



**City of Placerville**  
3101 Center Street  
Placerville, California 95667  
(530) 621-CITY, Fax: (530) 642-5538

C.A.O.  
EL DORADO COUNTY  
2011 JUN 13 AM 11:37

June 9, 2011

Via Certified Mail,  
Return Receipt Requested

Board of Supervisors  
c/o Terri Daly, Chief Administrative Officer  
COUNTY OF EL DORADO  
330 Fair Lane  
Placerville, CA 95667

**RE: REDEVELOPMENT PLAN FOR THE PLACERVILLE REDEVELOPMENT PROJECT**

Dear Ms. Daly:

Pursuant to the provisions of Section 33375 of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*), I am enclosing the following documents:

1. A copy of the notice of adoption of the Redevelopment Plan for the Placerville Redevelopment Project, containing a boundary description and statement of institution of proceedings for redevelopment of the Placerville Redevelopment Project Area, including a description of the provisions of the Redevelopment Plan authorizing the use of eminent domain, as recorded with the County Recorder of the County of El Dorado.
2. A copy of Ordinance No. 1641, adopted by the City Council of the City of Placerville on May 10, 2011, adopting the Redevelopment Plan for the Placerville Redevelopment Project.
3. A map indicating the boundaries of the Project Area for the Placerville Redevelopment Project.

Please advise us within ten days if, for any reason, these documents are not satisfactory for your purposes.

Transmitted by order of the City Council of the City of Placerville, California.

  
\_\_\_\_\_  
Susan Zito, City Clerk  
City of Placerville

Enclosures

**ORDINANCE NO. 1641**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE  
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN  
FOR THE PLACERVILLE REDEVELOPMENT PROJECT**

WHEREAS, on April 26, 1983, the City Council of the City of Placerville ("City Council"), by Ordinance No. 1319, declared a need for a redevelopment agency to function within the City of Placerville and established itself as the Redevelopment Agency of the City of Placerville ("Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*; "CRL"); and

WHEREAS, the Agency is vested with the responsibility to carry out redevelopment activities within the City of Placerville ("City"); and

WHEREAS, the Agency has prepared a proposed Redevelopment Plan ("Redevelopment Plan") for the Placerville Redevelopment Project ("Project Area" or "Project"); and

WHEREAS, the Planning Commission of the City of Placerville ("Planning Commission") has reviewed the Redevelopment Plan and recommended the approval and adoption of the Redevelopment Plan, together with its certification that the Redevelopment Plan conforms to the General Plan of the City of Placerville; and

WHEREAS, the Agency, acting as the Lead Agency, prepared and circulated a Draft Environmental Impact Report (the "Draft EIR") on the proposed Redevelopment Plan in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; "CEQA"), the guidelines implementing CEQA (Title 14, California Code of Regulations Section 15000 *et seq.*; "CEQA Guidelines") and the guidelines and procedures adopted by the Agency pursuant thereto, and the Draft EIR was thereafter revised and supplemented to incorporate comments received and responses thereto, and, as so revised and supplemented, a Final Environmental Impact Report (the "Final EIR" or "EIR") was prepared and certified by the Agency on April 12, 2011, by Resolution No. RA-2011-06; and

WHEREAS, the City Council has received from the Agency the proposed Redevelopment Plan, a copy of which is on file at City Hall, located at 3101 Center Street, Placerville, California, together with the Agency's Report to the City Council on the proposed Redevelopment Plan, which includes (1) the reasons for the selection of the Project Area; (2) a description of the physical and economic blighting conditions existing in the Project Area; (3) a description of proposed projects and programs and an explanation of how the proposed projects and programs will alleviate the blighting conditions existing in the Project Area; (4) an implementation plan for the Project; (5) an explanation of why the elimination of blight and redevelopment of the Project Area cannot be accomplished by private enterprise acting alone or through other financing alternatives other than tax increment financing; (6) the proposed method of financing the redevelopment of the Project Area, including an assessment of the economic feasibility of the Redevelopment Plan; (7) a method or plan for relocation; (8) an analysis of the

Preliminary Plan for the Project; (9) the Report and Recommendations of the Planning Commission, including its finding of conformity of the proposed Redevelopment Plan with the General Plan of the City of Placerville; (10) a summary of community outreach efforts; (11) the EIR; (12) the report of the County Fiscal Officer; (12) a neighborhood impact report; and (13) a summary of consultations with affected taxing entities; and

WHEREAS, the Agency and City Council have reviewed and considered the EIR and have determined that the adoption of the Redevelopment Plan would have a less than significant effect on the environment, or that the significant or potentially significant impacts of the adoption of the Redevelopment Plan have been reduced to a level of insignificance by the adoption of mitigation measures, except in the areas of cultural resources and noise; based on the foregoing, the Agency and City Council each adopted mitigation measures and a mitigation monitoring plan and adopted a statement of overriding considerations for the significant effects that cannot be mitigated to a level of insignificance; and

WHEREAS, the City Council and the Agency held a joint public hearing on April 12, 2011, on the adoption of the proposed Redevelopment Plan and on the certification of the EIR prepared for said Redevelopment Plan, at Town Hall, 549 Main Street, Placerville, California; and

WHEREAS, notice of said joint public hearing was duly and regularly published in the *Mountain Democrat*, a newspaper of general circulation in the City, once a week for at least four successive weeks prior to the date of such joint public hearing, and a copy of said notice and proofs of publication are on file with the City Clerk; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first class mail to the last known address of each assessee of each parcel of land in the Project Area, as shown on the last equalized assessment roll of the County of El Dorado; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to all resident and business occupants within the Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing entity that receives taxes from property in the Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the California Department of Finance and the California Department of Housing and Community Development; and

WHEREAS, the City Council has considered the Report and Recommendations of the Planning Commission, the Agency's Report to the City Council, the Redevelopment Plan, has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the City Council has adopted written findings in response to each written objection filed with the City Clerk at or prior to the joint public hearing; and

WHEREAS, all actions required by law have been taken by all appropriate legal bodies;

**THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES HEREBY FIND AND ORDAIN AS FOLLOWS:**

Section 1. The purpose and intent of the City Council with respect to the Project Area is to accomplish the following: (a) the elimination of blighting influences, the correction of environmental deficiencies, and the conservation, rehabilitation, and redevelopment of the Project Area; (b) the enhancement and renovation of businesses within the Project Area to promote their economic viability, and the overall strengthening of the economic base of the Project Area and community; (c) the cooperation of and participation by property owners, business owners, public agencies and community organizations in the redevelopment and revitalization of the Project Area; (d) the provision of needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area; (e) the provision of needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area; (f) the attainment of an environment reflecting a high level of concern for architectural, landscape, and urban design principles; (g) the conservation and preservation of buildings and structures of architectural or other historic significance to the community; (h) the provision of affordable housing that serves the needs and desires of the various age and income groups of the community; and (i) the provision of adequate land for parking and open spaces.

Section 2. Based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council on the Redevelopment Plan prepared in accordance with CRL Section 33352, and all documents referenced therein and any evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan held on April 12, 2011, the City Council hereby makes the following findings and determinations:

(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the CRL. This finding is based upon the following facts, as more particularly set forth in the Agency's Report to the City Council:

(1) The Project Area is predominantly urbanized;

(2) The Project Area is characterized by and suffers from a combination of physical and economic blighting conditions, including: buildings in which it is unsafe or unhealthy for persons to live or work due to serious code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards and faulty or inadequate water and sewer utilities; conditions that prevent or substantially hinder the viable use or capacity of buildings; depreciated or stagnant property values; impaired property values due in significant part to hazardous wastes; abnormally low retail lease rates, and a high crime rate that constitutes a serious threat to the public safety and welfare; and

(3) The combination of the conditions referred to in paragraph (2) above is so prevalent and so substantial that it causes a reduction or, or lack of, proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the City that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(b) The Redevelopment Plan will redevelop the Project Area in conformity with the CRL and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the CRL by eliminating conditions of blight in the Project Area and preventing their recurrence through the implementation of the Agency's proposed projects and programs in conjunction with other public and private projects and programs.

(c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the fact that under the Redevelopment Plan the Agency will be authorized to seek and utilize a variety of potential financing sources, including tax increments; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increment generated by new investment in the Project Area, that under the Redevelopment Plan no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity, and that the financing plan included within the Agency's Report to the City Council prepared for the Redevelopment Plan demonstrates that sufficient financial resources will be available to carry out the implementation of the Redevelopment Plan.

(d) The Redevelopment Plan is consistent with the General Plan, including, but not limited to, the Housing Element of the General Plan, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. This finding is based on the General Plan and the findings of the Planning Commission that the Redevelopment Plan conforms to the General Plan as set forth in its Resolution No. 2011-01, adopted on February 1, 2011, and Resolution 2011-02, adopted on March 1, 2011.

(e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policies of the CRL. This finding is based on the fact that redevelopment will benefit the Project Area as a whole by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic and physical conditions of the Project Area.

(f) The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based on: (1) the need to ensure that the provisions of the Redevelopment Plan will be carried out and to prevent the recurrence of blight; (2) the fact that no property will be acquired unless the Agency can demonstrate that it has adequate revenue for the acquisition; and (3) the fact that the

condemnation of real property by the Agency is subject to the requirements of the California Eminent Domain Law (Code of Civil Procedure Section 1230.010 *et seq.*).

(g) The Agency has a feasible plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based on the fact that the Redevelopment Plan provides for relocation assistance according to law.

(h) There are, or shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families or persons who might be displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of displaced families and available to such displaced families and persons and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to CRL Sections 33411 and 33411.1, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to CRL Sections 33354.5, 33413 and 33413.5.

(i) There are no noncontiguous areas of the Project Area.

(j) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area is not included solely for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to CRL Section 33670 without other substantial justification for its inclusion. This finding is based upon the fact that all properties within the Project Area boundaries were included because they were underutilized because of blighting influences, were affected by the existence of blighting influences, were necessary to accomplish the objectives and benefits of the Redevelopment Plan, or because of the need to impose uniform requirements on the Project Area as a whole.

(k) The elimination of blight and the redevelopment of the Project Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, including the lack of adequate public improvements, as identified in the Agency's Report to the City Council, and the inability of individual property owners or developers to remove these blighting influences without public assistance, and the inadequacy of other governmental programs and financing mechanisms to eliminate blight or provide infrastructure.

(l) The Project Area is a predominantly urbanized area as defined by subdivision (b) of CRL Section 33320.1. This finding is based upon the facts, as more particularly set forth in the Agency's Report to the City Council, that 80.3 percent of the land in the Project Area has been or is developed for urban uses or is an integral part of an area developed for urban uses.

(m) The time limitations in the Redevelopment Plan are reasonably related to the proposed projects to be implemented in the Project Area and the ability of the Agency to eliminate blight within the Project Area. This finding is based on the facts that redevelopment

depends, in large part, upon private market forces beyond the control of the Agency and shorter time limitations would impair the Agency's ability to be flexible and respond to market conditions as and when appropriate and would impair the Agency's ability to maintain development standards and controls over a period of time sufficient to assure area stabilization. In addition, shorter time limitations would limit the revenue sources and financing capacity necessary to carry out proposed projects and programs in the Project Area.

(n) The implementation of the Redevelopment Plan will improve or alleviate the physical and economic conditions of blight in the Project Area, as described in the Agency's Report to the City Council. This finding is based upon the facts, as more particularly set forth in the Agency's Report to the City Council, that the proposed projects and programs to implement the Redevelopment Plan are focused upon actions that improve or alleviate identified blighting conditions and that the means of financing the proposed projects and programs has been satisfactorily demonstrated.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area, if any, are displaced, and that pending the development of such facilities, there will be available to any such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 4. The City Council is satisfied that written findings have been adopted in response to the written objections received at or before the joint public hearing. Having considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan, the City Council hereby overrules all written and oral objections to the Redevelopment Plan.

Section 5. That certain Redevelopment Plan for the Placerville Redevelopment Project, the Project Area map contained therein, a copy of which is on file in the office of the City Clerk at City Hall, having been duly reviewed and considered is hereby incorporated into this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official Redevelopment Plan for the Placerville Redevelopment Project.

Section 6. In order to implement and facilitate the effectuation of the Redevelopment Plan, certain official actions must be taken by the City Council; accordingly, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) directs the various officials, departments, boards and agencies of the City having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan; and (d) declares its intention to undertake and complete any

proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 7. The mitigation measures, as identified in Agency Resolution RA-2011-06, adopted on April 12, 2011, and Council Resolution No. 7890, adopted April 26, 2011, are incorporated and made part of the Redevelopment Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan for the Placerville Redevelopment Project.

Section 9. Pursuant to CRL Section 33373, the City Clerk is hereby directed to record with the County Recorder of El Dorado County not later than 60 days after adoption of this Ordinance, a notice of the approval and adoption of the Redevelopment Plan pursuant to this Ordinance, containing a description of the land within the Project Area, a statement that proceedings for the redevelopment of the Project Area have been instituted under the CRL, particularly stating that the Agency is authorized to acquire property by eminent domain with restrictions on occupied residential.

Section 10. Pursuant to CRL Section 33375, the City Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the auditor and assessor of the County of El Dorado, to the governing body of each of the taxing entities which receives taxes from property in the Project Area, and to the State Board of Equalization within thirty (30) days following adoption of this Ordinance.

Section 11. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same or a summary thereof to be published in a newspaper of general circulation within fifteen (15) days of adoption of this Ordinance.

