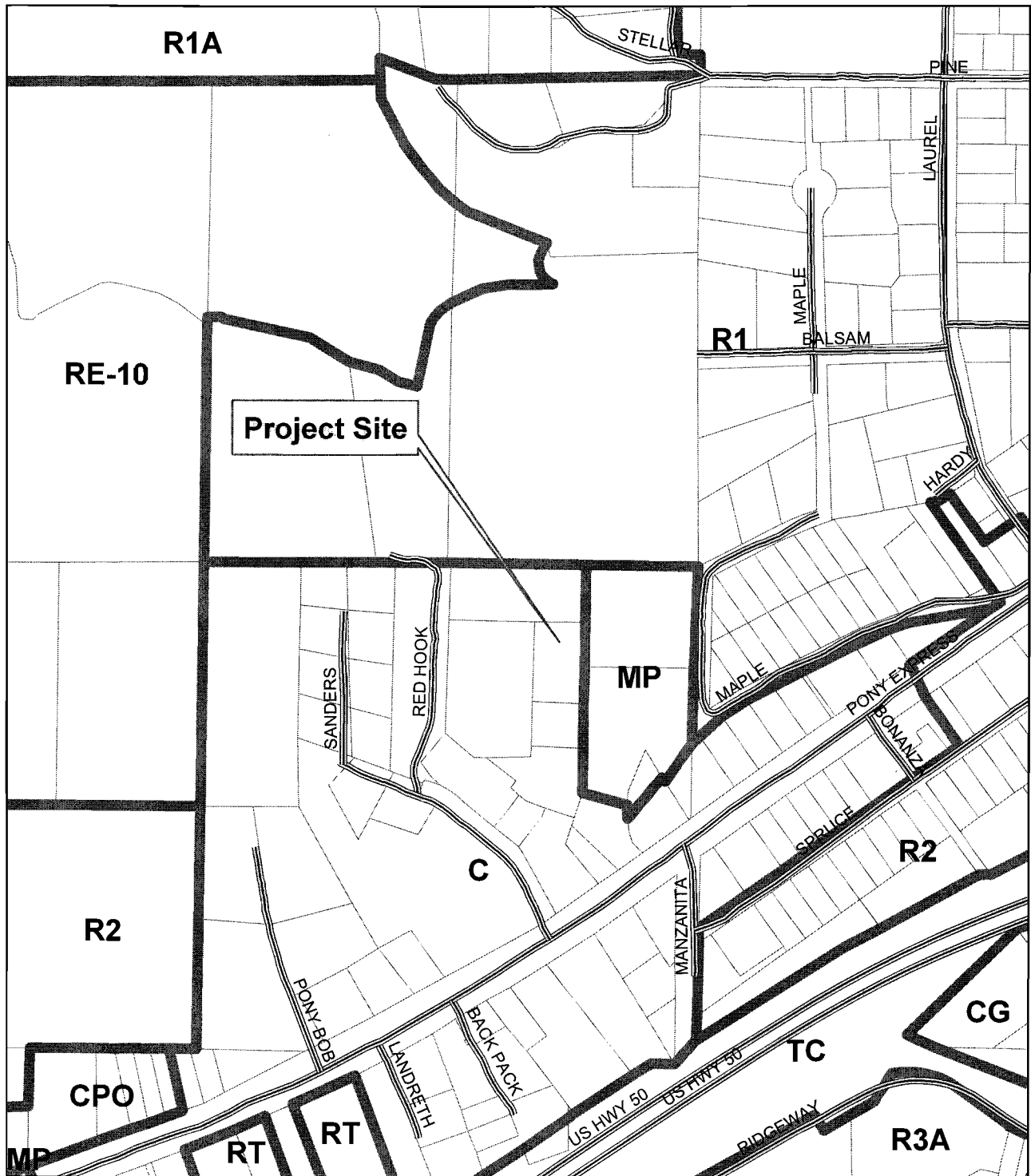
EXHIBIT A

**Z 07-0052/PD 07-0033
TM 07-1461**



Case No. Z07-0052/PD07-0033/TM07-1461/S08-0005
 General Plan Land Use Map

EXHIBIT B



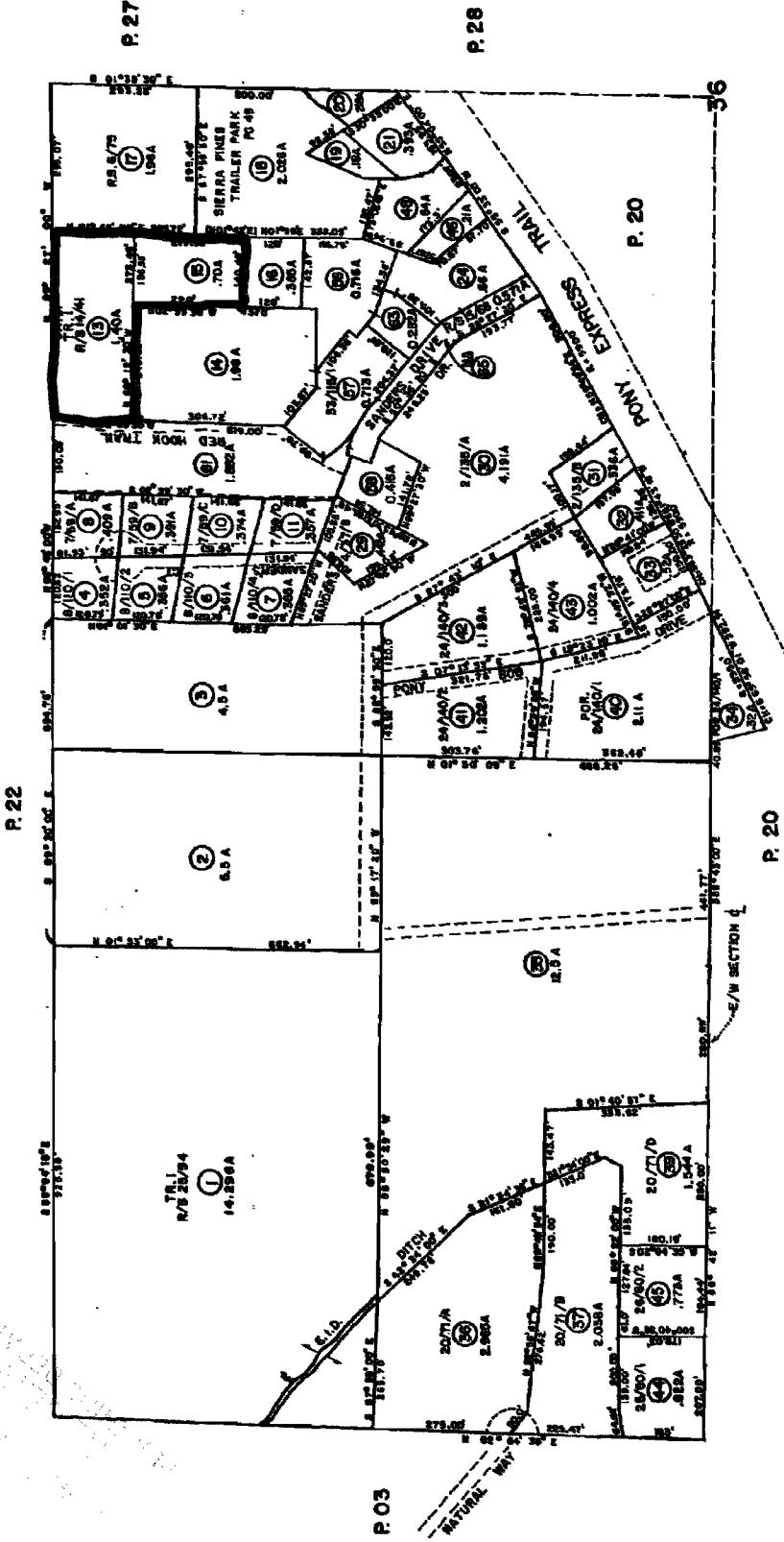
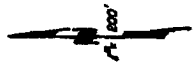
Case No. Z07-0052/PD07-0033/TM07-1461/S08-0005
Zoning Map

EXHIBIT C

POR.S.1/2 N.W.1/4 SEC.36 T.11N. R.12E. M.D.M.

Tax Area Code

101:21



Assessor's Map Bl. 101 - Pg. 21
County of El Dorado, California

OCT 18 2002

NOTES - Assessor's Street Frontage Shown in Blue
Assessor's Parcel Numbers Shown in Circle

Z 07-0052/PD 07-0033

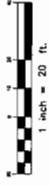
TM 07-1461

EXHIBIT D

Preliminary Site Exhibit Tentative Subdivision Map



Small Lake Village Job# 6190-01-07
 A PORTION OF THE SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF SECTION 36, T. 11 N., R. 12 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 MARCH, 2009
 SHEET 1 of 1

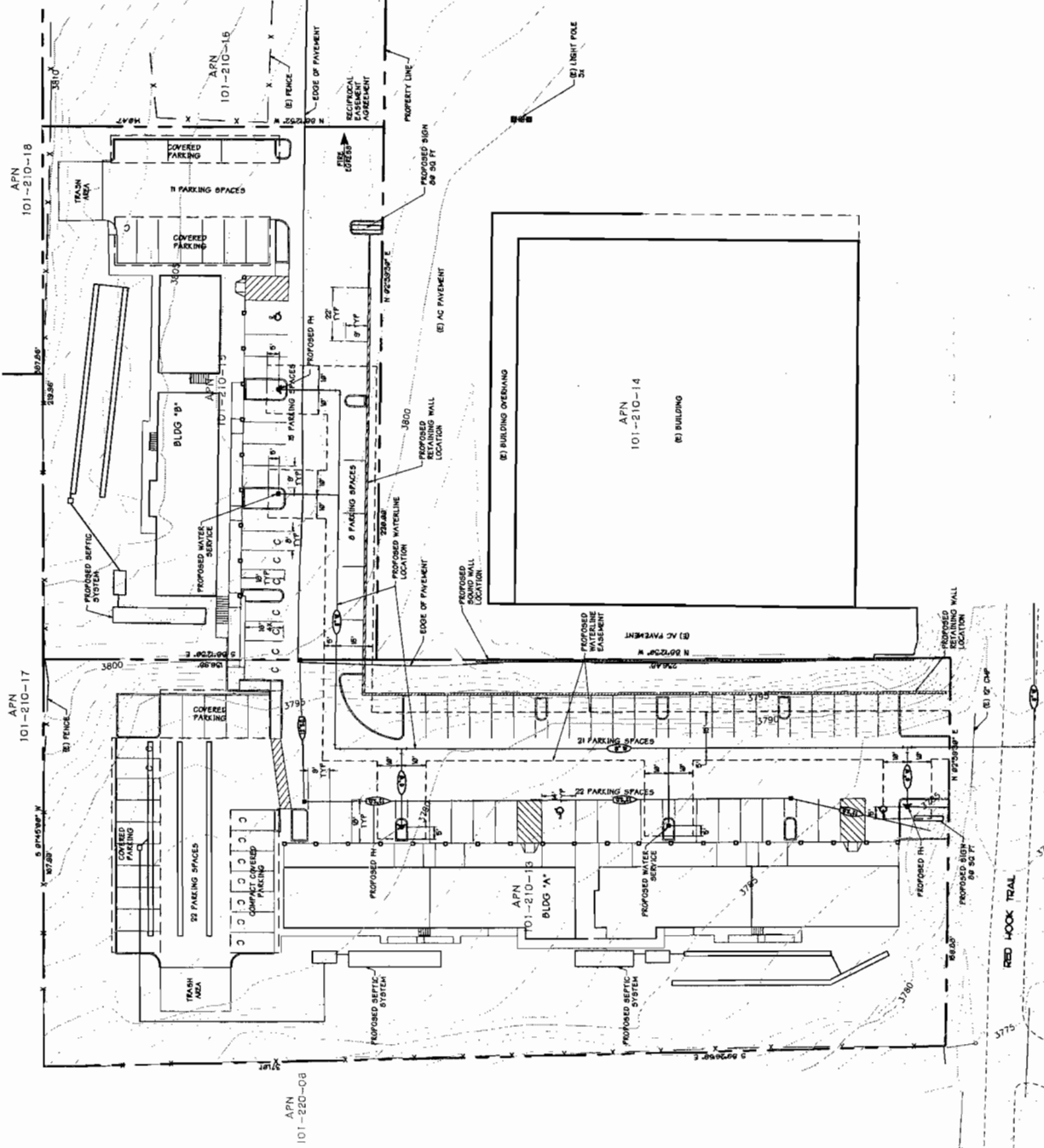
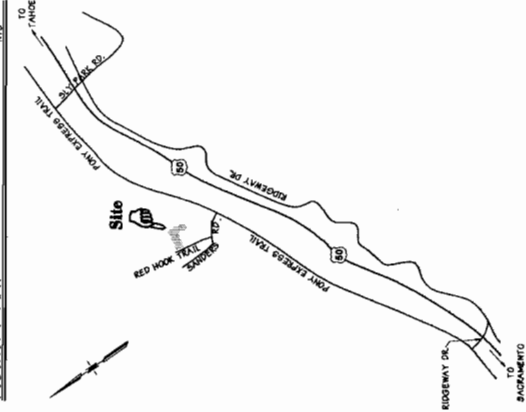