Section 12. The Building Department of the City is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 13. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 14. This Ordinance shall be in full force and effect ninety (90) days after its adoption.

The above Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on April 26, 2011, by Councilmember Hagen, and it was read for the first

time. The Ordinance was read for the second time on May 10, 2011, and Mayor Machado moved its adoption. The motion was seconded by Councilmember Hagen. A poll vote was taken, which stood as follows:

AYES: Acuna, Hagen, Machado

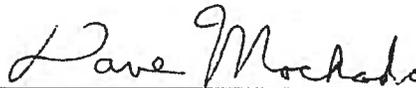
NOES: None

ABSENT: Borelli

ABSTAIN: None

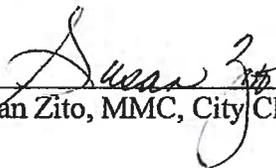
RECUSED: Mattson

The Motion having a majority vote of "AYE," the Ordinance was declared to have been adopted and it was so ordered.



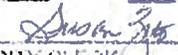
Mayor Dave Machado

Attest:

  
\_\_\_\_\_  
Susan Zito, MMC, City Clerk

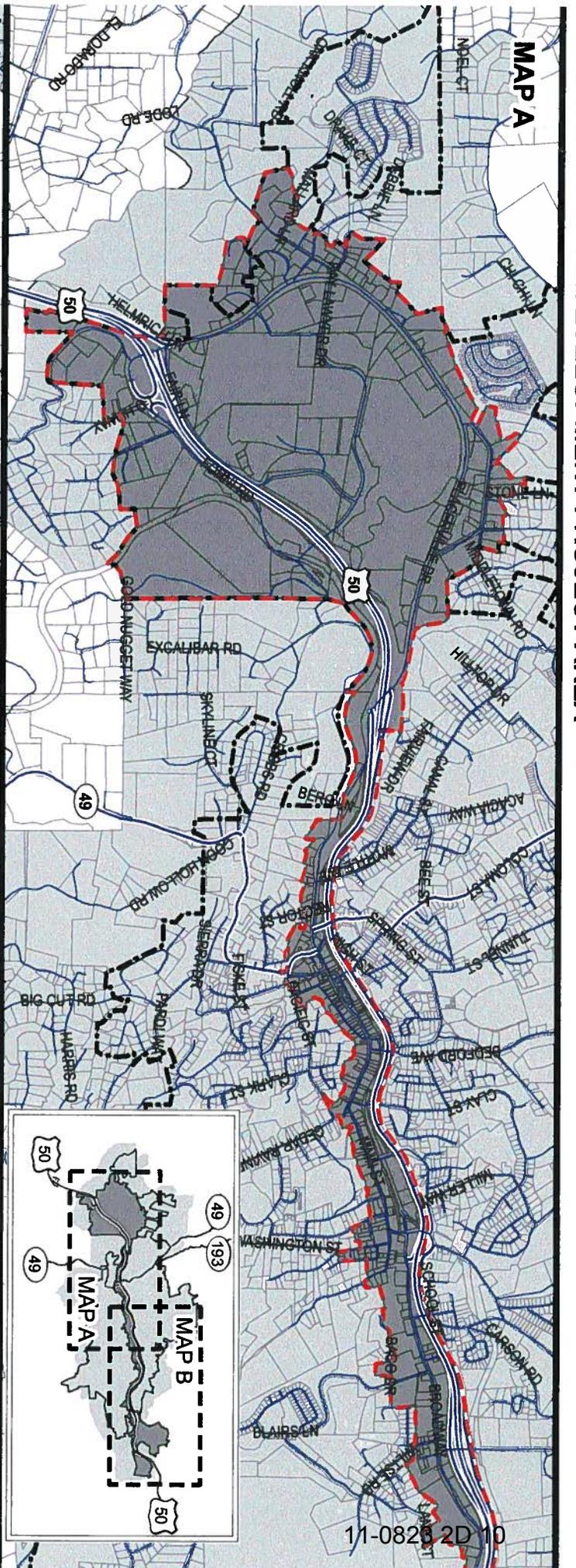
THE FOREGOING IS A FULL TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PLACERVILLE COUNTY OF EL DORADO, STATE OF CALIFORNIA.

DATED THIS 10<sup>th</sup> DAY OF June 2011

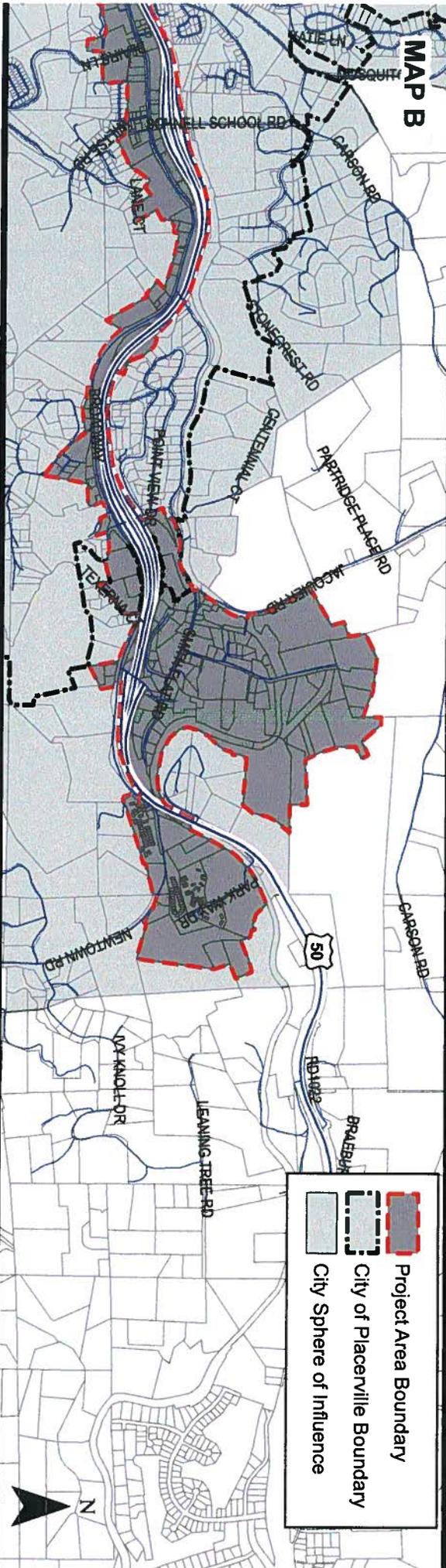
  
\_\_\_\_\_  
CITY CLERK

# PLACERVILLE REDEVELOPMENT PROJECT AREA

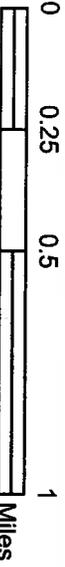
MAP A



MAP B



Project Area Boundary  
 City of Placerville Boundary  
 City Sphere of Influence



Sources: City of Placerville GIS

**RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:**

Susan Zito, Agency Secretary  
Redevelopment Agency of the  
City of Placerville  
3101 Center Street  
Placerville, California 95667

Recorded pursuant to Health and Safety  
Code Section 33373; no fee for recording  
pursuant to Government Code Section 27383

**06/08/2011,20110026497**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DESCRIPTION OF LAND WITHIN THE  
PLACERVILLE REDEVELOPMENT PROJECT  
and  
STATEMENT OF INSTITUTION OF PROCEEDINGS  
FOR REDEVELOPMENT OF THE LAND WITHIN THE  
PLACERVILLE REDEVELOPMENT PROJECT**

**DESCRIPTION OF LAND WITHIN THE  
PLACERVILLE REDEVELOPMENT PROJECT  
and  
STATEMENT OF INSTITUTION OF PROCEEDINGS FOR  
REDEVELOPMENT OF THE LAND WITHIN THE  
PLACERVILLE REDEVELOPMENT PROJECT**

NOTICE IS HEREBY GIVEN that the Redevelopment Plan for the Placerville Redevelopment Project was adopted by the City Council of the City of Placerville on May 10, 2011, by Ordinance No. 1641 (the "Redevelopment Plan").

A legal description of the boundaries of the land included within the Placerville Redevelopment Project (the "Project Area") is attached hereto as Exhibit A and incorporated herein by this reference.

Proceedings for the redevelopment of the Project Area have been instituted under the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*), and the Redevelopment Agency of the City of Placerville (the "Agency") is vested with the responsibility for implementing and carrying out the Redevelopment Plan.

Section 309 of the Redevelopment Plan authorizes the Agency to use the power of eminent domain to acquire real property within the Project Area, subject to the following limitations:

"Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

"It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of this Plan. The Agency shall not use the power of eminent domain to acquire real property that is occupied as a residence. Further, the Agency shall not use the power of eminent domain to acquire real property within the County Territory until the County Territory shall have been annexed to the City.

"The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

"The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization, or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape, or use; or (c) it is necessary to

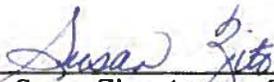
impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

“The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.”

The date by which eminent domain proceedings must be commenced to acquire real property within the Placerville Redevelopment Project Area is May 10, 2023.

Filed for recordation with the County Recorder of County of El Dorado pursuant to Health and Safety Code Section 33373.

Dated: June 7, 2011



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Susan Zito, Agency Secretary  
Redevelopment Agency of the  
City of Placerville

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

#### **Placerville Redevelopment Project Area**

This boundary description is to be used in conjunction with the boundary map of the Placerville Redevelopment Project Area, for the City of Placerville. The course numbers shown on this description correspond with the course numbers of the boundary map attached hereto as Exhibit 1. The description is for that portion of real property of the City Placerville, County of El Dorado, and State of California described as follows:

P.O.B.

Beginning at a point at the most Easterly corner of Parcel 25, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008, said point also being along the existing Placerville City boundary as existed on January 30, 2008, as shown on said last described Book 325, Page 12, of County of El Dorado Tax Assessor's Maps; thence

- Course 1.     Northeasterly along the said last described City boundary and its various courses, to its intersection with Northeasterly corner of Parcel 10, as shown on Book 323, Page 36, of County of El Dorado Tax Assessor's Maps; thence
- Course 2.     Southerly along the Easterly line of said last described of Parcel 10, a distance of 45 feet, more or less, to its intersection with the Northerly line of Parcel 32, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps; thence
- Course 3.     North 74° 17' East along the said last described Northerly line of Parcel 32 and Parcel 2, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps a distance of 475 feet, more or less, to a point along the said last described Northerly line of Parcel 2; thence
- Course 4.     North 65° 28' East along the said last described Northerly line and Northerly line of Parcel 3, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps a distance of 385 feet, more or less, to its intersection with the Northwesterly line of Parcel 4, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps; thence
- Course 5.     North 65° 13' East along the said last described Northwesterly line a distance of 305 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 4; thence
- Course 6.     South 60° 20' East along the said last described Northeasterly line a distance of 177 feet, more or less, to its intersection with the Northwesterly right of way line of Pierroz Road, variable width; thence

- Course 7.      Northeasterly along the said last described Northwesterly right of way line a distance of 123 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
  
- Course 8.      North 64° 35' West along the said last described Southerly line a distance of 317 feet, more or less, to its intersection with the Westerly line of said last described Parcel 3; thence
  
- Course 9.      North 09° 33' East along the said last described Westerly line a distance of 138 feet, more or less, to its intersection with the Southerly line of Parcel 1, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
  
- Course 10.     South 86° 42' East along the said last described Southerly line a distance of 187 feet, more or less, to its intersection with the Easterly line of said last described Parcel 1; thence
  
- Course 11.     North 09° 33' East along the said last described Easterly line a distance of 20 feet, more or less, to its intersection with the Southerly line of Parcel 11, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
  
- Course 12.     North 79° 29' East along the said last described Southerly line a distance of 285 feet, more or less, to its intersection with the Easterly line of said last described Parcel 11; thence
  
- Course 13.     North 19° 56' West along the said last described Easterly line a distance of 168 feet, more or less; thence
  
- Course 14.     Northwesterly along the said last described Easterly line a distance of 64 feet, more or less; thence
  
- Course 15.     Northeasterly along the said last described Easterly line and its Northeasterly prolongation, a distance of 70 feet, more or less to its intersection with the centerline of Cold Springs Road, variable width; thence
  
- Course 16.     Southeasterly along the said last described centerline a distance of 560 feet, more or less, to its intersection with the Southwesterly prolongation of the Northwesterly line of Parcel 13, as shown on Book 323, Page 44, of County of El Dorado Tax Assessor's Maps, last revised July 11, 2005; thence
  
- Course 17.     Northerly and Northeasterly along the said last described Southwesterly prolongation and Northwesterly line a distance of 324 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 13; thence

- Course 18. South 41° 03' East along the said last described Northeasterly line a distance of 32 feet, more or less, to its intersection with the Westerly line of Parcel 1, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 19. North 4° 30' West along the said last described Westerly line a distance of 188 feet, more or less; thence
- Course 20. North 4° 0' East along the said last described Westerly line a distance of 47 feet, more or less, to its intersection with the Northerly line of Parcel 1, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 21. North 84° 15' East along the said last described Northerly line a distance of 90 feet, more or less, to its intersection with the Easterly line of said last described Parcel 1; thence
- Course 22. South 3° 32' East along the said last described Easterly line a distance of 200 feet, more or less, to its intersection with the Northerly line of Parcel 4, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 23. North 82° 22' East along the said last described Northerly line and its Northeasterly prolongation, a distance of 151 feet, more or less to its intersection with the Easterly right of way line of Stone Lane, variable width; thence
- Course 24. South 6° 37' East along the said last described Easterly right of way line a distance of 190 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 25. North 85° 7' East along the said last described Southerly line a distance of 59 feet, more or less, to its intersection with the Northerly line of Parcel 40, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 26. North 58° 13' 45" East along the said last described Northerly line a distance of 182 feet, more or less; thence
- Course 27. North 51° 51' 15" East along the said last described Northerly line a distance of 68 feet, more or less, to its intersection with the Easterly line of said last described Parcel 40; thence
- Course 28. South 1° 43' North along the said last described Easterly line a distance of 100 feet, more or less, to its intersection with the Southerly line of Parcel 12, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence

- Course 29. North 88° 04' East along the said last described Southerly line a distance of 184 feet, more or less, to its intersection with the Easterly line of said last described Parcel 12; thence
- Course 30. North 1° 22' West along said last described Easterly line a distance of 10 feet, more or less, to its intersection with the Southerly line of Parcel 16, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 31. North 89° 08' East along said last described Southerly line a distance of 196 feet, more or less, to its intersection with the Westerly line of Parcel 19, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 32. South 13° 40' West along said last described Westerly line a distance of 108 feet, more or less, to its intersection with the Southerly line of said last described Parcel 19; thence
- Course 33. South 79° 50' East along said last described Southerly line a distance of 137 feet, more or less, to its intersection with the Easterly line of Parcel 20, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 34. South 14° 10' West along said last described Easterly line and its Southwesterly prolongation a distance of 290 feet, more or less, to its intersection with the Southerly right of way line of Middletown Road, variable width, said Southerly line also being along the said last described existing Placerville City boundary, as shown on Book 323, Page 51 and 56, of County of El Dorado Tax Assessor's Maps; thence
- Course 35. Easterly, Southeasterly, and Easterly along said last described City boundary, to its intersection with the Southeasterly corner of Parcel 8, as shown on Book 323, Page 56, Block 561, of County of El Dorado Tax Assessor's Maps; thence
- Course 36. Southeasterly along the Northeasterly line of Parcel 37, as shown on Book 323, Page 57, of County of El Dorado Tax Assessor's Maps, last revised May 6, 2009, a distance of 39 feet, more or less, to its intersection with the Northerly line of Parcel 39, as shown on Book 323, Page 57, of County of El Dorado Tax Assessor's Maps, last revised May 6, 2009; thence
- Course 37. Northeasterly and Southeasterly along said last described Northerly line of Parcel 39, and its various courses, a distance of 125 feet, more or less, to its intersection with the Easterly line of said last described Parcel 39; thence
- Course 38. Southeasterly along the said last described Easterly line, and its various courses, and its Southeasterly prolongation, a distance of 672 feet, more or less, to its intersection with the Southerly right of way line of Placerville Drive, variable width; thence

- Course 39. Southeasterly along the said last described Southerly right of way line a distance of 228 feet, more or less, to its intersection with the Easterly line of Parcel 19, as shown on Book 323, Page 58, of County of El Dorado Tax Assessor's Maps, last revised March 31, 2008; thence
- Course 40. Southerly along the said last described Easterly line and its Southerly prolongation, a distance of 225 feet, more or less, to its intersection with the centerline of U.S. Highway 50, variable width; thence
- Course 41. Southeasterly, Northeasterly, and Southeasterly along said last described centerline of U.S. Highway 50, and its various courses, to its intersection with the Northwesternly line of Parcel 36, as shown on Book 49, Page 18, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 42. North 63° 55' East along said last described Northwesternly line, a distance of 147 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 39; thence
- Course 43. South 70° 31' East along said last described Northeasterly line, a distance of 100 feet, more or less; thence
- Course 44. South 40° 45' East along said last described Northeasterly line, a distance of 190 feet, more or less; thence
- Course 45. South 22° 43' 32' East along said last described Northeasterly line, a distance of 236 feet, more or less; thence
- Course 46. Southeasterly along said last described Northeasterly line a distance of 193 feet, more or less, to its intersection with the Southeasterly line of said last described Parcel 39; thence
- Course 47. Southwesterly along the said last described Southeasterly line, a distance of 156 feet, more or less, to its intersection with the centerline of U.S. Highway 50, variable width; thence
- Course 48. Northeasterly along said last described centerline of U.S. Highway 50, and its various courses, to its intersection with the Southeasterly prolongation of the most Westerly line of Parcel 29, as shown on Book 49, Page 11, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 49. Northwesternly along said last described Southeasterly prolongation and Westerly line, a distance of 485 feet, more or less, to its intersection with the Northerly line of said last described Parcel 29; thence
- Course 50. Northeasterly along said last described Northerly line, a distance of 165 feet, more or less, to its intersection with the Westerly line of Parcel 31, as shown on Book

49, Page 11, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence

- Course 51. Northerly along said last described Westerly line, a distance of 88 feet, more or less, to its intersection with the Southerly right of way line of Smith Flat Road, variable width; thence
- Course 52. Northeasterly along said last described Southerly right of way line to its intersection with the Easterly right of way line of Jacquier Road, variable width; thence
- Course 53. Northeasterly along said last described Easterly right of way line, and its various courses, a distance of 480 feet, more or less, to its intersection with the most Southerly corner of Parcel 8, as shown on Book 48, Page 22, of County of El Dorado Tax Assessor's Maps, last revised September 30, 2002; thence
- Course 54. Northeasterly along said last described Easterly line of said last described Parcel 8, and its various courses, a distance of 450 feet, more or less, to its intersection with the Northerly line of said last described Parcel 8; thence
- Course 55. Westerly along said last described Northerly line a distance of 64 feet, more or less, to its intersection with the Easterly right of way line of Jacquier Road, variable width; thence
- Course 56. Northwesterly along said last described Easterly right of way line, and its various courses, to its intersection with the most Southerly corner of Parcel 18, as shown on Book 48, Page 4, of County of El Dorado Tax Assessor's Maps, last revised November 25, 2002; thence
- Course 57. North 56° 54' East along the Southerly line of said last described Parcel 18, a distance of 601 feet, more or less, to its intersection with the Westerly line of Parcel 38, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 58. North 16° 28' West along the said last described Westerly line, a distance of 176 feet, more or less, to its intersection with the Northerly line of said last described Parcel 38; thence
- Course 59. North 68° 29' East along the said last described Northerly line, a distance of 218 feet, more or less, to its intersection with the Westerly line of Parcel 39, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 60. North 12° 21' West along the said last described Westerly line, a distance of 226 feet, more or less, to its intersection with the Southerly line of Parcel 4, as shown

on Book 48, Page 4, of County of El Dorado Tax Assessor's Maps, last revised November 25, 2002; thence

- Course 61. North 63° 09' East along the said last described Southerly line, a distance of 374 feet, more or less; thence
- Course 62. South 84° 21' East along the said last described Southerly line, a distance of 478 feet, more or less; thence
- Course 63. South 69° 35' East along the said last described Southerly line, a distance of 245 feet, more or less; thence
- Course 64. South 71° 54' East along the said last described Southerly line, a distance of 142 feet, more or less, to its intersection with the Northeast corner of Parcel 48, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 65. North 01° 42' West along the Westerly line of Parcel 49, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003, a distance of 254 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 49; thence
- Course 66. Easterly along the said last described Northerly line a distance of 111 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 49; thence
- Course 67. South 42° 00' East along the said last described Northeasterly line, a distance of 357 feet, more or less, to its intersection with a Northerly line of said last described Parcel 49 with a bearing of North 64° 14' East; thence
- Course 68. North 64° 14' East along the said last described Northerly line, a distance of 215 feet, more or less, to the most Easterly line of said last described Parcel 49; thence
- Course 69. Southeasterly along the said last described Easterly line, a distance of 110 feet, more or less, to its intersection with a Southerly line of said last described Parcel 49 with a bearing of South 64° 14' West; thence
- Course 70. South 64° 14' West along the said last described Northerly line, a distance of 182 feet, more or less, to its intersection with the Westerly line of Parcel 9, as shown on Book 48, Page 11, of County of El Dorado Tax Assessor's Maps, said Parcel 9 also shown as Parcel 5; thence
- Course 71. Southwesterly and Southeasterly along the said last described Westerly line, and its various courses, a distance of 736 feet, more or less, to its intersection with the Northerly line of Parcel 2, as shown on Book 48, Page 11, of County of El Dorado Tax Assessor's Maps; thence

- Course 72. North 87° 13' 44" East along the said last described Northerly line, a distance of 636 feet, more or less, to its intersection with the Easterly line of said last described Parcel 2; thence
- Course 73. South 01° 06' 10" West along the said last described Easterly line a distance of 247 feet, more or less, to its intersection with the Southerly line of said last described Parcel 9; thence
- Course 74. South 88° 39' East along the said last described Southerly line a distance of 390 feet, more or less, to its intersection with the Westerly line of Parcel 24, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps, said Parcel 24 also shown as Parcel 20; thence
- Course 75. Southwesterly along the said last described Westerly line a distance of 765 feet, more or less, to its intersection with the Northerly line of Parcel 19, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps; thence
- Course 76. Northwesterly along the said last described Northerly line of Parcel 19 and Northerly line of Parcel 12, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps, a distance of 660 feet, more or less, to its intersection with the Easterly line of said last described Parcel 12; thence
- Course 77. Southeasterly along the said last described Easterly line a distance of 742 feet, more or less, to its intersection with the Easterly right or way line of the Camino Placerville Lake Tahoe Railroad, variable width; thence
- Course 78. Southwesterly and Southeasterly along the said last described Easterly right of way line around a circular curve concave Northerly, and its various courses, said Easterly right of way line becomes the Westerly right of way line around circular curve, to its intersection with the Northerly line of Parcel 34, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps; thence
- Course 79. Easterly along the said last described Northerly line a distance of 93 feet, more or less, to its intersection with the Easterly right or way line of the Camino Placerville Lake Tahoe Railroad, variable width; thence
- Course 80. Northeasterly along the said last described Easterly right of way line, and its various courses, a distance of 1,543 feet, more or less, to its intersection with the most Westerly corner of Parcel 1, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 81. Southeasterly, Northwesterly, Southeasterly, Southwesterly, and Southeasterly along the Northwesterly line of said last described Parcel 1 and its various courses, to its intersection with the Northwesterly corner of Parcel 2, as shown on

Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence

- Course 82. Northeasterly along the Northerly line of said last described Parcel 2, a distance of 450 feet, more or less, to its intersection with the Easterly line of said last described Parcel 2; thence
- Course 83. Southeasterly along the said last described Easterly line, a distance of 244 feet, more or less, to its intersection with the Southerly line of said last described Parcel 2; thence
- Course 84. Southwesterly along the said last described Southerly line, a distance of 213 feet, more or less, to its intersection with the Northeasterly corner of Parcel 3, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 85. Southeasterly along the Easterly line of said last described Parcel 3, a distance of 220 feet, more or less, to its intersection with the most Easterly line of Parcel 73, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 86. Southwesterly along the said last described Easterly line, a distance of 1,099 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 73; thence
- Course 87. Northwesterly along the said last described Southerly line, a distance of 502 feet, more or less, to its intersection with the most Southeasterly line of Parcel 4, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps; thence
- Course 88. Southwesterly along the said last described Southeasterly line, a distance of 46 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 4; thence
- Course 89. Northwesterly along the said last described Southerly line of Parcel 4 and Southerly line of Parcel 3, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps, a distance of 438 feet, more or less, to its intersection with the most Westerly line of Parcel 11, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps; thence
- Course 90. South 00° 17' 33" East along the said last described Westerly line, a distance of 59 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 11; thence
- Course 91. South 77° 05' 40" West along the said last described Southerly line, a distance of 450 feet, more or less, to its intersection with the Easterly line of Parcel 13, as

shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps; thence

- Course 92. South 00° 17' West along the said last described Easterly line, a distance of 31 feet, more or less, to its intersection with the Southerly line of said last described Parcel 13; thence
- Course 93. Southwesterly along the said last described Southerly line, and its various courses, a distance of 975 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 13; thence \*
- Course 94. Northwesterly along the said last described Westerly line, a distance of 106 feet, more or less, to its intersection with the most Northeasterly corner of said last described Parcel 13; thence
- Course 95. Northeasterly along the said last described Northwesterly line, a distance of 179 feet, more or less, to its intersection with the Northwesterly corner of Parcel 30, as shown on Book 48, Page 33, of County of El Dorado Tax Assessor's Maps; thence
- Course 96. Southwesterly along the Northeasterly line of said last described Parcel 30 and Northeasterly line of Parcel 20, as shown on Book 48, Page 33, of County of El Dorado Tax Assessor's Maps, said Parcel 20 also shown as Parcel 25, a distance of 87 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 20; thence
- Course 97. Northeasterly along the said last described Northeasterly line, a distance of 47 feet, more or less, to its intersection with the Southerly right of way line of U.S. Highway 50, variable width; thence
- Course 98. Southwesterly along the said last described Southerly right of way line and its various courses, a distance of 1,340 feet, more or less, to its intersection with the Easterly line of Parcel 12, as shown on Book 48, Page 36, of County of El Dorado Tax Assessor's Maps; thence
- Course 99. South 11° 20' 20" East along the said last described Easterly line, a distance of 200 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 12; thence
- Course 100. Southwesterly along the said last described Southerly line and Southerly line of Parcel 13, as shown on Book 48, Page 36, of County of El Dorado Tax Assessor's Maps, a distance of 335 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 13; thence