OWNER / APPLICANT:
 RED HOOK DEVELOPMENT, LLC
 2864 TARBOLTON CIRCLE
 FOLSOM, CA 95639

MAP PREPARED BY:
 CARLTON ENGINEERING INC.
 3835 FONDREKOZA ROAD
 SUITE 101
 FOLSOM, CA 95602
 (916) 677-3570



VICINITY MAP

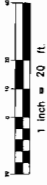


EXHIBITE

Tentative Subdivision Map

Special Lake Wetlands Sub# 8190-01-07

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 36, T. 11 N., R. 12 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2008
SHEET 1 OF 1



OWNER / APPLICANT:

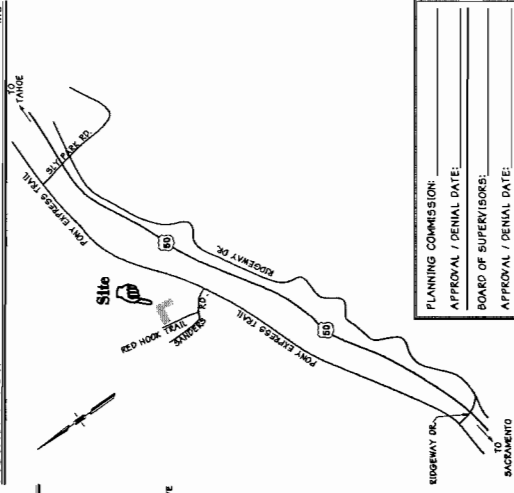
RED HOOK DEVELOPMENT, LLC
2864 PARADISE CIRCLE
FOLSOM, CA 95630

MAP PREPARED BY:

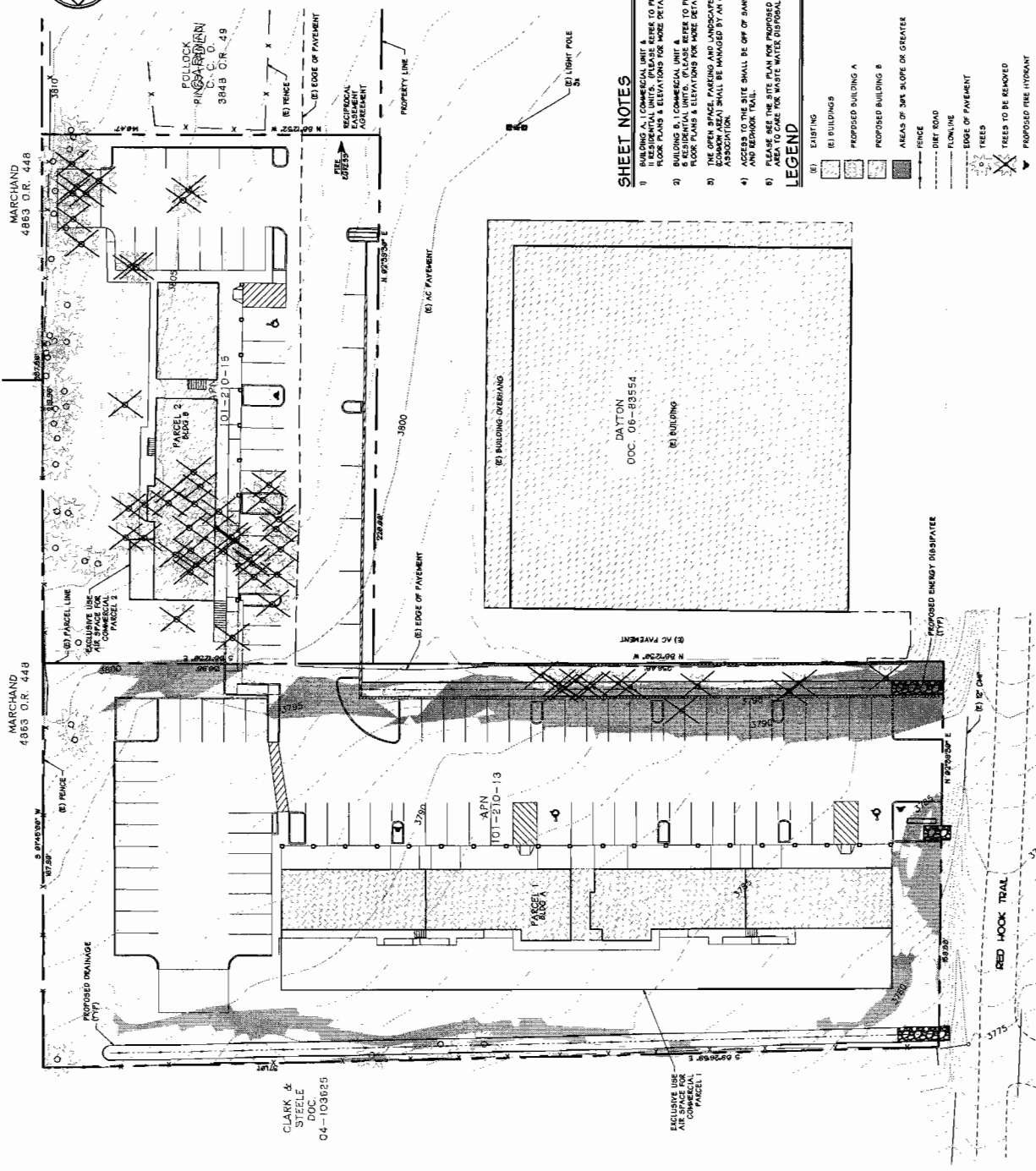
CARLTON ENGINEERING INC.
5065 CONDORSA ROAD
SHINGLE SPRINGS, CA 95692
(530) 677-4515

- SCALE OF MAP: 1" = 20'
- CONTOUR INTERVAL: ONE FEET (0)
- SOURCE OF TOPOGRAPHY: FIELD SURVEY
- SECTION, TOWNSHIP, RANGE: SECTION 36, T. 11 N., R. 12 E.
- ADJACENT PARCELS: 191210-5 & 191210-5
- PRESENT ZONING: C & PD
- PROPOSED ZONING: C & PD
- TOTAL NUMBER OF PARCELS: 2 (COMMERCIAL) 16 (RESIDENTIAL) COMMON AREA
- MINIMUM PARCEL AREA: SEE NOTES
- WATER SUPPLY: EL DORADO IRRIGATION DISTRICT
- SEWAGE DISPOSAL: ON SITE WASTE WATER DISPOSAL
- STRUCTURAL FIRE PROTECTION: POLLOCK PINES / CDF
- DATE OF PREPARATION: OCTOBER, 2007

VICINITY MAP



PLANNING COMMISSION: _____
 APPROVAL / DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL / DENIAL DATE: _____



SHEET NOTES

- 1) BUILDING A, COMMERCIAL UNIT 8 REFER TO PROPOSED FLOOR PLANS & ELEVATIONS FOR MORE DETAIL.
- 2) BUILDING B, COMMERCIAL UNIT 8 & RESIDENTIAL UNITS. PLEASE REFER TO PROPOSED FLOOR PLANS & ELEVATIONS FOR MORE DETAIL.
- 3) THE OPEN SPACE, PARKING AND LANDSCAPE AREAS SHALL BE MANAGED BY THE OWNERS ASSOCIATION.
- 4) ACCESS TO THE SITE SHALL BE OFF OF SANDERS DRIVE AND REDHOOK TRAIL.
- 5) PLEASE SEE THE SITE PLAN FOR PROPOSED SEPTIC AREA TO CARE FOR WASTE WATER DISPOSAL.

- ### LEGEND
- (E) EXISTING
 - (P) PROPOSED BUILDING A
 - (P) PROPOSED BUILDING B
 - (P) AREAS OF 3% SLOPE OR GREATER
 - (P) FENCE
 - (P) DIRT ROAD
 - (P) FURN LINE
 - (P) EDGE OF PAVEMENT
 - (P) TREES
 - (P) TREES TO BE REMOVED
 - (P) PROPOSED TREE HYDANT

EXHIBIT F

Preliminary Grading & Drainage Plan

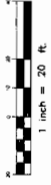
Tentative Subdivision Map



Desert Lake Village Job# 050-01-07

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 36, T. 11 N., R. 12 E., MD.M
COUNTY OF EL DORADO STATE OF CALIFORNIA

FEBRUARY, 2008
SHEET 1 of 1



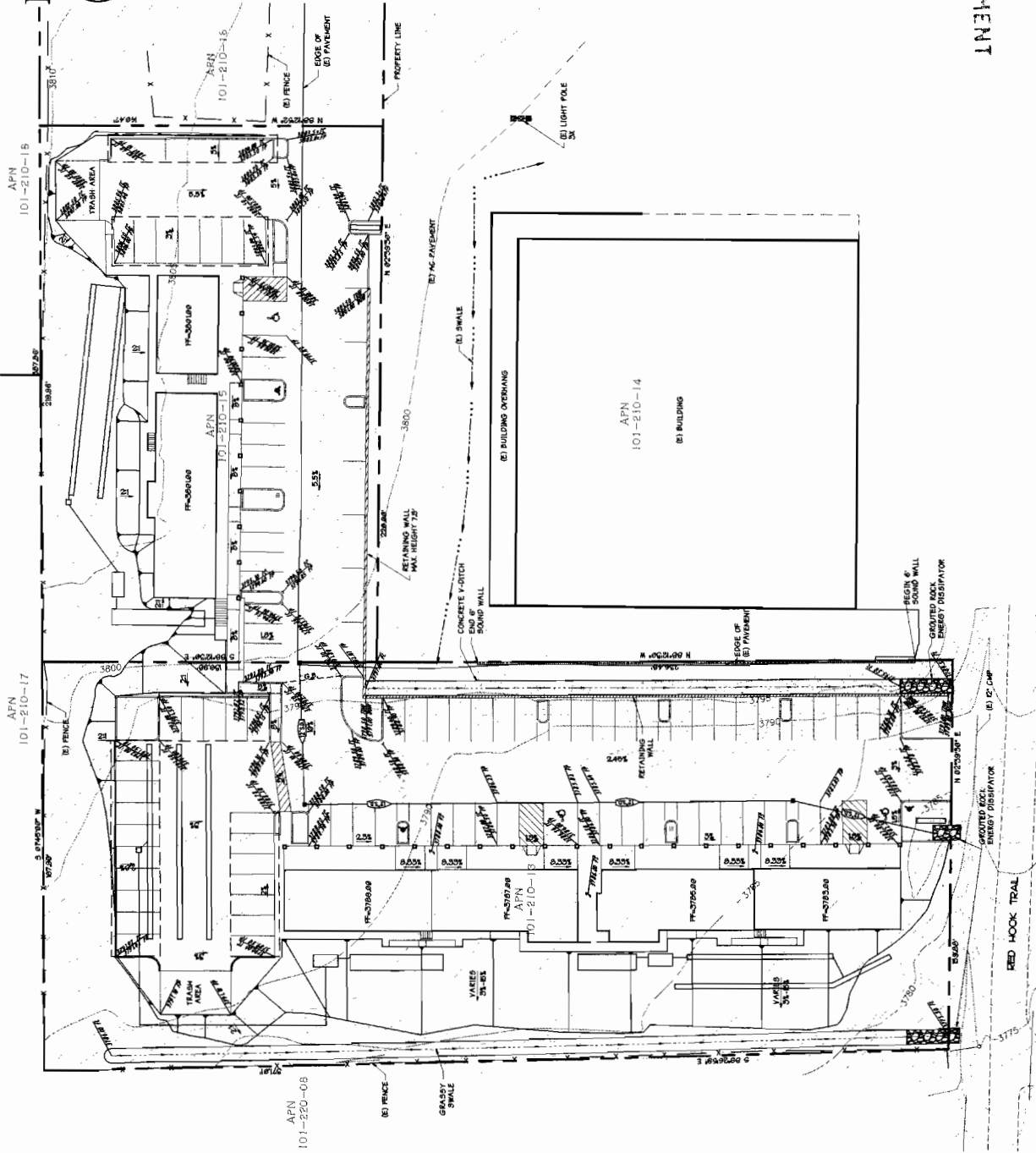
OWNER / APPLICANT:
RED HOOK DEVELOPMENT, LLC
2964 HARBOR CIRCLE
FOLSOM, CA 95630

MAP PREPARED BY:
CARLTON ENGINEERING, INC.
3853 FONDEROSA ROAD
SHINGLE SPRINGS, CA 95662
(530) 877-5515



CUBIC YARDS - EXCAVATION: 5,000*
CUBIC YARDS - EMBANKMENT: 2,000*

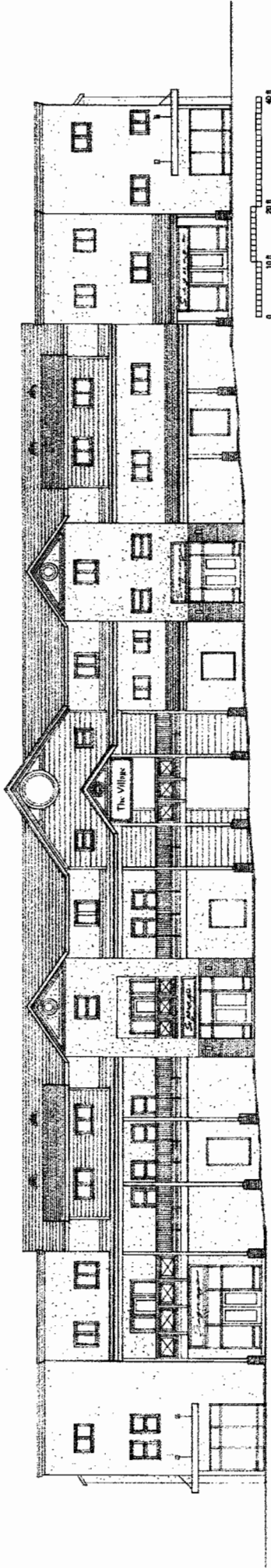
* THESE QUANTITIES ARE BASED ON TOPOGRAPHY PROVIDED BY THE OWNER
AND NO GUARANTEE IS MADE TO THE ACCURACY OF THIS INFORMATION.



RECEIVED
PLANNING DEPARTMENT

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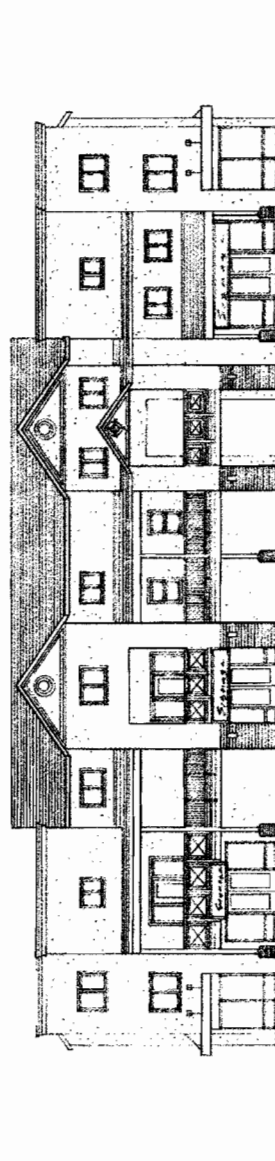
EXHIBIT G



BUILDING A

RED HOOK AND SANDERS MIXED USE

EL DORADO COUNTY, CA
7 NOVEMBER 2007



BUILDING B

RED HOOK AND SANDERS MIXED USE

EL DORADO COUNTY, CA
7 NOVEMBER 2007



Z 07-0052/PD 07-0033
TM 07-1461

EXHIBIT H

APPROVED FOR THE CITY OF EL DORADO
ON 11/07/07
BY: [Signature]

The undersigned is a duly Licensed Architect in the State of California, License No. 15127. I have prepared the above drawings to the best of my knowledge and belief in accordance with the requirements of the State of California. I am not responsible for any errors or omissions in these drawings or for any consequences that may result from their use. My services are limited to the design and construction of the building shown on these drawings. I am not responsible for any other work or for any consequences that may result from their use. My services are limited to the design and construction of the building shown on these drawings. I am not responsible for any other work or for any consequences that may result from their use.

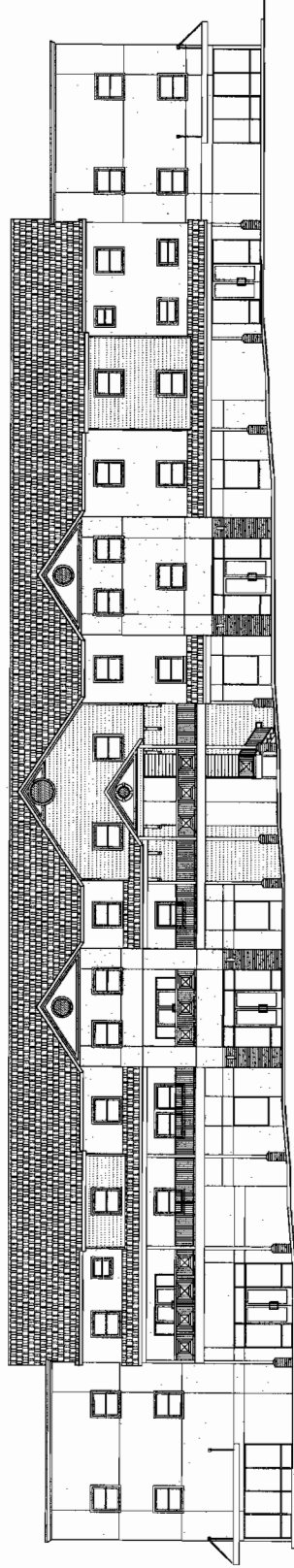
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT TITLE
 RED HOOK &
 SANDERS MIXED
 USE

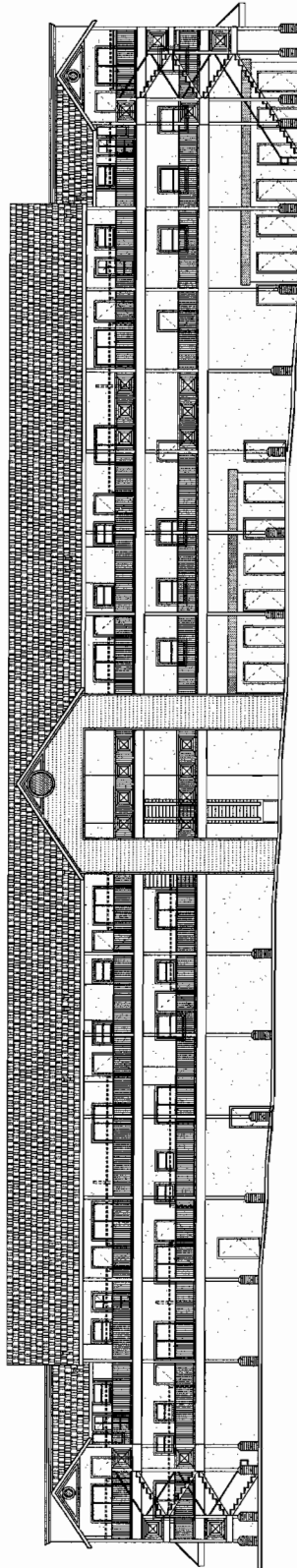
RED HOOK TRAIL
 SHEET TITLE
 ELEVATIONS -
 BUILDING A

CSI MEASUREMENTS
 DIMENSIONS
 IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

DATE: 20 MARCH 2008
 JOB NO. _____
 DRAWN BY: M.E.
 CHECKED BY: AMW
 DRAWING NO. _____



1/2 ELEVATION - FRONT



1/2 ELEVATION - BACK



1/2 ELEVATION - RIGHT SIDE (LEFT SIMILAR)

PRELIMINARY
DRAWINGS -
NOT FOR
CONSTRUCTION

CONSULTANT

The undersigned certifies that he/she is the duly licensed architect who prepared these drawings and specifications and that he/she is not providing these drawings and specifications for construction purposes. The undersigned certifies that the drawings and specifications are true and correct and that the undersigned is not providing these drawings and specifications for construction purposes. All drawings and specifications are the property of the undersigned and shall remain the property of the undersigned until payment in full has been received. No part of these drawings and specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the undersigned. This document is the property of the undersigned and shall remain the property of the undersigned until payment in full has been received.

Architect
Owner
Title

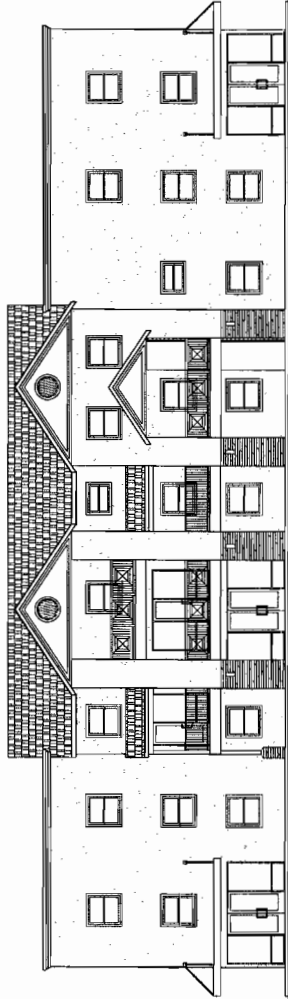
PROJECT TITLE
**RED HOOK &
SANDERS MIXED
USE**
RED HOOK TRAIL
POLLOCK PINES, CA
SHEET TITLE
**ELEVATIONS -
BUILDING B**

USE/REVISIONS
 ISSUED
 REVISED
NO. DATE DESCRIPTION

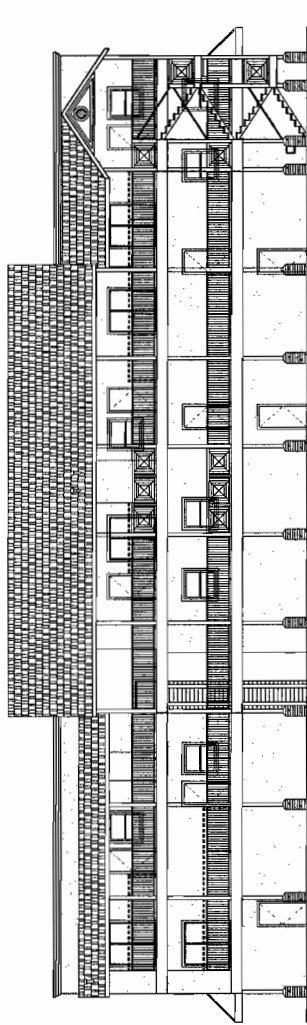
DATE 20 MARCH 2008
JOB NO.
DRAWN BY WJE
CHECKED BY AMM
DRAWING NO.