- Course 101. North 09° 16' West along the said last described Westerly line, a distance of 392 feet, more or less, to its intersection with the Southerly right of way line of U.S. Highway 50, variable width; thence
- Course 102. Northwesterly along the said last described Southerly right of way line and its various courses, a distance of 741 feet, more or less, to its intersection with the centerline of Texerna Court, variable width, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 103. Southerly, Southwesterly, Northwesterly, and Southwesterly along the said last described City boundary and its various courses, a distance of 1,340 feet, more or less, to its intersection with the Southwesterly line of Parcel 20, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 104. Northwesterly along the said last described Southwesterly line, and its various courses, a distance of 131 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 20; thence
- Course 105. North 16° 10' 00" West along the said last described Westerly line, a distance of 17 feet, more or less, to its intersection with the most Northerly line of Parcel 38, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 106. Northwesterly along the said last described Northerly line and Northerly line of Parcel 37, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006, a distance of 190 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 37; thence
- Course 107. South 15° 02' 50" West along the said last described Westerly line, a distance of 15 feet, more or less, to its intersection with the most Northerly line of Parcel 33, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 108. Southwesterly and Northwesterly along the said last described Northerly line, a distance of 106 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 33; thence
- Course 109. South 21° 04' 00" East along the said last described Westerly line, a distance of 156 feet, more or less, to its intersection with the most Southerly line of Parcel 23, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 110. Northwesterly along the said last described Southerly line, a distance of 260 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 23; thence

- Course 111. Northwesterly along the said last described Westerly line, a distance of 127 feet, more or less, to its intersection with the Southerly right of way line of Broadway, variable width; thence
- Course 112. Southwesterly along the said last described Southerly right of way line and its various courses, a distance of 202 feet, more or less, to its intersection with the Easterly line of Parcel 22, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 113. Southeasterly along the said last described Easterly line and Easterly line of Parcel 21, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007, a distance of 169 feet, more or less, to its intersection with the Southeasterly line of said last described Parcel 21; thence
- Course 114. Southwesterly along the said last described Southeasterly line, a distance of 75 feet, more or less, to its intersection with the Northerly line of Parcel 24, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 115. Northwesterly along the said last described Northerly line, a distance of 368 feet, more or less, to its intersection with the Westerly line of said last described Parcel 24; thence
- Course 116. Southwesterly along the said last described Westerly line, a distance of 691 feet, more or less, to its intersection with the Northeasterly right of way line of Airport Road; thence
- Course 117. Northwesterly along the said last described Northeasterly right of way line and its various courses, a distance of 889 feet, more or less, to its intersection with the Northeasterly prolongation of the Southerly line of Parcel 23, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 118. South 83° 42' 00" West along the said last described Northeasterly prolongation and Southerly line of said last described Parcel 23, a distance of 205 feet, more or less, to its intersection with the Southerly line of Parcel 24, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 119. Southwesterly along the said last described Southerly line, a distance of 130 feet, more or less, to its intersection with the Southerly line of Parcel 25, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 120. North 67° 52' 00" West along the said last described Southerly line a distance of 163 feet, more or less; thence

- Course 121. North 89° 18' 00" West along the said last described Southerly line a distance of 154 feet, more or less, to its intersection with the Westerly line of said last described Parcel 25; thence
- Course 122. Northerly along the said last described Westerly line, a distance of 49 feet, more or less, to its intersection with the Southerly right of way line of Broadway, variable width; thence
- Course 123. Northwesterly, Southwesterly and Northwesterly along the said last described Southerly right of way line and its various courses, a distance of 949 feet, more or less, to its intersection with the Southeasterly line of Parcel 7, as shown on Book 49, Page 17, of County of El Dorado Tax Assessor's Maps, last revised December 31, 2005; thence
- Course 124. Southwesterly along the said last described Southeasterly line, a distance of 253 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 7; thence
- Course 125. Northwesterly along the said last described Southwesterly line, a distance of 665 feet, more or less, to its intersection with the Southeasterly line of Parcel 11, as shown on Book 49, Page 17, of County of El Dorado Tax Assessor's Maps, last revised December 31, 2005; thence
- Course 126. Southwesterly along the said last described Southeasterly line, a distance of 37 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 11; thence
- Course 127. Northwesterly along the said last described Southwesterly line, a distance of 240 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 11; thence
- Course 128. Northeasterly along the said last described Northwesterly line, a distance of 139 feet, more or less, to its intersection with the Southerly line of Parcel 16, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 129. North 74° 14' 30" West along the said last described Southerly line, a distance of 211 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 130. Northwesterly along the said last described Southerly line, a distance of 159 feet, more or less, to its intersection with the Southerly line of Parcel 14, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence

- Course 131. Northwesterly along the said last described Southerly line, a distance of 181 feet, more or less, to its intersection with the Northerly line of Parcel 34, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 132. Northwesterly along the said last described Northerly line, a distance of 263 feet, more or less, to its intersection with the Westerly line of said last described Parcel 34; thence
- Course 133. Southerly along the said last described Westerly line, a distance of 68 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 134. Westerly and Southwesterly along the said last described Southerly line, a distance of 190 feet, more or less, to its intersection with the Westerly line of Parcel 17, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 135. Southwesterly along the said last described Westerly line, a distance of 129 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 17; thence
- Course 136. Southwesterly along the said last described Northwesterly line, a distance of 175 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 17; thence
- Course 137. Southeasterly along the said last described Westerly line and Westerly line of Parcel 18, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007, a distance of 319 feet, more or less, to its intersection with the Northerly line of Parcel 20, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 138. Southwesterly along the said last described Northerly line, a distance of 203 feet, more or less, to its intersection with the Northwesterly line of Parcel 19, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 139. Northwesterly along the said last described Northerly line, a distance of 51 feet, more or less, to its intersection with the Northeasterly line of Parcel 21, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 140. Northwesterly along the said last described Northeasterly line, a distance of 274 feet, more or less, to its intersection with the most Northwesterly line of said last described Parcel 21; thence

- Course 141. Southwesterly along the said last described Northwesterly line, a distance of 148 feet, more or less, to its intersection with the Northeasterly line of Parcel 30, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 142. North 47° 02' West along the said last described Northeasterly line, a distance of 116 feet, more or less, to its intersection with the most Northeasterly line of said last described Parcel 30; thence
- Course 143. South 39° 00' West along the said last described Northeasterly line and Northeasterly line of Parcel 62, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 169 feet, more or less, to its intersection with the Northeasterly line of Parcel 61, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 144. South 28° 00' West along the said last described Northeasterly line and Northeasterly line of Parcel 60 and 24, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 167 feet, more or less, to its intersection with the Southeasterly line of Parcel 50, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 145. South 66° 08' West along the said last described Southeasterly line, a distance of 432 feet, more or less, to its intersection with the Northeasterly line of Parcel 59, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 146. North 35° 18' West along the said last described Northeasterly line and Northeasterly line of Parcel 58 and 57, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 127 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 57; thence
- Course 147. Southwesterly along the said last described Northerly line, a distance of 110 feet, more or less, to its intersection with the Northeasterly right of way line of Parcel Wiltse Road, variable width; thence
- Course 148. Northwesterly along the said last described Northeasterly right of way line, a distance of 25 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 32, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps; thence
- Course 149. Westerly, Northerly, Northwesterly, Southerly, and Northwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 32, and its various courses, a distance of 628 feet, more or less, to its

intersection with the Easterly line of Parcel 41, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps; thence

- Course 150. South 03° 48' 30" East along the said last described Easterly line and Easterly line of Parcel 35, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps, a distance of 342 feet, more or less, to its intersection with the Southerly line of said last described Parcel 35; thence
- Course 151. Southwesterly along the said last described Southerly line, a distance of 268 feet, more or less, to its intersection with the Southeasterly prolongation of the Southerly line of Parcel 25, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence
- Course 152. North 66° 38' 34" West along the said last described Southeasterly prolongation and Southerly line of said last described Parcel 25, and its various courses, a distance of 267 feet, more or less, to its intersection with the Easterly line of Parcel 3, as shown on Book 4, Page 27, Block 271, of County of El Dorado Tax Assessor's Maps; thence
- Course 153. Southerly along the said last described Easterly line, a distance of 232 feet, more or less, to its intersection with the Southerly line of said last described Parcel 3; thence
- Course 154. Northwesterly along the said last described Southerly line, a distance of 160 feet, more or less, to its intersection with the Westerly line of said last described Parcel 3; thence
- Course 155. Northwesterly along the said last described Westerly line, a distance of 237 feet, more or less, to its intersection with the Southerly line of said last described Parcel 25; thence
- Course 156. North 66° 38' 34" West along the said last described Southerly line, a distance of 33 feet, more or less, to its intersection with the Northeasterly line of Parcel 9, as shown on Book 4, Page 27, Block 271, of County of El Dorado Tax Assessor's Maps; thence
- Course 157. Northwesterly along the said last described Northeasterly line, a distance of 48 feet, more or less, to its intersection with the Southerly line of Parcel 2, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence
- Course 158. Southwesterly along the said last described Southerly line, a distance of 321 feet, more or less, to its intersection with the Southerly line of Parcel 23, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence

- Course 159. Southwesterly, Northwesterly, Southwesterly, Northerly, and Southwesterly along the said last described Southerly line of Parcel 23, and its various courses, a distance of 793 feet, more or less, to its intersection with the Easterly line of Parcel 11, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 160. South 18° 30' East along the said last described Easterly line and Easterly line of Parcel 12, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps, a distance of 82 feet, more or less, to its intersection with the Easterly line of Parcel 32, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 161. Southwesterly along the said last described Easterly line, a distance of 112 feet, more or less, to its intersection with the Southerly line of said last described Parcel 32; thence
- Course 162. Southwesterly along the said last described Southerly line, a distance of 66 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 32; thence
- Course 163. Northwesterly along the said last described Southwesterly line, a distance of 32 feet, more or less, to its intersection with the Easterly right of way line of Spanish Ravine Road, variable width; thence
- Course 164. Northwesterly along the said last described Easterly right of way line, a distance of 78 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 23, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 165. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 23, a distance of 100 feet, more or less, to its intersection with the Westerly line of said last described Parcel 23; thence
- Course 166. Northwesterly along the said last described Westerly line, a distance of 10 feet, more or less, to its intersection with the Southerly line of Parcel 25, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 167. Westerly along the said last described Southerly line and its Westerly prolongation, a distance of 175 feet, more or less, to its intersection with the centerline of Turner Street, variable width; thence
- Course 168. Southeasterly along the said last described centerline, a distance of 398 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 22, as shown on Book 4, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps; thence

- Course 169. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 22 and Southerly line of Parcel 21, as shown on Book 4, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, a distance of 100 feet, more or less, to its intersection with the Easterly right of way line of Washington Street, variable width; thence
- Course 170. Northwesterly along the said last described Easterly right of way line, a distance of 325 feet, more or less, to its intersection with the Easterly prolongation of the Northerly line of Parcel 26, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 171. Southwesterly along the said last described Easterly prolongation and Northerly line of said last described Parcel 26, a distance of 120 feet, more or less, to its intersection with the Westerly line of said last described Parcel 26; thence
- Course 172. Southeasterly along the said last described Westerly line, a distance of 50 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 173. Southwesterly along the said last described Southerly line, a distance of 100 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 174. Southwesterly along the said last described Southerly line, a distance of 92 feet, more or less, to its intersection with the Easterly right of way line of Turner Street, variable width; thence
- Course 175. Northwesterly along the said last described Easterly right of way line, and its various courses, a distance of 300 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 1, as shown on Book 4, Page 03, Block 031, of County of El Dorado Tax Assessor's Maps; thence
- Course 176. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 1 and Southerly line of Parcel 2, as shown on Book 4, Page 02, Block 121, of County of El Dorado Tax Assessor's Maps, a distance of 321 feet, more or less, to its intersection with the Easterly line of Parcel 1, as shown on Book 4, Page 02, Block 121, of County of El Dorado Tax Assessor's Maps; thence
- Course 177. South 21° 20' East along the said last described Easterly line, a distance of 10 feet, more or less, to its intersection with the Southerly line of said last described Parcel 1; thence

- Course 178. Northwesterly along the said last described Southerly line, a distance of 123 feet, more or less, to its intersection with the Easterly line of Parcel 11, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 179. Southeasterly along the said last described Easterly line, a distance of 39 feet, more or less, to its intersection with the Southerly line of said last described Parcel 11; thence
- Course 180. Southwesterly along the said last described Southerly line, and its various courses, a distance of 35 feet, more or less, to its intersection with the Northerly line of Parcel 26, as shown on Book 4, Page 02, Block 021, of County of El Dorado Tax Assessor's Maps; thence
- Course 181. Southwesterly along the said last described Northerly line, and its various courses, a distance of 431 feet, more or less, to its intersection with the Northwest corner of said last described Parcel 26; thence
- Course 182. Southwesterly along the Southerly line of Parcel 7 and Parcel 6, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007, a distance of 57 feet, more or less, to its intersection with the Southerly line of Parcel 5, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 183. Southwesterly along the said last described Southerly line, a distance of 60 feet, more or less, to its intersection with the Southerly line of Parcel 4, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 184. Southwesterly along the said last described Southerly line, and its various courses, a distance of 116 feet, more or less, to its intersection with the Southerly line of Parcel 45, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 185. Southwesterly along the said last described Southerly line, a distance of 125 feet, more or less, to its intersection with the Easterly line of Parcel 37, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 186. South 17° 40' East along the said last described Easterly line, a distance of 12 feet, more or less, to its intersection with the Southerly line of said last described Parcel 37; thence