B2

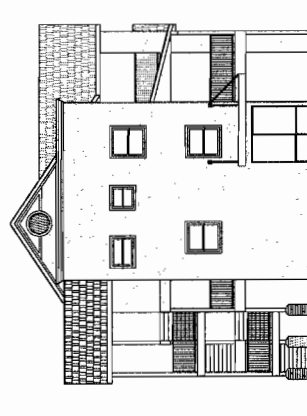
OF SHEET



1 ELEVATION - FRONT
1/8" = 1'-0"



2 ELEVATION - BACK
1/8" = 1'-0"



3 ELEVATION - LEFT SIDE
1/8" = 1'-0"

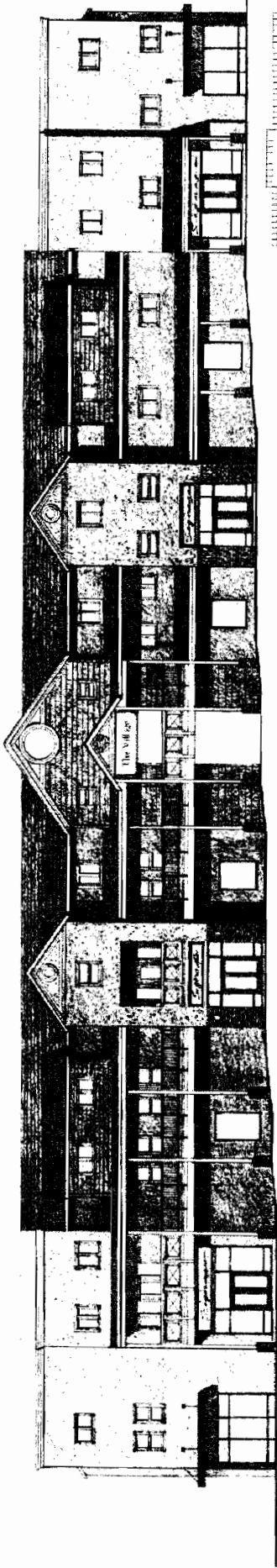


4 ELEVATION - RIGHT SIDE
1/8" = 1'-0"

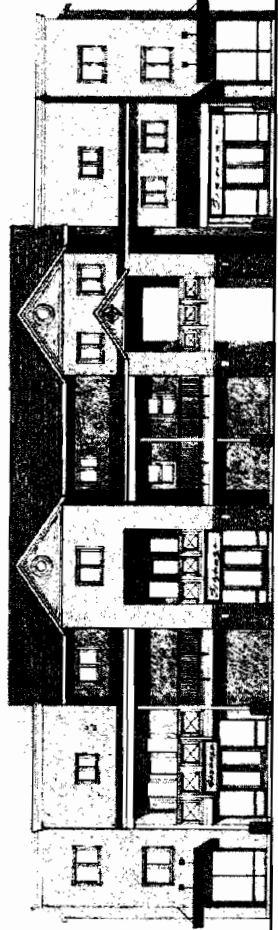
2

3

6



BUILDING A
RED HOOK AND SANDERS MIXED USE
EL DORADO COUNTY, CA
7 NOVEMBER 2007

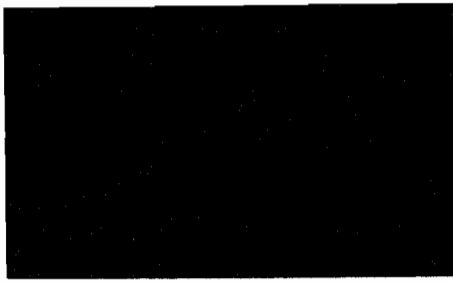


BUILDING B
RED HOOK AND SANDERS MIXED USE
EL DORADO COUNTY, CA
7 NOVEMBER 2007

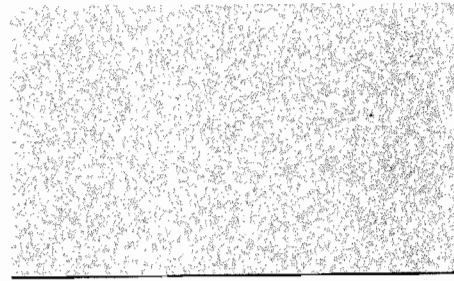


EXHIBIT I

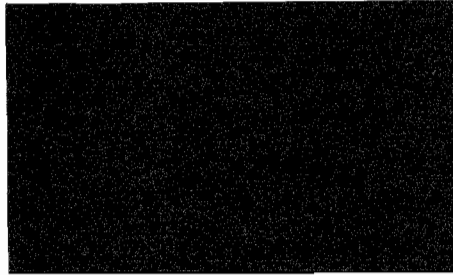
Z 07-0052/PD 07-0033
TM 07-1461



LAP SIDING
DEC750 Bison Beige



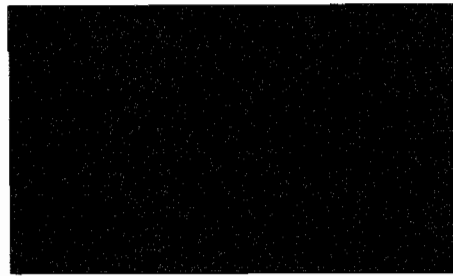
SIGN PANELS
DEC775 Sea Glass



CEMENT PLASTER 1
DEC729 Medallion



METAL PICKET RAILINGS
DEC756 Weathered Brown



CEMENT PLASTER 2
DE5186 Secluded Canyon

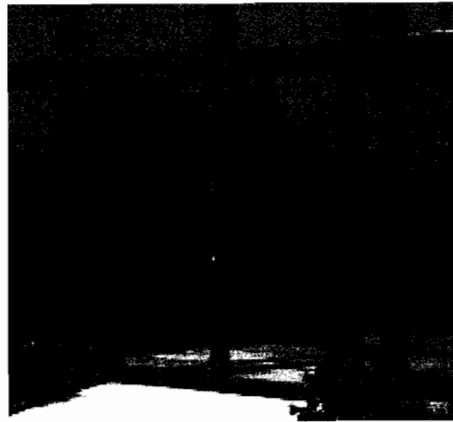
CORNICES, PEDIMENTS, FASCIAS,
POSTS, & DECORATIVE PANELS
DEW339 Bone China



CEMENT PLASTER 3
DEC776 Courtyard Green

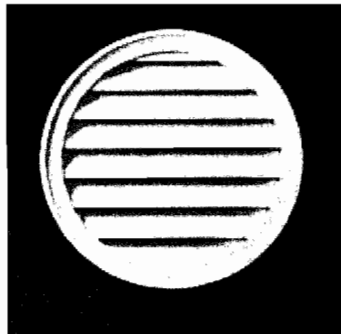
RED HOOK AND SANDERS MIXED USE
EL DORADO COUNTY, CA
7 NOVEMBER 2007



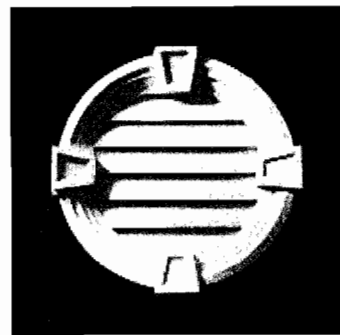


1st FLOOR STORE FRONT
Medium Bronze Aluminum

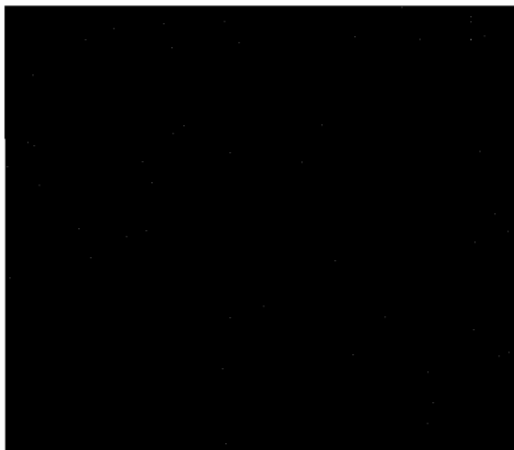
2nd & 3rd FLOOR WINDOWS
Almond Vinyl



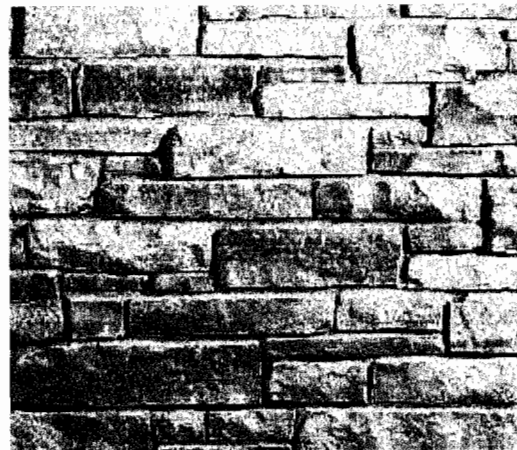
DECORATIVE LOUVER A



DECORATIVE LOUVER B



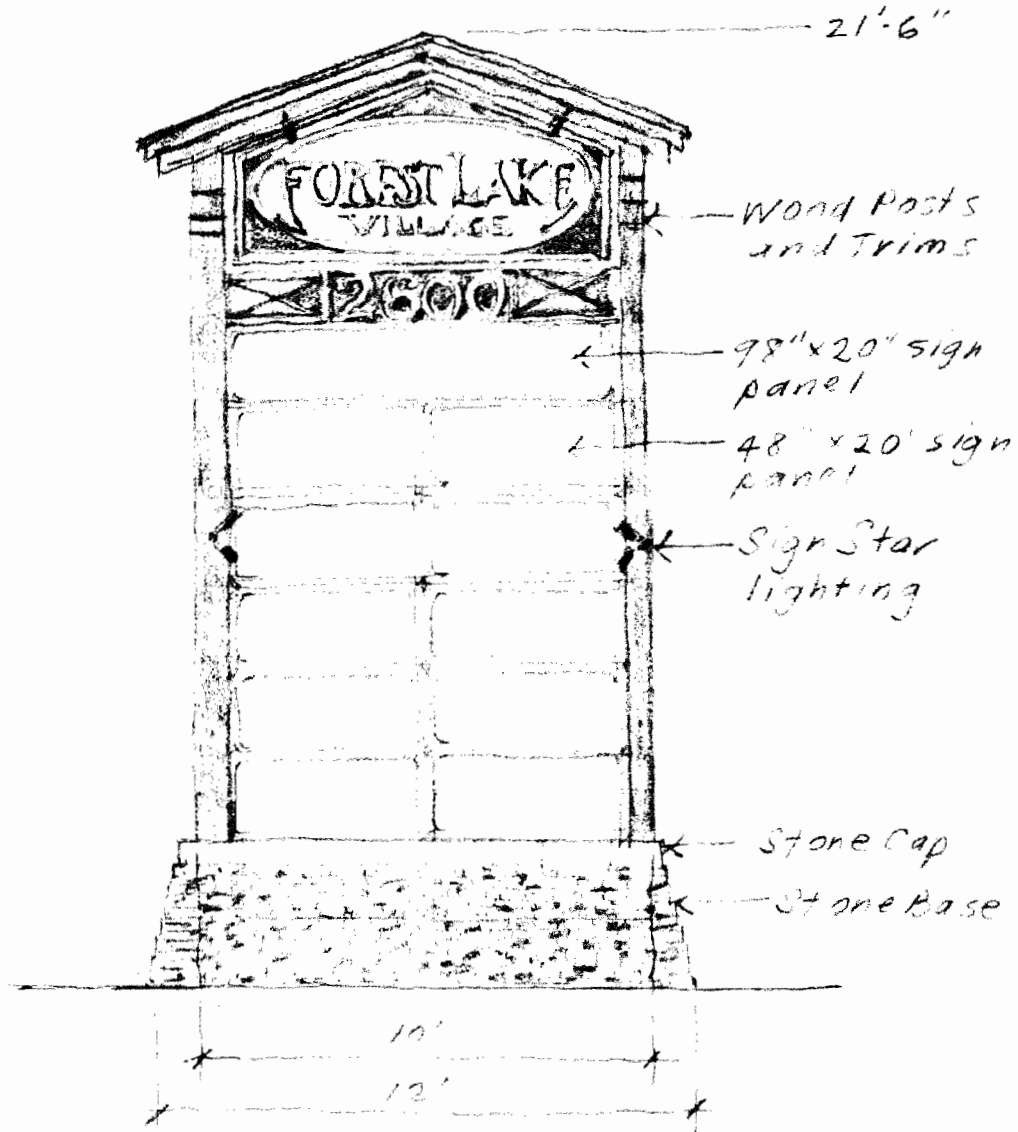
ROOFING
Raised Profile Composition Shingle
"Weatherwood"