- Course 187. North 72° 00' West along the said last described Easterly line, a distance of 110 feet, more or less, to its intersection with the Westerly line of said last described Parcel 37; thence
- Course 188. Northeasterly along the said last described Westerly line, a distance of 9 feet, more or less, to its intersection with the Southerly line of said last described Parcel 37; thence
- Course 189. Southwesterly along the said last described Southerly line, a distance of 24 feet, more or less, to its intersection with the Easterly line of Parcel 38, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 190. South 17° 09' 10" East along the said last described Easterly line, a distance of 135 feet, more or less, to its intersection with the Southerly line of said last described Parcel 38; thence
- Course 191. Southwesterly along the said last described Southerly line and its Southwesterly Prolongation, a distance of 200 feet, more or less, to its intersection with the Westerly right of way line of Cedar Ravine, variable width; thence
- Course 192. Southeasterly along the said last described Westerly right of way line, and its various courses, a distance of 89 feet, more or less, to its intersection with the Northerly right of way line of Pacific Street, variable width; thence
- Course 193. Southwesterly along the said last described Northerly right of way line, a distance of 400 feet, more or less, to its intersection with the most Southerly corner of Parcel 5, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 194. Northeasterly, Northerly, Northwesterly along the Southwesterly line of said last described Parcel 5, and its various courses, a distance of 350 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 195. Northwesterly along the said last described Southerly line, a distance of 24 feet, more or less, to its intersection with the Southerly line of Parcel 7, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 196. Northwesterly along the said last described Southerly line, a distance of 29 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence

- Course 197. Northwesterly along the said last described Southerly line, a distance of 150 feet, more or less, to its intersection with the Southerly line of Parcel 13, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps; thence
- Course 198A. Northwesterly along the said last described Southerly line, a distance of 11 feet, more or less, to its intersection with the Easterly line of said last described Parcel 13; thence
- Course 198B. South 30° 19' West along the said last described Easterly line, a distance of 81 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 13; thence
- Course 199. Southwesterly along the said last described Southerly line of Parcel 13 and Southerly line of Parcel 22, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps, a distance of 81 feet, more or less, to its intersection with the Easterly line of said last described Parcel 22; thence
- Course 200. Northeasterly along the said last described Easterly line, a distance of 25 feet, more or less, to its intersection with the Southerly line of said last described Parcel 22; thence
- Course 201. South 86° 50' 33" West along the said last described Southerly line of Parcel 22 and Southerly line of Parcel 21, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps, a distance of 197 feet, more or less, to its intersection with the Easterly line of Parcel 40, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 202. North 19° 44' 00" West along the said last described Easterly line, a distance of 133 feet, more or less, to its intersection with the Northerly line of said last described Parcel 40; thence
- Course 203. Northwesterly along the said last described Northerly line, a distance of 57 feet, more or less, to its intersection with the Northerly line of said last described Parcel 40; thence
- Course 204. Southwesterly along the said last described Northerly line, a distance of 30 feet, more or less, to its intersection with the Northerly line of Parcel 39, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 205. Southwesterly along the said last described Northerly line, a distance of 29 feet, more or less, to its intersection with the Northerly line of said last described Parcel 39; thence

- Course 206. Northwesterly along the said last described Northerly line, a distance of 85 feet, more or less, to its intersection with the Easterly corner of Parcel 38, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 207. Southwesterly along the Southerly line of said last described Parcel 38, a distance of 71 feet, more or less, to its intersection with the Northerly line of Parcel 69, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 208. Southwesterly along the said last described Northerly line, and its various courses, a distance of 221 feet, more or less, to its intersection with the Northwesterly corner of said last described Parcel 69; thence
- Course 209. Southwesterly along the Westerly line of said last described Parcel 69, a distance of 5 feet, more or less, to its intersection with the Northerly line of Parcel 14, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 210. Southwesterly along the said last described Northerly line, a distance of 72 feet, more or less, to its intersection with the Northerly line of Parcel 13, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 211. Southwesterly along the said last described Northerly line, and its various courses, a distance of 204 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 13; thence
- Course 212. Southwesterly along the said last described Northwesterly line, a distance of 66 feet, more or less, to its intersection with the Northerly line of Parcel 22, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 213. Southwesterly along the said last described Northerly line, a distance of 95 feet, more or less, to its intersection with the Northerly line of Parcel 31, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 214. Southwesterly along the said last described Northerly line, a distance of 59 feet, more or less, to its intersection with the most Northerly corner of said last described Parcel 31; thence
- Course 215. Southwesterly along the Northwesterly line of said last described Parcel 21, a distance of 120 feet, more or less, to its intersection with the Easterly line of Parcel 1, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence

- Course 216. Southeasterly along the said last described Easterly line, a distance of 77 feet, more or less, to its intersection with the Southwesterly line of Parcel 37, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 217. Southeasterly along the said last described Southwesterly line, a distance of 102 feet, more or less, to its intersection with the Westerly line of Parcel 2, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 218. Southwesterly along the said last described Westerly line and its Southwesterly prolongation, a distance of 152 feet, more or less, to its intersection with the centerline of Pacific Street, variable width; thence
- Course 219. Southwesterly along the said last described centerline, and its various courses, a distance of 278 feet, more or less, to its intersection with the Easterly line of Parcel 29, as shown on Book 3, Page 18, Block 181, of County of El Dorado Tax Assessor's Maps, last revised December 29, 2008; thence
- Course 220. Southeasterly along the said last described Easterly line, a distance of 41 feet, more or less, to its intersection with the Northerly line of Parcel 31, as shown on Book 3, Page 18, Block 181, of County of El Dorado Tax Assessor's Maps, last revised December 29, 2008; thence
- Course 221. Southwesterly along the said last described Northerly line and the its Westerly prolongation, a distance of 164 feet, more or less, to its intersection with the Easterly line of Parcel 35, as shown on Book 3, Page 7, Block 172, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 222. Southerly along the said last described Easterly line, a distance of 80 feet, more or less, to its intersection with the most Southerly corner of Parcel 32, as shown on Book 3, Page 7, Block 172, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 223. Northerly and Northwesterly along the Easterly line of said last described Parcel 32, a distance of 101 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 32.; thence
- Course 224. Northwesterly along the said last described Northerly line, a distance of 114 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 32; thence
- Course 225. Southwesterly along the said last described Northwesterly line and the its Westerly prolongation, a distance of 54 feet, more or less, to its intersection with

the Easterly line of Parcel 42, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence

- Course 226. Southeasterly along the said last described Easterly line, a distance of 14 feet, more or less, to its intersection with the Southerly line of said last described Parcel 42; thence
- Course 227. Westerly along the said last described Southerly line and the Southerly line of Parcel 67, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006, a distance of 120 feet, more or less, to its intersection with the Westerly line of said last described Parcel 67; thence
- Course 228. Northwesterly along the said last described Westerly line, a distance of 38 feet, more or less, to its intersection with the Southerly line of Parcel 68, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 229. Southwesterly along the said last described Southerly line, a distance of 98 feet, more or less, to its intersection with the Northerly line of Parcel 27, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 230. Northwesterly along the said last described Northerly line, a distance of 47 feet, more or less, to its intersection with the most Northwesterly line of said last described Parcel 27; thence
- Course 231. Southwesterly along the said last described Northwesterly line, a distance of 31 feet, more or less, to its intersection with the most Northeasterly line of Parcel 57, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 232. Northwesterly along the said last described Northeasterly line, a distance of 255 feet, more or less, to its intersection with the Easterly line of Parcel 69, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 233. Northwesterly along the said last described Easterly line, a distance of 82 feet, more or less, to its intersection with the Southerly line of Parcel 71, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 234. Southeasterly along the said last described Southerly line, a distance of 70 feet, more or less, to its intersection with the Easterly line of said last described Parcel 71; thence

- Course 235. Northeasterly along the said last described Easterly line, a distance of 71 feet, more or less, to its intersection with the Northerly line of said last described Parcel 71; thence
- Course 236. Northwesterly along the said last described Northerly line, a distance of 83 feet, more or less, to its intersection with the Westerly line of said last described Parcel 71; thence
- Course 237. Southwesterly along the said last described Westerly line, a distance of 68 feet, more or less, to its intersection with the Northerly line of Parcel 69, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 238. Southwesterly along the said last described Northerly line, a distance of 139 feet, more or less, to its intersection with the Easterly right of way line or Rector Street, variable width; thence
- Course 239. Northwesterly along the said last described Easterly right of way line, and its various courses, a distance of 100 feet, more or less, to its intersection with the Easterly prolongation of the Northwesterly line of Parcel 61, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 240. Southwesterly along the said last described Easterly prolongation and Northwesterly line of said last described Parcel 62, a distance of 100 feet, more or less, to its intersection with the Northerly line of Parcel 8, as shown on Book 3, Page 32, Block 323, of County of El Dorado Tax Assessor's Maps last, revised June 14, 2007; thence
- Course 241. Westerly along the said last described Northerly line, a distance of 155 feet, more or less, to its intersection with the Northerly line of Parcel 6, as shown on Book 3, Page 32, Block 323, of County of El Dorado Tax Assessor's Maps last, revised June 14, 2007; thence
- Course 242. Northwesterly along the said last described Northerly line, a distance of 184 feet, more or less, to its intersection with the Easterly line of Parcel 31, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 243. Southwesterly along the said last described Easterly line, a distance of 72 feet, more or less, to its intersection with the Northerly line of Parcel 15, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence

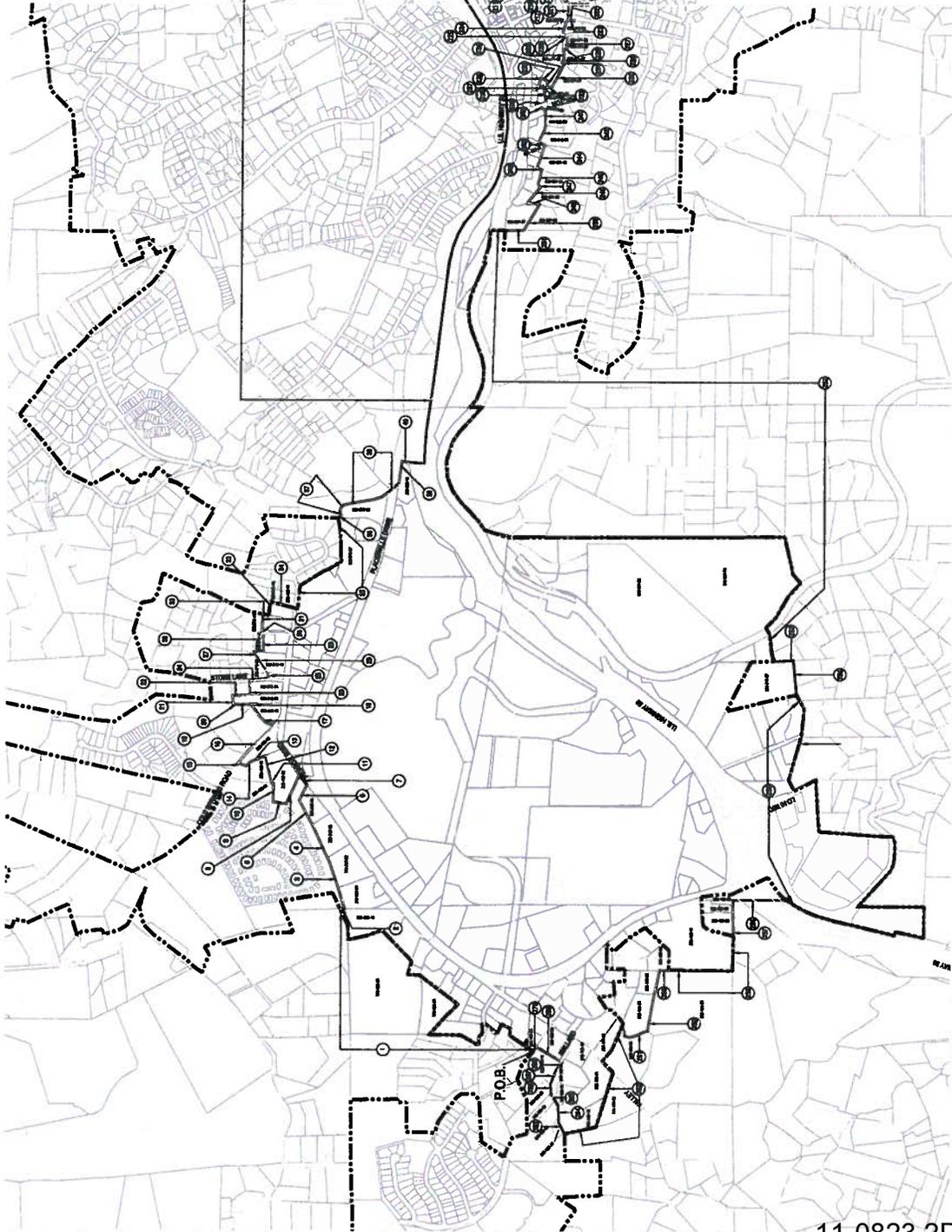
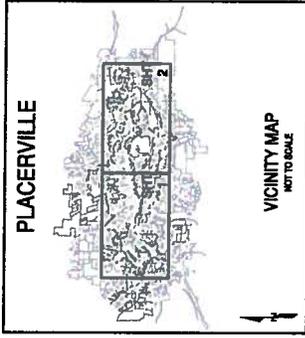
- Course 244. Northwestery along the said last described Northerly line, a distance of 245 feet, more or less, to its intersection with the Westerly line of said last described Parcel 15; thence
- Course 245. Southwesterly along the said last described Westerly line, a distance of 51 feet, more or less, to its intersection with the Northerly line of Parcel 33, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 246. Northwestery along the said last described Northerly line, a distance of 146 feet, more or less, to its intersection with the Northwestery line of said last described Parcel 33; thence
- Course 247. Southwesterly along the said last described Northwestery line, a distance of 42 feet, more or less, to its intersection with the most Northerly line of Parcel 32, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 248. Northwestery along the said last described Northerly line, a distance of 208 feet, more or less, to its intersection with the Northwestery line of said last described Parcel 33; thence
- Course 249. Southwesterly along the said last described Northwestery line, a distance of 127 feet, more or less, to its intersection with the most Southerly line of Parcel 27, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 250. Northwestery along the said last described Southerly line, a distance of 303 feet, more or less, to its intersection with the Easterly line of the said last described Parcel 27; thence
- Course 251. Northerly along the said last described Easterly line, a distance of 187 feet, more or less, to its intersection with the most Northwestery corner of said last described Parcel 27, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 252. Northwestery, Southerly, Northwestery, Southwesterly, Southerly, Southwesterly, Northwestery, and Southwesterly along the said last described City boundary and its various courses, to its intersection with the Easterly line of Parcel 27, as shown on Book 325, Page 31, of County of El Dorado Tax Assessor's Maps, last revised February 25, 2008; thence
- Course 253. Southerly along the said last described Easterly line, a distance of 201 feet, more or less, to its intersection with the Southerly line of the said last described Parcel 27; thence