STONE VENEER

RED HOOK AND SANDERS MIXED USE
EL DORADO COUNTY, CA
7 NOVEMBER 2007





Forest Lake Village
Monument Sign

1/4" = 1'-0"
Feb. 25, 2008

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PLANNING DEPARTMENT

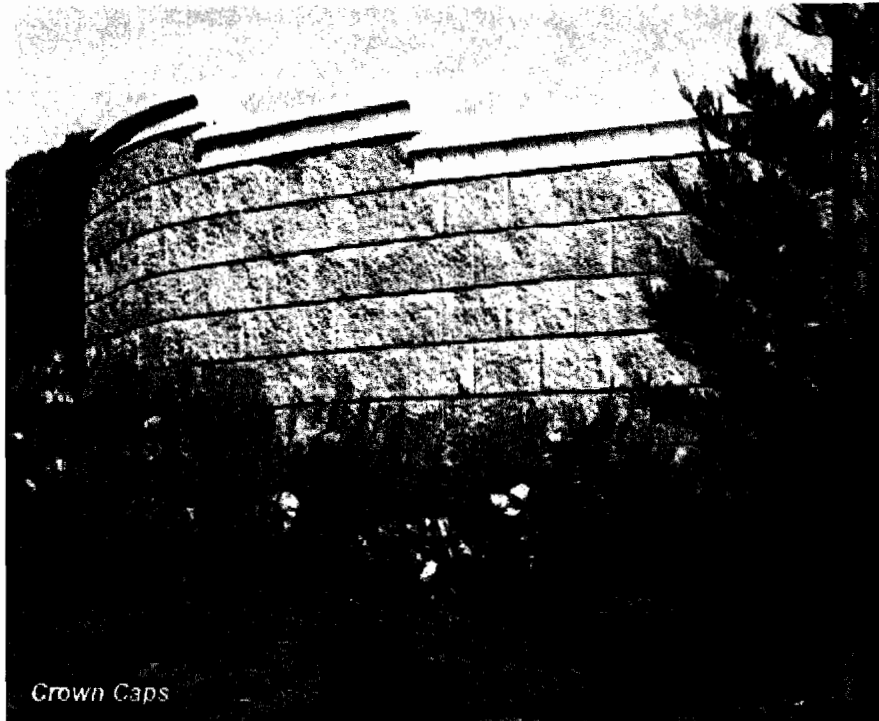
MARK-5 PH:2-30



EXHIBIT J

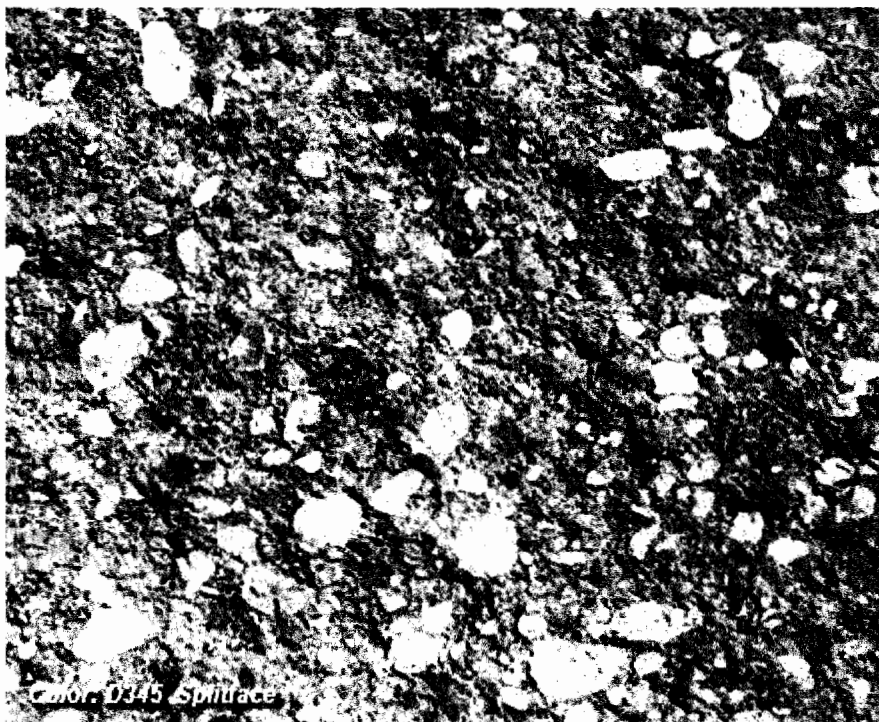
Forest Lake Village
(Red Hook & Sanders Mixed Use)

Sound Barrier Wall



Crown Caps

6' Foot High Block wall: Basalite, Proto II type wall with optional crown cap.



Color: D345 Splitface

Color: Basalite D345 Split Face or similar neutral color.

EXHIBIT K

Z 07-0052/PD 07-0033

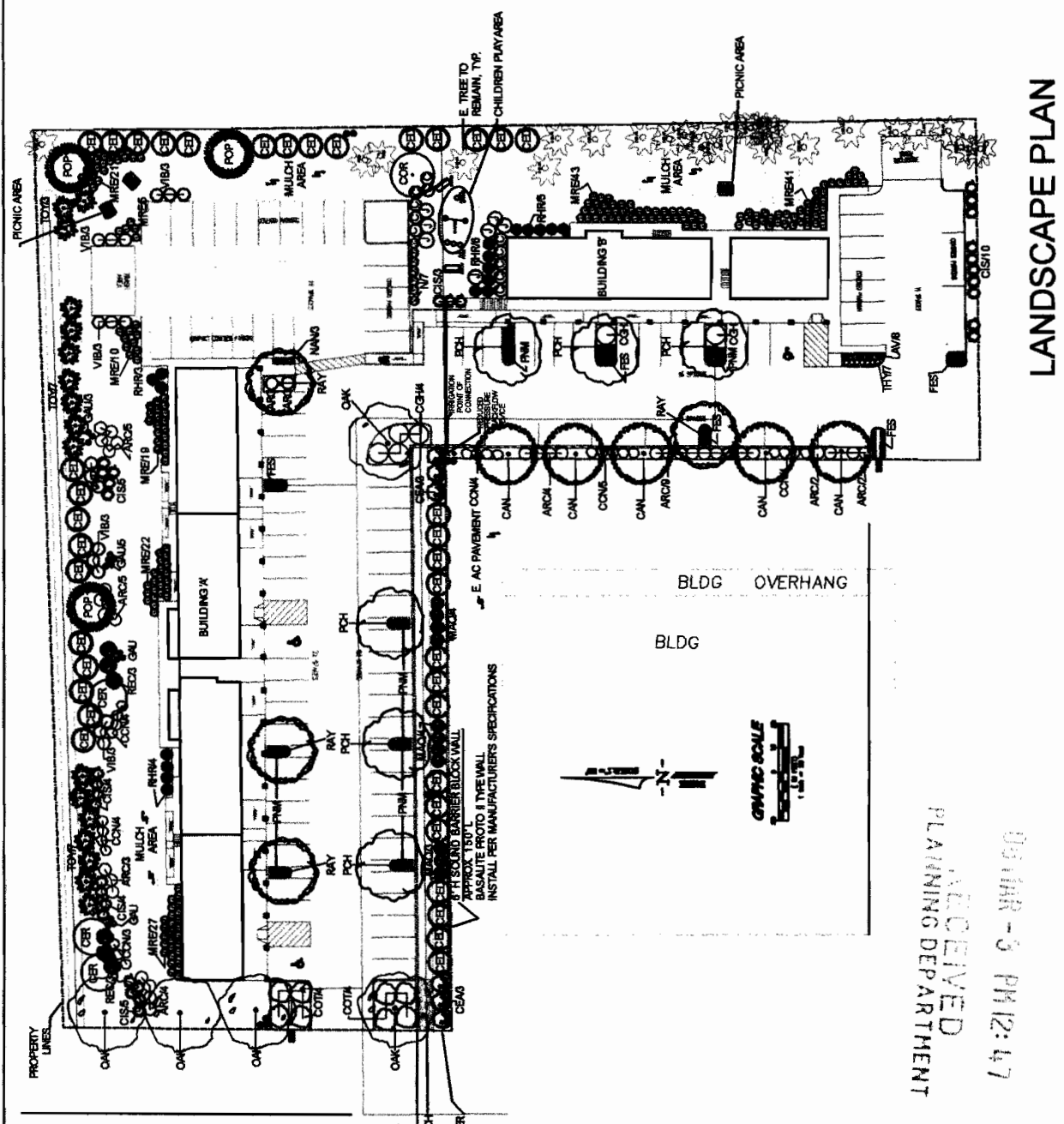
TM 07-1461

BY: [blank] DATE: [blank]
 BY: [blank] DATE: [blank]

LISA SCHEP
 SENIOR LANDSCAPE ARCHITECT
 1000 BROADWAY
 SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94102
 (415) 774-3333

RED HOOK DEVELOPMENT LLC
 FOREST LAKE VILLAGE
 POLLOCK PINES, CALIFORNIA

Scale: 1" = 20'
 Date: 5-20-08
 Sheet: 1 of 1



NOTES
 ALL LANDSCAPE AREAS, INCLUDING PLANTER BEDS AND AROUND NEARLY PLANTED AREAS, ARE TO BE COVERED WITH A MINIMUM 3" ORGANIC MULCH MATERIAL, SO THAT NO BARE SOILS EXPOSED.
 SHROUDED CEDAR OR LOCAL SHROUDED TREE CLIPPINGS ARE RECOMMENDED.



INDICATES EXISTING TREE
 GENERAL TREE TYPE IS LABELED FOR REFERENCE

REINFORCING WALL - SEE SITE PLAN
 CONCRETE V-DITCH
 LANDSCAPE BUFFER PLANTER

APPROX 150' L BARSALITE PHOTO 1 TYPE WALL TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

IRRIGATION NOTES
 A FORMAL IRRIGATION WITH WATER USE CALCULATIONS WILL SUBMITTED UPON PERMITS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE WATER DEMAND FOR REFERENCE PLANTINGS. THE PROPOSED IRRIGATION POINT OF CONNECTION AND LOCATION OF BACKFLOW PREVENTION DEVICE IS NOTED. APPROXIMATE VALVE LOCATIONS ARE ALSO PLACED IN THE PLAN. HOWERER, ANY NEED TO BE ADJUSTED AS SHOWN OUTSIDE OF PLANTER AREA, IT IS ONLY FOR THE PURPOSE OF REFERENCE.
 IRRIGATION WILL CONSIST SALICY OF BUBBLER LINES AND OVERFLOW DITCHES. PER THE WATER CONSERVATION STANDARDS REGULATIONS, ALL AREAS EXCLUDING THE PLANTERS IN THE PARKING LOT AREA, SHOULD BE REDUCED TO ONE DEEP WATERING PER MONTH AFTER THE FIRST TWO RAINY SEASONS, AT THIS POINT, THIS SHOULD BE STRONGLY ESTABLISHED AND SURED TO SURVIVE ON ANNUAL WATER.

TREE LABEL	QUANTITY	SIZE	REMARKS	SCALE
ARC	15	18 GA.	General Care	25'
CB	10	18 GA.	General Care	25'
CD	8	18 GA.	General Care	25'
CE	6	18 GA.	General Care	25'
CF	5	18 GA.	General Care	25'
CG	4	18 GA.	General Care	25'
CH	3	18 GA.	General Care	25'
CI	2	18 GA.	General Care	25'
CJ	1	18 GA.	General Care	25'
CK	1	18 GA.	General Care	25'
CL	1	18 GA.	General Care	25'
CM	1	18 GA.	General Care	25'
CN	1	18 GA.	General Care	25'
CO	1	18 GA.	General Care	25'
CP	1	18 GA.	General Care	25'
CQ	1	18 GA.	General Care	25'
CR	1	18 GA.	General Care	25'
CS	1	18 GA.	General Care	25'
CT	1	18 GA.	General Care	25'
CU	1	18 GA.	General Care	25'
CV	1	18 GA.	General Care	25'
CW	1	18 GA.	General Care	25'
CX	1	18 GA.	General Care	25'
CY	1	18 GA.	General Care	25'
CZ	1	18 GA.	General Care	25'

LANDSCAPE PLAN

EXHIBIT 7

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 PLANNING DEPARTMENT
 05 MAR - 5 PM 12:47



CAPITOL CITY DESIGN, INC.
 ELECTRICAL ENGINEERING
 CONSULTANTS
 1721 CEDAR STREET
 WEST SACRAMENTO, CA 95691
 PHONE: 916-299-3730
 FAX: 916-299-3731
 www.capitolcitydesign.com

PROJECT NO. _____
**COMMERCIAL/
 RESIDENTIAL
 CONDOMINIUM
 COMPLEX**

**RED HOOK LLC
 DEVELOPMENT**

APR 01 2013
 APR 01 2013
 SACRAMENTO COUNTY,
 CALIFORNIA

**SITE PLAN
 LIGHTING LAYOUT**

DATE: 07/26/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]

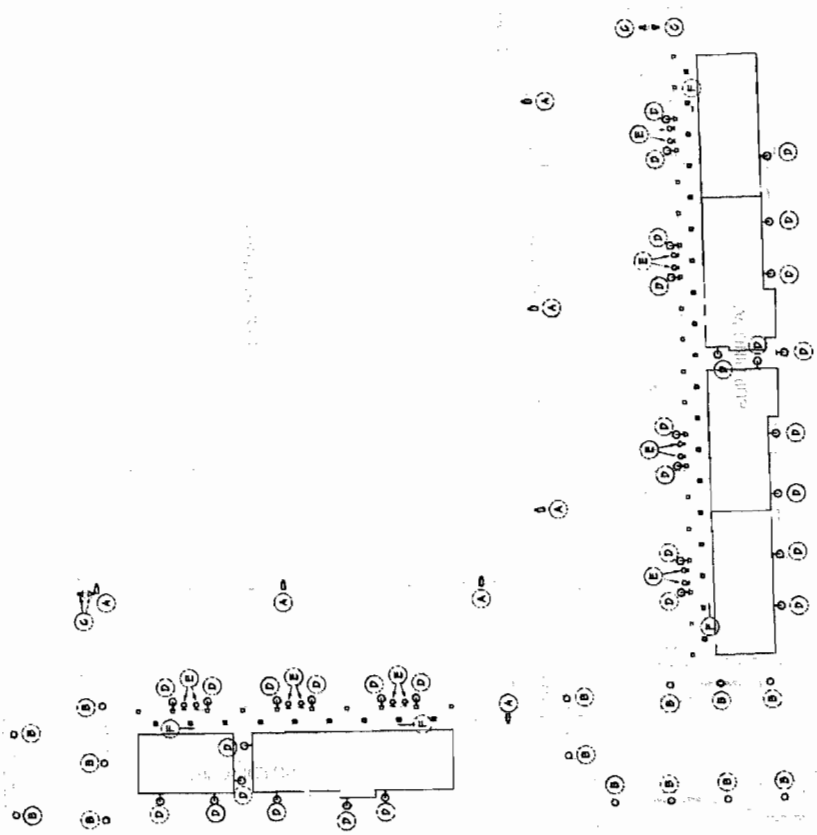
LTG-1

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & LAMP TYPE	VOLTS	VA	NO. FITS	REMARKS
A	4-1/2" REC. LIGHT TYPE 10 (TRIM) SIDE MOUNT	OSRAM PST-10-350/350-270V-0.5A	120	350	30-40 PER 2'-0" DIA. TRIM	
B	CORNER PLATE, CORNER LIGHT (2-PLATE)	OSRAM CORNER-270V-0.5A	120	350	2 PER CORNER	
C	CORNER PLATE, FLUSH LIGHT	OSRAM CORNER-270V-0.5A	120	350	2 PER CORNER	
D	CORNER PLATE, AMBIENT LIGHT TYPE 10 (TRIM) SIDE MOUNT	OSRAM PST-10-350/350-270V-0.5A	120	350	2 PER CORNER	REFER TO THE DRAWING FOR ANNOTATED NOTES REGARDING THE LIGHTING LAYOUT AND THE LIGHTING FIXTURE TYPE.
E	CORNER PLATE, AMBIENT LIGHT TYPE 10 (TRIM) SIDE MOUNT	OSRAM PST-10-350/350-270V-0.5A	120	350	2 PER CORNER	
F	4-1/2" REC. LIGHT TYPE 10 (TRIM) SIDE MOUNT	OSRAM PST-10-350/350-270V-0.5A	120	350	2 PER CORNER	

SYMBOLS LIST

SYMBOL	DESCRIPTION
(A)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(B)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(C)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(D)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(E)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(F)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(G)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(H)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(I)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(J)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(K)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(L)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(M)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(N)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(O)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(P)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(Q)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(R)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(S)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(T)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(U)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(V)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(W)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(X)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(Y)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)
(Z)	RECEIVING PLUMBING (SEE PLAN FOR LOCATION)



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SITE PLAN - PHOTOMETRICS

THIS PLAN AND SPECIFICATIONS SHALL BE FORWARDED TO THE CITY OF SACRAMENTO FOR REVIEW AND APPROVAL. THE CITY OF SACRAMENTO WILL BE RESPONSIBLE FOR THE LIGHTING DESIGN AND THE CITY OF SACRAMENTO WILL BE RESPONSIBLE FOR THE LIGHTING DESIGN.

EXHIBIT M



CAPITOL CITY DESIGN, INC.
 ELECTRICAL ENGINEERING CONSULTANTS
 1711 CEDRON STREET
 WEST SACRAMENTO, CA 95691
 PHONE: 916-299-4199
 FAX: 916-299-4198
 www.capitolcitydesign.com

PROJECT NUMBER

PROJECT NAME

**COMMERCIAL/
 RESIDENTIAL
 CONDOMINIUM
 COMPLEX**

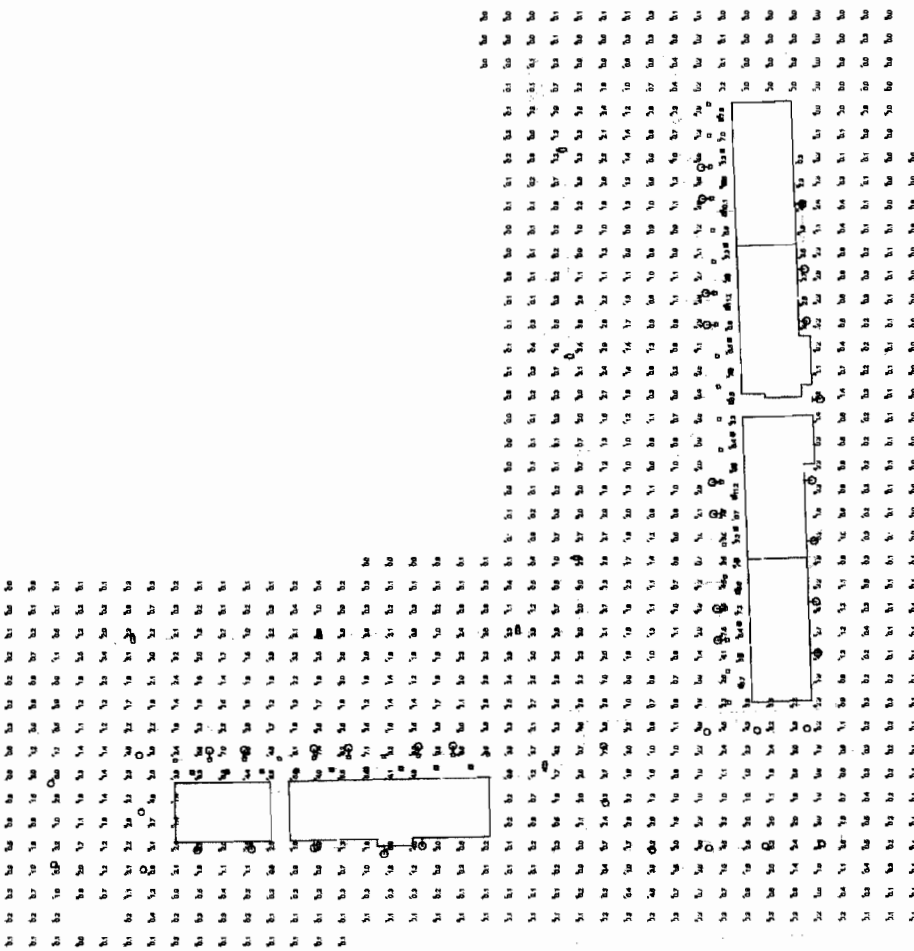
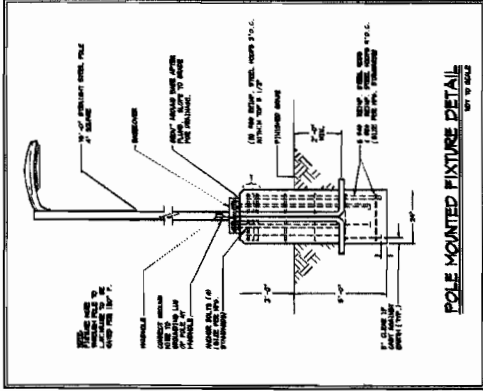
**RED HOOK LLC
 DEVELOPMENT**

APR 10/2013
 APR 10/2013
 CALIFORNIA
 PERMITS

**SITE PLAN
 PHOTOMETRIC**

DATE: 10/02/07
 BROKER: TO

LTG-2



SITE PLAN - PHOTOMETRICS

THIS PLAN IS THE PROPERTY OF CAPITOL CITY DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CAPITOL CITY DESIGN, INC.

Slope Analysis

Tentative Subdivision Map

Sharon Lee Chappell 2/28/2009-07

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 36, T. 11 N., R. 12 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