- Course 254. Southwesterly along the said last described Southerly line, a distance of 350 feet, more or less, to its intersection with the most Southwesterly corner of said last described Parcel 27, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 255. Southwesterly, Northwesterly, Southwesterly, Southeasterly, Southwesterly, Southerly, Westerly, Northwesterly, Southerly, Westerly, and Northwesterly along the said last described City boundary and its various courses, to its intersection with the Southerly prolongation of the Westerly line of Parcel 30, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 256. Northerly along the said last described Southerly prolongation, a distance of 545 feet, more or less, to its intersection with the Southerly line of Parcel 29, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 257. Westerly along the said last described Southerly line of Parcel 29 and Southerly line of Parcel 28, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006, a distance of 360 feet, more or less, to its intersection with the most Southwesterly corner of said last described Parcel 28, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 258. Westerly and Northerly along the said last described City boundary and its various courses, to its intersection with the Westerly line of Parcel 38, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 259. Northerly along the said last described Westerly line, a distance of 90 feet, more or less, to its intersection with the Northerly line of Parcel 11, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 260. Northwesterly along the said last described Northerly line, a distance of 561 feet, more or less, to its intersection with the Westerly line of Parcel 35, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 261. Northwesterly and Northeasterly along the said last described Westerly line, a distance of 378 feet, more or less, to its intersection with the most Southeasterly corner of Parcel 8, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006, said intersection also being along the said last described existing Placerville City boundary; thence

- Course 262. Northwesterly, Southwesterly, and Northwesterly along the said last described City boundary and its various courses, to its intersection with the Southwest corner of Parcel 11, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 263. Northeasterly along the Southerly line of said last described Parcel 11, a distance of 179 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 264. Northeasterly along the Southerly line of said last described Parcel 6, and its various courses, a distance of 179 feet, more or less, to its intersection with the Southerly line of Parcel 8, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 265. Northeasterly along the Southerly line of said last described Parcel 8, and its various courses, a distance of 85 feet, more or less, to its intersection with the Southerly line of Parcel 9, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 266. Northeasterly along the Southerly line of said last described Parcel 9, and its various courses, a distance of 97 feet, more or less, to its intersection with the Southwesterly line of Parcel 10, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 267. Southeasterly along the said last described Southwesterly line, a distance of 142 feet, more or less; thence
- Course 268. Southeasterly along the said last described Southwesterly line, a distance of 107 feet, more or less, to its intersection with the Southeasterly line of Parcel 10, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 269. Northeasterly along the said last described Southeasterly line, a distance of 306 feet, more or less, to its intersection with the Southeasterly line of Parcel 25, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 270. Northwesterly along the said last described Southeasterly line, a distance of 55 feet, more or less, to the point of beginning.

Total Approximate Acres in Project Area = 1,077 Acres

# CITY OF PLACERVILLE



SEE SHEET 2

**LEGEND**

- REDEVELOPMENT AGENCY BOUNDARY
- CITY BOUNDARY
- COURSE NO. IN GEOGRAPHIC DESCRIPTION

TOTAL AREA = 1077 ACRES

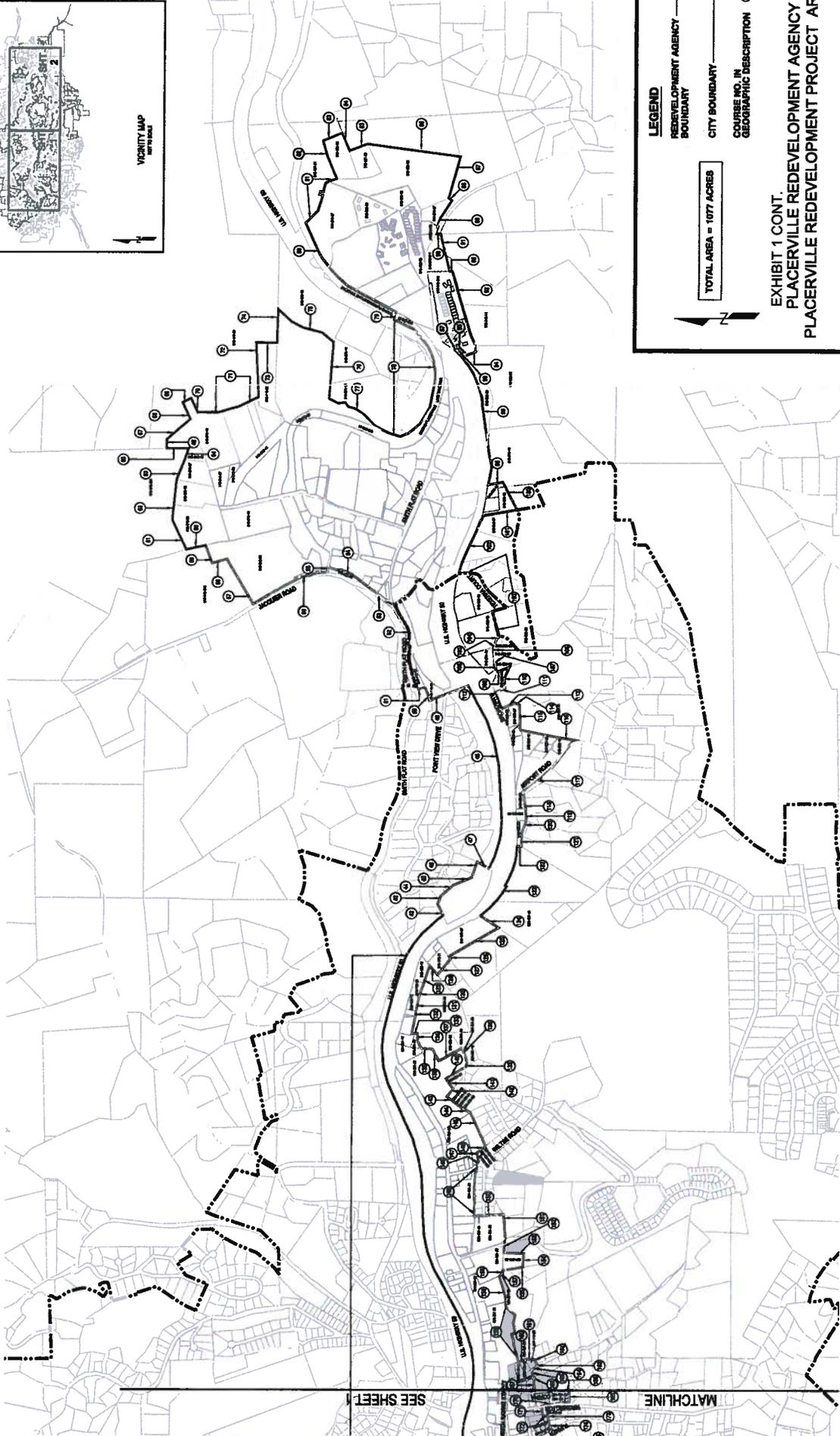
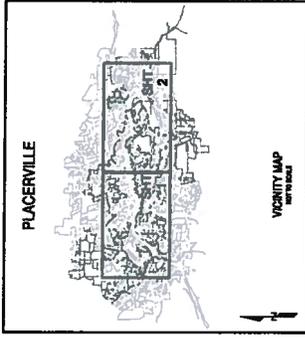
EXHIBIT 1  
PLACERVILLE REDEVELOPMENT AGENCY  
PLACERVILLE REDEVELOPMENT PROJECT AREA

Scale: 1" = 500'

500 0 500 1000

SEPTEMBER 15, 2010  
SHEET 1 OF 2

# CITY OF PLACERVILLE



SEE SHEET MATCHLINE

**LEGEND**

- REDEVELOPMENT AGENCY BOUNDARY
- CITY BOUNDARY
- COURSE NO. IN GEOGRAPHIC DESCRIPTION

TOTAL AREA = 1077 ACRES

EXHIBIT 1 CONT.  
PLACERVILLE REDEVELOPMENT AGENCY  
PLACERVILLE REDEVELOPMENT PROJECT AREA



SEPTEMBER 18, 2010  
11-0823 2D  
SHEET 2 OF 2

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of EL DORADO

On JUNE 8, 2011 before me, LYNNE MILLIKEN NOTARY PUBLIC

personally appeared SUSAN ZITO



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity(ies), and that by his ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lynne Milliken  
Signature of Notary Public

Placa Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: DESCRIPTION OF LAND & STATEMENT OF INSTITUTION OF PROCEEDINGS

Document Date: JUNE 7, 2011 Number of Pages: 30 + MAP

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: SUSAN ZITO

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: AGENCY SECRETARY

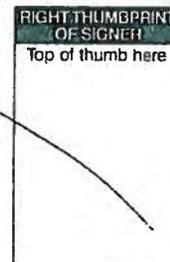
Signer Is Representing: REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**RESOLUTION NO. RA-2011-06**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF PLACERVILLE CERTIFYING THE FINAL  
ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE REDEVELOPMENT  
PLAN FOR THE PLACERVILLE REDEVELOPMENT PROJECT**

WHEREAS, pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*; the “CRL”), the Redevelopment Agency of the City of Placerville (the “Agency”) has prepared a proposed Redevelopment Plan (the “Redevelopment Plan”) for the Placerville Redevelopment Project (the “Project”); and

WHEREAS, the Agency, as Lead Agency, caused to be prepared a program Environmental Impact Report (“EIR”) for the proposed Redevelopment Plan pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; “CEQA”), the State CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) and the guidelines and procedures adopted by the Agency pursuant thereto; and

WHEREAS, on October 14, 2010, the Agency filed a Notice of Preparation of the Draft EIR with the State Office of Planning and Research and local agencies soliciting comments on the probable effects of the Project and scope of the EIR in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, on December 27, 2010, the Agency filed a Notice of Completion of the Draft EIR with the State Office of Planning and Research and the County Clerk of El Dorado County and provided copies of the Draft EIR to the affected taxing entities and other interested persons and agencies for a forty-five (45) day public review period beginning December 27, 2010, and ending February 9, 2011; and

WHEREAS, on December 27, 2010, a Notice of Availability of the Draft EIR was published in the *Mountain Democrat*, a newspaper of general circulation, which notice summarized the Project, provided the deadline for the submittal of comments, and invited all interested persons and agencies to submit comments on the Draft EIR, and copies of the Draft EIR were made available for review at the City of Placerville City Hall in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, on January 18, 2011, the Planning Commission of the City of Placerville (the “Planning Commission”) held a public hearing to receive comments on the Draft EIR, which hearing was continued to February 1, 2011; and

WHEREAS, the Draft EIR was thereafter supplemented to incorporate comments received during the public review period, and to incorporate the Agency’s responses to said

comments, and as so supplemented, a Final EIR was prepared by the Agency and sent to all organizations that submitted comments and to all taxing entities, in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, the Final EIR consists of the Draft EIR, as supplemented to incorporate all comments received and the responses of the Agency thereto, and is on file with the City Clerk; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby finds that the facts set forth above are true and correct and a substantive part of this resolution.

Section 2. The Agency hereby certifies that the Final EIR prepared for the adoption of the proposed Redevelopment Plan has been completed in compliance with CEQA, the State CEQA Guidelines and the guidelines and procedures adopted by the Agency pursuant thereto and that the Agency has reviewed and considered the information contained in said Final EIR prior to adopting this resolution. The Agency hereby finds that the Final EIR reflects the independent judgment and analysis of the Agency.

Section 3. The Agency has evaluated all comments, written and oral, received from persons who have reviewed the Final EIR.