FEBRUARY, 2009
SHEET 1 of 1



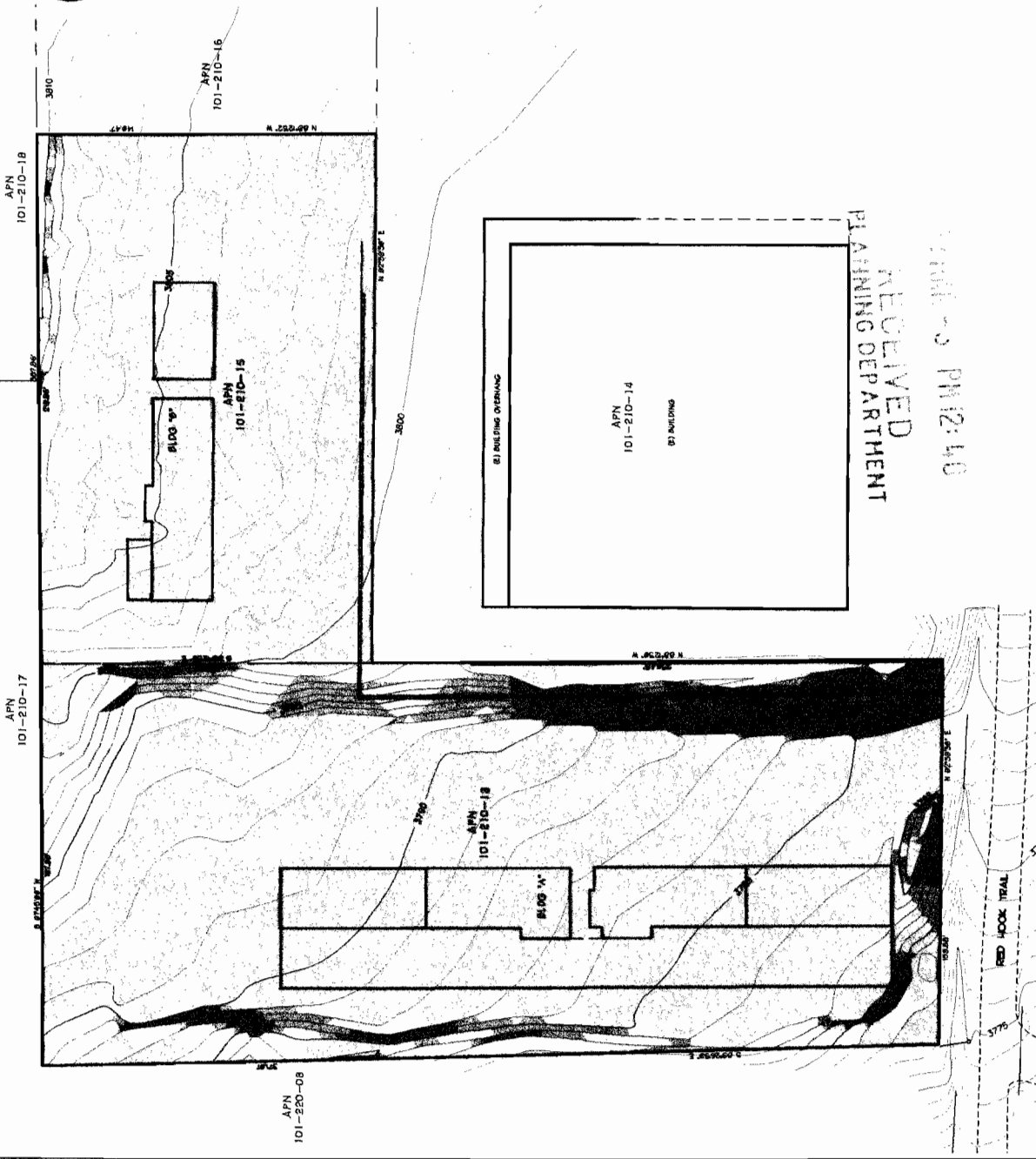
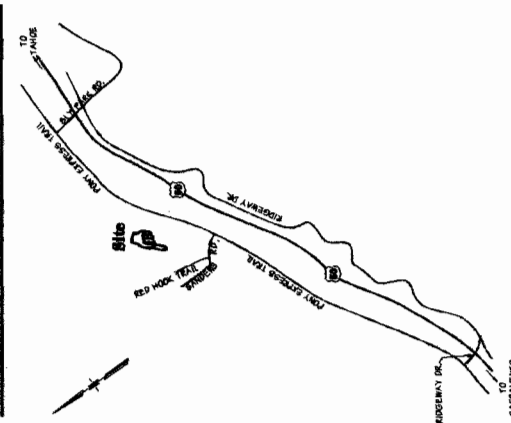
OWNER / APPLICANT: RED HOOK DEVELOPMENT, LLC
14000 WOODBURN AVENUE
FOLSOM, CA 95630

MAP PREPARED BY: CARLTON ENGINEERING, INC.
3663 FONDRELOZA ROAD
SHINGLE SPRINGS, CA 95682
(916) 877-2518

SLOPE ZONE LEGEND

COLOR	SLOPE	RANGE	AREA SQ. FT.	% OF TOTAL
White	0-1%	8898202	138	0.39
Light Gray	1-2%	1799636	4.8	0.13
Medium Gray	2-5%	1728111	2.62	0.07
Dark Gray	5-10%	8448936	1.25	0.03
Black	>10%	2064337	0.58	0.02

VICINITY MAP



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FEB 23 2009 PM 12:40

EXHIBIT N

APR 12 - 3 PM 12: 36

Red Hook Development LLC: Forest Lake Village		Residential Units with separate APN #s	Commercial leasing units combined to 1 APN #	Square Footage- Each unit*	Summary sq ft*	Overall Summary sq ft*	%
Building B (on 0.7 Acre parcel on Sanders)							
	1 bedroom Condos	0		n/a			
	2 bedroom Condos	4		750-850 sq ft	3,060		
	3 Bedroom Condos	1		1,000 sq ft	1,000		
TOTAL RESIDENTIAL (multiple APNs)*						4,060	44%
Commercial units with 1 unisex bathroom each			5	1,000 sq ft	5,000		
Commercial Storage closets				125 sq ft	125		
TOTAL COMMERCIAL (one APN for this parcel)*						5,125	56%
TOTAL ALL FOR BLDG B*		5 Condos (5 APNs)	5 leasable spaces (1 APN)			9,185	
Building A (Larger building on 1.4 Acre parcel)							
	1 bedroom Condos	8		750-850 sq ft	6,360		
	2 bedroom Condos	3		1,000	3,000		
	3 Bedroom Condos	0		n/a			
TOTAL RESIDENTIAL (multiple APNs)*						9,360	0.49
Commercial units with 1 unisex bathroom each			6	1,500 sq ft	9,000		
Commercial Storage Closets				595 sq ft	595		
TOTAL COMMERCIAL (one APN for this parcel)*						9,595	0.51
TOTAL ALL FOR BLDG A*		11 Condos (11 APNs)	6 leasable spaces (1 APN)			18,955	
1st and 2nd floor units will be at least 1,000 sq ft each.							
3rd floor units will be at least 750 sq ft							
Width of smallest unit is 22 ft.							
*Note: All square footages are approximate. Slight variations will occur during final designing, engineering and construction.							
As of 2-29-08							

EXHIBIT O

EXHIBIT P



**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: Z07-0052/PD07-0033/TM07-1461/S08-0005 / Forest Lake Village

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Jason R. Hade, AICP, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Red Hook Development, 2064 Tarbolton Circle, Folsom, CA 95630

Project Applicant's Name and Address: Red Hook Development, 2064 Tarbolton Circle, Folsom, CA 95630

Project Location: The subject property is located on the east side of Red Hook Trail 400 feet north of the intersection with Sanders Drive in the Pollock Pines area, Supervisorial District II.

Assessor's Parcel No(s): 101-210-13; and 15 **Parcel Size:** 2.1 acres

Zoning: Commercial (C) **Section:** 36 **T:** 11N **R:** 12E

General Plan Designation: Commercial (C)

Description of Project: Request to rezone property from Commercial to Commercial – Planned Development (C-PD), development plan and tentative subdivision map to subdivide two parcels into two commercial units (5,125 square feet and 9,595 square feet), 16 residential units (750 square feet to 1,000 square feet), and two open space lots (9,148 square feet and 18,296 square feet), and a Special Use Permit application to authorize the residential use within a commercial zone district. Off-site project improvements would include connection to an existing water line in Red Hook Trail and the widening of Red Hook Trail to a width of 40 feet.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	R1	MDR	Single-Family Residences
East:	MP	MFR	Mobile-Home Park
South:	C	C	Commercial Center
West:	C	C	Undeveloped

Briefly Describe the environmental setting: Project site elevations range from approximately 3,770 feet to 3,810 feet. Topography of the property is level to gently sloped land that is vegetated with pine trees and shrubs. The site is bordered by single-family residential development to the north, a mobile-home park to the east, general commercial uses to the south, and open space to the west. Access to proposed parcel two would be via a reciprocal access easement through APNs 101-210-16; 56; and 63 while proposed parcel one would be served by improvements to Red Hook Trail.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

El Dorado County Department of Transportation: Grading/Encroachment Permit

El Dorado County Development Services Department/Building Services: Building Permit

El Dorado County Environmental Management Department: Wastewater Treatment System Construction Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Jason R. Hade Date: 4/18/08

Printed Name: Jason R. Hade, AICP For: El Dorado County

Signature: _____ Date: _____

Printed Name: Pierre Rivas For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a) No identified public scenic vistas or designated scenic highway would be affected by this project.
- b) The proposed project would have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic highway.
- c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. As proposed, the project would result in less than significant removal of pine trees and grading of a previously disturbed site.
- d) The preliminary outdoor lighting plan was reviewed and found to be consistent with Section 17.14.170 of County Code. The final outdoor lighting would be required to conform to Section 17.14.170 of County Code as well. As such, impacts would be less than significant.

FINDING: It has been determined that there would be no impacts to aesthetic or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects would result from the project.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
Contract?				
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of “Prime Farmland” or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses.
- b) The proposed project would not conflict with existing agricultural zoning in the project vicinity and would not adversely impact any properties currently under a Williamson Act Contract.
- c) No existing agricultural land would be converted to non-agricultural use as a result of the proposed project.

FINDING: It has been determined that the project would not result in any impacts to agricultural lands or properties subject to a Williamson Act Contract. The surrounding area is developed with residential and commercial development. For this “Agriculture” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, would result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, would result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The applicant provided “Final Air Quality Analysis for the Red Hook & Sanders Mixed-Use Project,” prepared by EN2 Resources, Inc. According to the study, “this air quality analysis for the project indicates a less-than-significant effect to federal and state AAQS and CEQA thresholds of significance.” (*Final Air Quality Analysis for the Red Hook & Sanders Mixed-Use Project, EN2 Resources, Inc., July 17, 2007*). Therefore, the potential impacts of the project would be less than significant.
- b) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of six standard conditions of approval, the project would have a less than significant impact on the air quality. As part of the conditions, a fugitive dust plan application must be prepared and submitted to the AQMD prior to the beginning of project construction. These measures are included as conditions of project approval and would reduce any impacts in this category to a level of less than significant.
- c) As stated above under section “a,” construction and operation of the proposed project would not result in cumulative impacts to the air basin. This conclusion was reached in the submitted air quality analysis and reviewed and confirmed by the AQMD.

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- d) As stated in the submitted air quality analysis, “in analyzing the proposed project with the qualitative thresholds the project complies with the land use criteria and would not expose sensitive receptors to air quality pollutants.” (*Final Air Quality Analysis for the Red Hook & Sanders Mixed-Use Project, EN2 Resources, Inc., July 17, 2007*).
- e) The potential to generate nuisance odors would be short-term and would only occur during project construction. As such, potential impacts would be less than significant.

FINDING: It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, no objectionable odors would be created and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of standard conditions of approval, no significant adverse environmental effects would result from the project.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
 - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a) The project proposes no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on 17.71.200.C.1 of the Zoning Ordinance, payment of mitigation area 2 fees would reduce the impact to less than significant.
 - b) The project proposes no impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Impacts would be less than significant.
 - c) The project does not propose impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts would occur as the site does not contain any wetlands.
 - d) Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors within the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.
 - e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. In order for the oak retention policies to apply to the proposed project, oak canopy coverage would have to total a minimum of one percent or approximately 915 square feet. Estimated oak tree canopy coverage at the subject site is 615 square feet. As identified in the submitted analysis, “as the existing oak canopy on the project site falls below this minimum of one percent of the project site, the oak canopy retention guidelines would not apply to the proposed project, and the project would be in compliance with Section 7.4.4.4 of the El Dorado County General Plan.” (*General Plan Policy 7.4.4.4 – Oak Tree Canopy Retention Compliance Clarification, Red Hook Trail Project, Pollock Pines, California, Synthesis Environmental Planning, November 16, 2007*). Tree removal associated with proposed off-site road and water line improvements would be less than significant. This project is not located within or adjacent to important biological corridors or within any County ecological preserve areas, and any impacts and replacement to oak woodland during road improvements would not conflict with any local policies or ordinances that protect biological resources. Impacts would be less than significant.
 - f) The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.

FINDING: No impacts to potential or listed local, state, or federal biological resources are proposed under the proposed project. As such, the impacts in the “Biological Resources” category would remain at a level of less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>			
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d. Disturb any human remains, including those interred outside of formal cemeteries?		X	

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a & b)

The applicant submitted a “Cultural Resources Study of APN 101:210:15 Pollock Pines, El Dorado County, California, 95726” prepared by Historic Resource Associates in May 2007. According to the study, “No significant prehistoric or historic archaeological properties were identified in the project area nor were any historic buildings, structures or objects.” (*Cultural Resources Study of APN 101:210:15 Pollock Pines, El Dorado County, California, 95726 California, Historic Resource Associates, May 2007*). A record search conducted by the North Central Information Center on July 21, 2005 for APN 101-210-13 indicated “no further archival or field study is recommended at this time.” (*Record Search Results for Red Hook Trail Project, APN 101-210-13-100 T 11N/R 12E/Section 36, Pollock Pines 7.5’ USGS Quad, El Dorado County, North Central Information Center, July 21, 2005*). In the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales.
- d) Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the standard conditions within Attachment 1 shall be implemented immediately.

FINDING: Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the standard conditions identified in Attachment 1 of the staff report address such impacts. Established thresholds of significance would not be exceeded within the “Cultural Resources” category.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area would be offset by compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides would be less than significant.

- b) Review of the submitted preliminary grading and drainage plan indicates the project would require the excavation of approximately 5,000 cubic yards of soil and the export of 1,000 cubic yards of soil. Proposed grading activities would comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potential impacts to a less than significant level.
- c) The soil on the project site is classified as Cohasset Loam (CmC) with nine to 15 percent slopes. (*Soil Survey of El Dorado Area, California, 1974*). Soil permeability on-site is moderate. Surface runoff is medium and the erosion hazard is moderate. All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.
- d) According to the *Soil Survey of El Dorado Area, California, 1974*, the erosion hazard of soils at the subject site is moderate. Based upon this information, the impact from expansive soils would be less than significant.
- e) Waste discharge area analysis was completed and submitted to the El Dorado County Environmental Management Department – Environmental Health Division for review and approval. The analysis was approved subject to the conditions of approval included within Attachment 1 of the staff report. Impacts would be less than significant.

FINDING: No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the “Geology and Soils” category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
project area?				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) No significant amount of hazardous materials would be transported, used or disposed of for the project.
 - b) No significant amount of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
 - c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
 - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
 - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. No impacts would occur.

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- g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.
- h) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of several standard conditions of approval contained within Attachment 1 of the staff report. Impacts would be less than significant.

FINDING: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wild land fires. For this "Hazards and Hazardous Materials" category, the thresholds of significance would not be exceeded by the proposed project with the implementation of standard conditions of approval from the El Dorado County Protection District.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) The project waste discharge area analysis was reviewed and approved by the Environmental Management Department subject to the conditions of approval included within Attachment 1 of the staff report. Impacts would be less than significant.
- b) There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project would be required to connect to public water. Impacts would be less than significant.
- c) Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.
- d & e)
 As stated in the submitted preliminary drainage report, “the proposed project should be considered as having a minimal impact on all stormwater drainage in the project area and the immediate vicinity.” (*Preliminary Drainage Improvements Study, Carlton Engineering, Inc., September 2007*). Therefore, substantial drainage pattern alteration or runoff would not occur. Impacts would be less than significant.
- f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site. The proposed septic system design for the project was reviewed and approved by the El Dorado County Environmental Management Department, Environmental Health Division subject to the conditions of approval within Attachment 1 of the staff report. There is no

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evidence that the cumulative effect of the new septic system in conjunction with other existing septic system in the project area would degrade the area's water quality. As such, impacts would be less than significant.

g & h)

The Flood Insurance Rate Map (Panel 060040 0525B) for the project area establishes that the project site is not located within a mapped 100-year floodplain. No impact would occur.

- i) The subject property within the Pollock Pines area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. According to the land capability report, "no evidence flooding and flood hazards downstream of the project site were found for this project." (*Land Capability Report, Carlton Engineering Inc., September 2007*). Impacts would be less than significant.
- j) The proposed project is not located near a coastal area, and therefore, the project site would not be susceptible to tsunamis. No volcanoes or other active volcanic features are near the project site and, therefore, the project site would not be susceptible to mudflows. No impacts would occur.

FINDING: No significant hydrological impacts would result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance and no significant adverse environmental effects would result from the project.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding residential and commercial land uses and would not create land use conflicts with surrounding properties. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) As proposed, the project is consistent with the development standards contained within the El Dorado County Zoning Ordinance for a commercial zone district and applicable General Plan policies. The planned development request would allow greater project design flexibility in complying with development standards such as setbacks. As no conflict exists between the project and applicable land use policies, potential environmental impacts would be considered to be less than significant.
- c) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.

FINDING: For the "Land Use Planning" section, the project would not exceed the identified thresholds of significance.

X. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impact would occur.
 - b) The Western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value. No impact would occur.

FINDING: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. In the "Mineral Resources" section, the project would not exceed the identified thresholds of significance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a & c)

As stated in the submitted acoustical analysis, “based on ambient noise level measurements and assumed typical residential construction noise insulation performance, interior noise exposure within proposed south-facing, Building A units is not expected to exceed 50 dBlmax.” (*Environmental Noise Assessment, Red Hook and Sanders Mixed-Use Development (APN 101-210-13 and 101-210-15), Bollard Acoustical Consultants, Inc., September 26, 2007*). As such, impacts would be less than significant.

b & d)

Activities associated with the project construction would result in temporary periods of elevated noise levels. However, a standard condition of approval is contained within Attachment 1 of the staff report which would reduce any potential temporary construction impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project would not be subjected to excessive noise from a public airport. No impacts would occur.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. No impacts would occur.

FINDING: For the “Noise” category, the thresholds of significance have not been exceeded and no significant adverse environmental effects would occur from the proposed development with the implementation of a standard condition of approval concerning temporary construction noise.

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of 16 additional residential units and does not include any school or large scale employment opportunities that lead to indirect growth. Impacts would be less than significant.
 - b. No existing housing stock would be displaced by the proposed project. No impacts would occur.
 - c) No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the “Population and Housing” section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

- a) **Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District would review the project improvement plans and final map submittal for condition conformance prior to approval. Impacts would be less than significant.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of 16 residential units and two commercial parcels would not significantly impact current response times to the project area. Impacts would be less than significant.
- c) **Schools:** The project site is located within the Pollock Pines School District. The affected school district was contacted as part of the initial consultation process and no specific comments or mitigation measures were received. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) **Parks:** The proposed project would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. In this case, the tentative subdivision map would be conditioned to require the payment of a parkland dedication in-lieu park fee consistent with the procedures outlined within Section 16.12.090. Impacts would be less than significant.
- e) No other public facilities or services would be substantially impacted by the project. Impacts would be less than significant.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of one additional residential lot at the subject site, either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) Because the project would only include the creation of 16 residential units and two commercial parcels, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. Impacts would be less than significant.
- b) The project proposal would include the provision of 30 percent of open space in conformance with Planned Development policies contained within the General Plan. Within that open space, two picnic areas and a children's play area are proposed. Environmental impacts resulting from the construction of the proposed recreational facilities would be less than significant.

FINDING: No significant impacts to recreation or open space would result from the project. For this "Recreation" section, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?		X	
f. Result in inadequate parking capacity?		X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a & b)

According to the traffic impact analysis, “the proposed project is expected to generate 640 daily trips, including 26 AM peak-hour trips and 56 PM peak-hour trips” (*Traffic Impact Analysis Red Hook & Sanders Mixed-Use Project Pollock Pines, California, Kimley-Horn and Associates, Inc., June 26, 2007*). The analysis also determined, “as defined by the County, the addition of the proposed project to the cumulative (2025) conditions scenario results in a significant impact at the Sly Park Road intersection with the US-50 eastbound ramps during the PM peak-hour.” However, the Department of Transportation has provided standard conditions of approval included within Attachment 1 of the staff report which address the issues identified in the traffic study. Implementation of these conditions of approval would reduce potential impacts to a less than significant level.

c) The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) A sight distance evaluation was conducted as part of the traffic impact analysis and adequate stopping sight distance was documented along the Red Hook Trail approach to the site driveway from the south. According to the analysis, the study area intersections experienced fewer than three accidents during a three year period between January 1, 2003 and December 31, 2005. Locations having fewer than three accidents are omitted from the study because they have too little experience to be significant. The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards. No traffic hazards would result from the project design. Impacts would be less than significant.
- e) As shown on the preliminary site plan, access to proposed parcel two would be via a reciprocal access easement through APNs 101-210-16; 56; and 63 while proposed parcel one would be served by improvements to Red Hook Trail. The interior roadways are anticipated to provide adequate on-site access and circulation within the development as determined by the El Dorado County Fire Protection District.
- f) The project was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Total minimum parking spaces for the proposed development would be 91 spaces and 99 parking spaces are shown on the site plan. As proposed, the project would meet the minimum parking requirements for the proposed uses. Impacts would be less than significant.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. The El Dorado County Transit Authority reviewed the proposal and had no comments. No bus turnouts would be required for this tentative map. According to Chapter 5 of the *El Dorado County Bicycle Transportation Plan*, Class II bike lanes are proposed for Pony Express Trail in the vicinity of the project site. The project would not result in the removal of a bikeway/bike lane or prohibition of implantation of the facilities identified in the plan. No impacts would occur.

FINDING: No significant traffic impacts are expected for the project with the implementation of the standard conditions of approval identified above. For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a) The El Dorado County Environmental Management Department reviewed and approved the proposed on-site wastewater treatment system subject to the conditions of approval identified within Attachment 1 of the staff report. Therefore, the proposed project would not exceed water quality standards. Impacts would be less than significant.
 - b) El Dorado Irrigation District provided a letter dated July 27, 2007 indicating that it has adequate water supplies to serve the project. The El Dorado County Environmental Management Department reviewed and approved the proposed on-site wastewater treatment system subject to the conditions of approval identified within Attachment 1 of the staff report. Therefore, no new or expanded off-site water or wastewater facilities would be necessary to serve the proposed project. Impacts would be less than significant.
 - c) As stated in the submitted preliminary drainage report, "the proposed project should be considered as having a minimal impact on all stormwater drainage in the project area and the immediate vicinity." (*Preliminary Drainage Improvements Study, Carlton Engineering, Inc., September 2007*). Therefore, substantial drainage pattern alteration or runoff would not occur. Impacts would be less than significant.
 - d) El Dorado Irrigation District provided a letter dated July 27, 2007 indicating that it has adequate water supplies to serve the project. Potential impacts from the connecting to an existing water line within Red Hook Trail would be less than significant.
 - e) As stated above, the El Dorado County Environmental Management Department reviewed and approved the proposed on-site wastewater treatment system subject to the conditions of approval identified within Attachment 1 of the staff report. Impacts would be less than significant.
 - f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.

- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed units would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- a) Subsurface earthwork activities may expose previously undiscovered buried resources. Standard construction cultural resource mitigation is incorporated into the project as conditions of approval. This would ensure that impacts on cultural resources are less than significant. In summary, all potentially significant effects on cultural resources can be mitigated to a level of less than significant.
- b) All cumulative impacts related to air quality, noise and traffic are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in cumulatively considerable impacts on these areas. Impacts are less than significant.
- c) All impacts identified in this MND are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

2004 El Dorado County General Plan A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief. Adopted July 19, 2004.

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170, 4719)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Cultural Resources Study of APN 101:210:15 Pollock Pines, El Dorado County, California, 95726 California, Historic Resource Associates, May 2007.

Environmental Noise Assessment, Red Hook and Sanders Mixed-Use Development (APN 101-210-13 and 101-210-15), Bollard Acoustical Consultants, Inc., September 26, 2007.

Facility Improvement Letter, Red Hook and Sanders Mixed Use Revised Assessor's Parcel No(s). 101-250-13, 15 (Pollock Pines), El Dorado Irrigation District, July 27, 2007.

Final Air Quality Analysis for the Red Hook & Sanders Mixed-Use Project, EN2 Resources, Inc., July 17, 2007.

General Plan Policy 7.4.4.4 – Oak Tree Canopy Retention Compliance Clarification, Red Hook Trail Project, Pollock Pines, California, Synthesis Environmental Planning, November 16, 2007.

Land Capability Report, Carlton Engineering Inc., September 2007.

Onsite Sewage Disposal Design Report for Red Hook Development, Norton Professional Geologist, October 10, 2007.

Preliminary Drainage Improvements Study, Carlton Engineering, Inc., September 2007.

Record Search Results for Red Hook Trail Project, APN 101-210-13-100 T 11N/R 12E/Section 36, Pollock Pines 7.5' USGS Quad, El Dorado County, North Central Information Center, July 21, 2005.

Traffic Impact Analysis Red Hook & Sanders Mixed-Use Project Pollock Pines, California, Kimley-Horn and Associates, Inc., June 26, 2007.