Section 4. The Agency hereby makes and adopts the Statement of Findings, Facts and Overriding Considerations relating to the potential significant environmental impacts of the Redevelopment Plan as set forth in Exhibit A attached hereto and incorporated herein by this reference (including, without limitation, the mitigation measures therein set forth). Based upon such Statement of Findings, Facts and Overriding Considerations, the Agency hereby finds that all potentially significant environmental effects have been eliminated or substantially lessened, except the following:

- (a) Cultural Resources, Impact 6.4-4: Redevelopment projects and redevelopment-engendered development could contribute to the cumulative degradation or loss of paleontological, archeological, or historic resources, including human remains; and
- (b) Noise, Impact 6.7-1: Redevelopment-engendered development and infrastructure projects could result in construction noise at sensitive receptors.

Based upon the foregoing, the Agency finds and determines that the proposed Redevelopment Plan will have a significant effect upon the environment but that the benefits of the Redevelopment Plan outweigh the unavoidable adverse impacts for the reasons set forth in

the Statement of Findings, Facts and Overriding Considerations, in particular, Section II.D. thereof.

Section 5. The Agency hereby adopts the Mitigation Monitoring Plan set forth in Exhibit B attached hereto and incorporated herein by this reference.

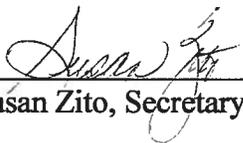
Section 6. The Draft EIR, Final EIR and other materials for the proposed Redevelopment Plan that constitute the record of proceedings of the Agency on which this resolution is based are on file and available for public inspection during normal business hours at City Hall, located at 3101 Center Street, Placerville, California. The custodian of these documents is the City Clerk of the City of Placerville.

Section 7. The Agency Secretary is hereby authorized and directed, upon adoption of the Redevelopment Plan by the City Council of the City of Placerville, to file with the County Clerk of El Dorado County, a Notice of Determination pursuant to Section 21152 of the Public Resources Code and Section 15094 of the State CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the Redevelopment Agency of the City of Placerville this 12th day of April, 2011, by the following vote:

<u>Vote</u>	<u>Members of the Redevelopment Agency</u>
AYES:	Acuna, Borelli, Hagen, Machado
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSED:	Mattson

ATTEST:

  
\_\_\_\_\_  
Susan Zito, Secretary

APPROVED:

  
\_\_\_\_\_  
Dave Machado, Chair, Redevelopment Agency

# **EXHIBIT A**

## **STATEMENT OF FINDINGS, FACTS AND OVERRIDING CONSIDERATIONS**

**FOR THE**

**PLACERVILLE REDEVELOPMENT PLAN**

(State Clearinghouse Number 2010102025)

Prepared for the Redevelopment Agency of the City of Placerville

April 2011



# REDEVELOPMENT AGENCY OF THE CITY OF Placerville

## AND the city of Placerville

### STATEMENT OF FINDINGS, FACTS AND OVERRIDING CONSIDERATIONS IN CONNECTION WITH THE Placerville Redevelopment Plan

#### I. Project Description and background

The Environmental Impact Report (EIR) for the Redevelopment Plan (Redevelopment Plan) for the Placerville Redevelopment Project (Project), prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; CEQA) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) evaluates the potentially significant and adverse environmental impacts that could result from adoption of the Project or alternatives to the Project.

The proposed Project is the adoption and implementation of the Redevelopment Plan for the Placerville Redevelopment Project. The primary reason for the selection of the proposed Placerville Redevelopment Project Area is to eliminate and prevent the recurrence of the conditions of blight within the Project Area. The proposed Project Area encompasses approximately 1,077 acres, approximately 810 of which are located within the incorporated limits of the City of Placerville (City Territory) and approximately 267 of which are located within unincorporated El Dorado County (County Territory). The proposed Project Area includes most of the commercial areas of the City of Placerville (City), including the Placerville Drive, Downtown and Broadway areas. The County Territory consists of properties on the west and east perimeters of the City limits, including the areas known as Smith Flat and Motor City.

The Redevelopment Plan will also provide the framework for the future planning, development, and rehabilitation of the Project Area. A redevelopment plan provides an agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. It is long-term in nature, thus there is the need to maintain flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise. Therefore, a redevelopment plan does not present a precise plan or necessarily establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area. Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established, and specific solutions are

proposed and by which tools are provided to a redevelopment agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The Redevelopment Agency of the City of Placerville (Agency) proposes to eliminate blighting conditions and prevent their recurrence by providing, pursuant to the Redevelopment Plan, for the planning, development, re-planning, redesign, redevelopment, reconstruction, and rehabilitation of the Project Area and by providing for such facilities as may be appropriate or necessary in the interest of the general welfare, in accordance with the City's General Plan and other planning documents, as they may be adopted or amended from time to time. With respect to property in the County Territory, until such time as the property is annexed to the City, land uses would be those established in the General Plan of the County of El Dorado (County). The Project proposes the following activities:

- The elimination of blighting influences, the correction of environmental deficiencies, and the conservation, rehabilitation, and redevelopment of the Project Area;
- The enhancement and renovation of businesses within the Project Area to promote their economic viability, and the overall strengthening of the economic base of the Project Area and community;
- The cooperation of and participation by property owners, business owners, public agencies, and community organizations in the redevelopment and revitalization of the Project Area;
- The provision of needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area;
- The provision of needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area;
- The attainment of an environment reflecting a high level of concern for architectural, landscape, and urban design principles;
- The conservation and preservation of buildings and structures of architectural or other historic significance to the community;
- The provision of affordable housing that serves the needs and desires of the various age and income groups of the community; and
- The provision of adequate land for parking and open spaces.

The following information is incorporated by reference and made part of the record supporting these findings:

1. The Draft and Final EIR and all documents relied upon or incorporated by reference, as specified in Chapter 8.0, References, of the Draft EIR.
2. The Mitigation Monitoring Plan for the Project.
3. All records of decision, staff reports, memoranda, maps, exhibits, letters, synopses of meetings, and other documents approved, reviewed, relied upon, or prepared by any City or Agency commissions, boards, officials, consultants, or staff relating to the Redevelopment Plan, including but not limited to the City of Placerville General Plan.

## II. FINDINGS AND STATEMENTS OF FACTS SUPPORTING THE FINDINGS

### A. SIGNIFICANT IMPACTS WHICH CAN BE AVOIDED

#### **Finding**

As authorized by Public Resources Code Section 21081 and Title 14, California Administrative Code Sections 15091, 15092, and 15093, the Agency finds that changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental impacts listed below, as identified in the EIR.

These findings are supported by substantial evidence in the record of proceedings before the Agency as stated below.

**1. Impact 6.2-2:      Redevelopment activities and redevelopment-engendered development could result in a potential loss of special status species**  
(DEIR pages 6.2-16 through 6.2-17)

a.      Potentially Significant Impact

The Project Area provides marginally suitable habitat for several special status wildlife species, including the pacific fisher, western and northwestern pond turtles, and the California red-legged frog. The Project Area also contains suitable conditions with a low to moderate likelihood of supporting five special status plant species. For Agency infrastructure projects, or projects supporting new construction on parcels containing wetlands or significant tree canopy, disturbance of special status species during breeding periods or destruction of habitat as a result of redevelopment activities would be a potentially significant impact.

b.      Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.2-2a and 6.2-2b below:

**6.2-2a:**      *Prior to approval of a redevelopment project involving new development within 100 feet of a creek or on vacant land with mature trees and/or wetlands, a qualified*

*biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species. The project proponent shall conduct focused plant surveys according to the requirements in the CNPS Botanical Survey Guidelines for rare plant surveys, to determine the presence or absence of sensitive plant species. The surveys should be conducted during the flowering season of the sensitive plant species, by a qualified botanist with experience and knowledge of the flora of the region. A report of the findings should be submitted to the appropriate agencies within two months of completion of the surveys and will include: a comprehensive species list, a description of habitat characteristics, copies of the survey forms and any notes taken during the survey, date of the survey, and the names of the surveyors.*

**6.2-2b:** *No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the City that either no listed plants are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or CDFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from USACE and CDFG for removal of any wetland or riparian habitat and/or associated drainages. If avoidance is not possible, a no jeopardy opinion will be required by the USFWS for federally listed species that could be affected. A no jeopardy opinion will not be issued unless USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 agreement) with CDFG would need to be obtained that specifies that adequate mitigation has been provided. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or agreements.*

c. Explanation

Mitigation measures 6.2-2a and 6.2-2b provide for the identification and protection of special status species and sensitive habitats that may be disturbed during construction activities. The Agency hereby determines that these procedures adequately protect against a significant loss of biological resources before and during construction activities.

**2. Impact 6.2-3: Redevelopment activities and redevelopment-engendered development could result in a potential loss of special status raptor, migratory, or other bird species**  
(DEIR pages 6.2-17 through 6.2-19)

a. Potentially Significant Impact

The Project Area contains marginally suitable habitat for species of special concern such as Cooper's hawk, yellow warbler, and the California spotted owl. The Redevelopment Plan would

eliminate barriers to General Plan buildout in the Project Area, by funding infrastructure improvements and providing incentives for housing development and commercial/industrial rehabilitation and development. Existing foraging areas now vacant may be developed as growth consistent with adopted plans occurs in the Project Area, resulting in a loss of foraging and nesting habitat. Cooper's hawks and other raptor species may nest in larger trees and riparian habitat, which could be disturbed by future development and infrastructure projects. Construction activities during the breeding season could disturb nesting birds, which would be a potentially significant impact. If active nest sites occur in or adjacent to a project site, noise and visual disturbance associated with construction activities occurring during the nesting season may lead to nest abandonment and/or nest failure. The removal of large trees also has the potential to destroy active nest sites.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.2-3a, 6.2-3b and 6.2-3c below:

**6.2-3a:** *No physical alteration of a development site or issuance of building permits shall occur within existing woodlands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from February 1 through August 31, before development activity takes place) near annual grasslands, large trees, and riparian areas. The survey shall be conducted no more than 30 days prior to the start of work activities and shall cover all affected areas – including a 250-foot buffer area around the active project area, staging areas, and access road improvement areas where substantial ground disturbance or vegetation clearing is required. If no active nest of a bird of prey or MBTA bird is found, then no further action is necessary.*

*If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has started, then the bird is considered adapted to construction disturbance. An active nest is one with eggs or unfledged young.*

**6.2-3b:** *If surveys detect an active nest of a bird of prey or MBTA bird on the project site, then the biologist shall determine the size of an Environmentally Sensitive Area around the nest. The Environmentally Sensitive Area size shall be subject to City approval. The size of suitable nest buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other situation specific conditions.*

*Construction activities shall be prohibited within this buffer zone until the end of the nesting season (mid August), or until the young have fledged. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit weekly reports to the CDFG and the City throughout the nesting season. If the qualified*

*biologist determines that a disturbance is occurring, construction shall be halted, and the CDFG shall be contacted to determine the need for additional protection measures.*

**6.2-3c:** *Identified nesting trees approved for removal may only be removed prior to the onset of the nesting season (March 1) or after young have fledged (mid August).*

c. Explanation

Mitigation measures 6.2-3a, 6.2-3b and 6.2-3c provide for the identification and protection of migratory bird species and their habitats that may be disturbed during construction activities. The Agency hereby determines that these procedures adequately protect against a significant loss of habitat for migratory bird species before and during construction activities.

**3. Impact 6.2-4:      **Redevelopment activities and redevelopment-engendered development have the potential to affect roosting or breeding special-status bats in the Project Area****  
(DEIR pages 6.2-19 through 6.2-20)

a. Potentially Significant Impact

Large diameter oak trees, outbuildings, barns, bridges, and uninhabited structures provide potential roosting habitat for common and special status bats. Townsend's Pacific big-eared bat, silver-haired bat, and the Pallid bat are three listed bat species with a moderate potential to be found in the Project Area. The larger trees provide suitable nesting and roosting sites, and open grassland and riparian areas provide forage habitat. Potential direct impacts to special-status bats include removal of habitat and active roost sites during site clearing and grading. Potential indirect impacts include increased noise and human presence during construction, with the possibility of nest or roost abandonment.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.2-4a and 6.2-4b below:

**6.2-4a:** *Concurrent with breeding bird surveys (Mitigation Measure 6.2-3a), a qualified biologist shall conduct preconstruction surveys for special-status bats within suitable open structures and large trees (e.g., > 24 inch diameter at breast height (DBH)) on the site. If special status bat species are identified on-site, the biologist shall evaluate whether breeding adults or juveniles are present. If present, a suitably sized buffer (e.g., 100 to 150 feet) shall be placed around the roost if it appears that grading, tree removal or other project activities may cause abandonment. If it appears that demolition activities may cause nest abandonment, demolition activities must cease until juvenile bats are self-sufficient and would not be directly impacted by project activities.*

**6.2-4b:** *If special-status bats (i.e., pallid bat, silver-haired bat, Townsend's Pacific big-eared bat) are found on-site, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed on-site prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be approved by the City and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. The site on which the artificial roost is located shall be placed in a conservation easement. A report documenting the implementation of the plan shall be provided to the City within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.*

c. Explanation

Mitigation measures 6.2-4a and 6.2-4b provide for the identification and protection of special-status bat species and their roosts that may be disturbed during construction activities. Mitigation measures 6.2-4a and 6.2-4b require surveys to detect the presence of special status bat species and that potential demolition or other construction activities be prohibited until juvenile bats are self-sufficient and would not be directly impacted by project activities, and/or that artificial roosts shall be provided where indicated. The Agency hereby determines that these procedures adequately protect against a significant loss of roosting and nesting for special-status bat species before and during construction activities.

**4. Impact 6.2-5 Potential jurisdictional seasonal wetlands, non-wetland waters, and waters of the US and State could be adversely affected by grading, construction, and improvements in connection with future redevelopment projects**  
(DEIR pages 6.2-20 through 6.2-21)

a. Potentially Significant Impact

Jurisdictional waters within the Project Area include creeks and their associated channels, ditches, and seasonal wetlands. Seasonal wetlands consist of areas with vernal swale topography that retain surface water, resulting in vernal wet herbaceous annual grassland vegetation. Future development engendered by the Redevelopment Plan and construction of public improvements could result in the fill of wetland habitat or non-wetland waters that are waters of the State subject to jurisdiction under the State Porter-Cologne Act and subject to jurisdiction as waters of the US under Section 404 of the CWA. Construction activities that could fill wetlands, which are a source of significant habitat values in the Project Area, would have a potentially significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.2-5a, 6.2-5b and 6.2-5c below:

**6.2-5a:** *Wetland Delineation: On parcels containing potential wetlands, a USACE-verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the USACE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the USACE. All applicable permits from the CDFG and RWQCB will also be obtained before construction in areas under the jurisdiction of these agencies, and provided to the City prior to the initiation of ground disturbing activities or other construction activities. The permitting agencies would need to be contacted by the owner in the event of any significant deviation from permitting conditions. If the USACE determines that the seasonal wetlands on a development site are protected by Section 404 of the CWA, the project would qualify as a permitted project under the Programmatic Biological Opinion (PBO; USFWS, 2007). The USACE will then enter into consultation with USFWS in order to appropriately address the federally listed species in the USACE wetland permit. This action would effectively append the project to the PBO.*

**6.2-5b:** *If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain a SAA from the CDFG. The project sponsor shall provide proof to the City of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.*

**6.2-5c:** *Wetland Avoidance and Minimization: To the extent feasible, the final project design will avoid and minimize effects to wetlands and other waters. Areas that are avoided will be protected from construction activities through implementation of Best Management Practices (BMPs).*

c. Explanation

Mitigation measures 6.2-5a, 6.2-5b and 6.2-5c provide for the identification, characterization, and protection of seasonal wetlands, non-wetland waters, and waters of the US that may be disturbed during construction activities. Mitigation measures 6.2-5a, 6.2-5b and 6.2-5c have been required to conduct surveys to detect the presence of wetlands, and to require avoidance, minimization, or compensatory mitigation as appropriate to the site conditions. The Agency hereby determines that these procedures adequately protect against a significant loss of jurisdictional water resources before and during construction activities.

**5. Impact 6.2-6      Redevelopment activities and redevelopment-engendered development could result in the loss of aquatic and terrestrial habitat**

**for special status amphibians and reptiles, and may result in direct impacts to these species through injury or mortality**  
(DEIR pages 6.2-21 through 6.2-22)

a. Potentially Significant Impact

The Hangtown Creek and unnamed tributary corridors are the habitat corridors that could be adversely affected by the construction and development activities within the Project Area. Wildlife species such western and northwestern pond turtles (NWPT), California red-legged frog (CRLF), and the foothill yellow-legged frog (FYLF), as well as mammals, may use the creeks. The NWPT requires basking sites and adjacent grasslands or other open habitat for egg-laying. Redevelopment activities and redevelopment-engendered development could result in both direct and indirect impacts to special status turtles and other reptiles or amphibians, if creek alteration occurs or adjacent habitat is lost.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.2-6a, 6.2-6b, 6.2-6c, 6.2-6d, 6.2-6e and 6.2-6f below:

**6.2-6a:** *In conjunction with Mitigation Measure 6.2-2a, above, surveys to determine the habitat suitability for or the presence of NWPTs shall be conducted to identify basking sites and potential nesting areas and shall be conducted during the spring or summer when the turtles and frogs are active and observable.*

**6.2-6b:** *Where special status turtles and frogs are found, preconstruction surveys shall be conducted at least 48 hours prior to work in turtle and frog habitat. Any frogs or turtles observed during the preconstruction survey shall be relocated to at least 300 feet up or down stream of the work area. A qualified biologist will be present during grubbing and clearing activities in the riparian and aquatic habitat of a project site. If aquatic amphibians and reptiles are observed in the construction area, construction will cease until a qualified biologist determines that aquatic amphibians and reptiles are not in the construction zone.*

**6.2-6c:** *Where special status turtles and frogs are found, temporary construction barrier fencing (including sedimentation fencing in some cases) will be installed along the creek(s) within a project site. The fencing shall be removed once the construction is completed or by October 15 of the construction year, whichever comes first.*

**6.2-6d:** *Environmental awareness training will be conducted prior to onset of project work for construction personnel to brief them on how to recognize aquatic amphibians including CRLF, FYLF, and NWPT.*

**6.2-6e:** *If CRLF is encountered in the work area, construction should stop and the USFWS contacted for guidance.*

**6.2-6f:** *The City shall implement BMPs to protect water quality and control erosion. A spill prevention and clean-up plan shall be prepared.*

c. Explanation

Mitigation measures 6.2-6a, 6.2-6b, 6.2-6c, 6.2-6d, 6.2-6e and 6.2-6f provide for the identification, characterization, and protection of special status amphibian and reptile species that may be disturbed during construction activities. The Agency hereby determines that these procedures adequately protect against a significant loss of special status amphibian and reptile species before and during construction activities.

**6. Impact 6.3-1      Redevelopment-engendered development and infrastructure construction activities would generate greenhouse gas emissions that could contribute to global climate change**  
(DEIR page 6.3-10)

a. Potentially Significant Impact

With future development and infrastructure demolition and construction in the Project Area, GHG emissions would be emitted by construction equipment and the combustion of fossil fuels for construction vehicles and tools, construction vehicle trips, grid-delivered electricity for lighting and equipment, and construction waste. Construction activities are regulated by the City and the EDCAQMD. Construction in the Project Area over the life of the Redevelopment Plan will include demolition of some structures and grading preparation for all new construction. Whereas there are currently no applicable GHG thresholds for development within the Project Area from any agency, construction-related GHG emissions from redevelopment activities would result in a potentially significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measure 6.3-1 below:

**6.3-1:** *All redevelopment construction activities shall implement best management practices (BMPs) for construction applicable at the time of project approval as required by the EDCAQMD for air quality emissions. Additional practices shall include, but are not limited to:*

- a)      Alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment;*
- b)      Local building materials; and*
- c)      Recycle construction waste and demolition materials.*

c. Explanation

The El Dorado County Air Quality Management District (EDCAQMD) requires the implementation of all BMPs for construction applicable at the time of project approval. Mitigation measure 6.3-1 will require such BMPs be incorporated into redevelopment project design and contracting prior to construction activities. The Agency hereby determines that the mitigation measure will reduce construction related greenhouse gas emissions to less than significant levels.

**7. Impact 6.4-1      Redevelopment projects and redevelopment-engendered development could cause a substantial adverse change in the significance of an archaeological resource, including human remains**  
(DEIR pages 6.4-17 through 6.4-18; FEIR pages 12 through 13)

a. Potentially Significant Impact

The Project Area is located in an area that was settled early in its history, as discussed above, and is anticipated to contain unknown sub-surface resources. Both prehistoric and historic archaeological resources could be exposed during construction activities. Implementation of the Redevelopment Plan would include ground disturbing activities such as infrastructure improvements, grading, trenching, and excavating for development. Infrastructure improvements and new development assisted by redevelopment could encounter cultural resources during construction activities relating to earlier periods of the Project Area's history. It is possible for buried resources to be uncovered during any subsurface construction activities, and such resources and their immediate surrounding matrix could be damaged.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.4-1a, 6.4-1b and 6.4-1c below:

**6.4-1a:**      *The North Central Information Center (NCIC), Native American Heritage Commission (NAHC), and the United Auburn Indian Community of the Auburn Rancheria (UAIC) shall be consulted to determine if a proposed project would require archaeological study and/or testing be conducted as part of the site-specific environmental review. Recommended study and/or testing shall be completed prior to completion of environmental review.*

**6.4-1b:**      *Foremen and key members of major excavation, trenching, and grading for sites preparation shall be instructed to be wary of the possibility of destruction of buried cultural resource materials. They shall be instructed to recognize signs of prehistoric use and their responsibility to report any such finds (or suspected finds) immediately, as specified by mitigation measure 6.4-1c below, so damage to such resources may be prevented.*

**6.4-1c:** *Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, all work within 20 meters of the find shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the UAIC will be consulted and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.*

c. Explanation

Mitigation measures 6.4-1a, 6.4-1b and 6.4-1c provide for the identification, characterization, and treatment of any archaeological resources that may be uncovered during construction activities. The Agency hereby determines that these procedures adequately protect against a significant loss of subsurface cultural resources, including human remains, on a project by project basis.

**8. Impact 6.4-2      Redevelopment projects and redevelopment-engendered development could cause a substantial adverse change in the significance of a paleontological resource**  
(DEIR page 6.4-18)

a. Potentially Significant Impact

Paleontological resources are the fossilized evidence of past life found in the geologic record. Despite the tremendous volume of sedimentary rock deposits preserved worldwide, and the enormous number of organisms that have lived through time, preservation of plant or animal remains as fossils is an extremely rare occurrence. Because of the infrequency of fossil preservation, fossils—particularly vertebrate fossils—are considered to be nonrenewable resources. Due to their rarity, and the scientific information they can provide, fossils are highly significant records of ancient life. Implementation of the Redevelopment Plan would encourage ground disturbing activities such as infrastructure improvements, grading, trenching, and excavating for development. Infrastructure improvements and new development assisted by redevelopment could encounter paleontological resources during construction activities, resulting in the possible damage or destruction loss of fossilized resources.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measure 6.4-2 below:

**6.4-2:** *If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work will stop in that area and within 25 feet of the find until a qualified paleontologist can assess the significance of the find, and if necessary, develop and implement appropriate treatment measures in consultation with the City.*

c. Explanation

Mitigation measure 6.4-2 provides for the identification, characterization, and treatment of any paleontological resources that may be uncovered during construction activities. The Agency hereby determines that these procedures adequately protect against a significant loss of subsurface paleontological resources, on a project by project basis.

**9. Impact 6.4-3      Redevelopment projects and redevelopment-engendered development could result in the potential alteration, removal, or destruction of historic resources**  
(DEIR pages 6.4-18 through 6.4-20; FEIR page 13)

a. Potentially Significant Impact

Redevelopment activities could involve rehabilitation, adaptive reuse, relocation, and alteration of structures in the Project Area over the life of the Redevelopment Plan. If a property subject to relocation, alteration, or rehabilitation were to represent historic resources listed, or eligible for listing in the California Register of Historic Resources (CRHR) or the local register, their inappropriate alteration, damage, or destruction would represent a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.4-3a, 6.4-3b and 6.4-3c below:

**6.4-3a:** *As part of any OPA, DDA, or other Agency action or project that would affect any structure or feature over 45 years old that has not been evaluated, the buildings shall first be evaluated for eligibility for listing in the CRHR. The determination of eligibility shall be made by an expert who, at a minimum, meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. This evaluation shall occur through the preparation of DPR 523 forms for each building and standard CEQA evaluation, and shall include consultation with the El Dorado County Historical Society.*

**6.4-3b:** *For properties determined to be eligible for listing in the CRHR, the Secretary's Standards shall be applied to insure that treatments will maintain the authenticity and integrity of character-defining historical features. No character-defining features of an eligible structure shall be demolished.*

**6.4-3c:** *If demolition of some features cannot be avoided, where those features do not remove the building from eligibility for the CRHR, then the feature(s) shall be recorded to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards prior to their removal. Copies of the HABS/HAER documentation shall be filed with the OHP. HABS/HAER recordation typically includes the following:*

- (1) The development of site-specific history and appropriate contextual information regarding the particular resource. In addition to archival research and comparative studies, this task could involve limited oral history collection.*
- (2) Accurate mapping of the resources, scaled to indicate size and proportion of the structures.*
- (3) Photo documentation of the designated resources, both in still and video formats.*
- (4) Recordation by measured architectural drawings, in the case of specifically designed structures of high architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout, and plot out of final plan.*

c. Explanation

The OHP considers any building over 45 years of age to be a potential historic resource, and there are a large number of structures in the Project Area that currently meet this criterion. More structures will fall into this category over the life of the Redevelopment Plan. The Agency hereby determines that mitigation measures 6.4-3a, 6.4-3b and 6.4-3c ensure that redevelopment would result in the rehabilitation or relocation of existing structures or site features over the life of the Redevelopment Plan in a manner consistent with the *Secretary's Standards*, therefore protecting historic resources.

**10. Impact 6.5-1      Redevelopment-engendered development and infrastructure construction could disturb unidentified contaminated soil and structures**

(DEIR pages 6.5-9 through 6.5-10)

a.      Potentially Significant Impact

Redevelopment activities often involve the rehabilitation or reuse of older properties that may result in the discovery of previously unidentified contaminated properties or provide for reuse of identified, but not yet remediated, sites. Historical uses, which have created releases of hazardous substances or petroleum products, may be masked by the present or recent uses of the property. Excavation could damage unidentified underground storage tanks (USTs) with some remaining petroleum products or unknown sites of soil contamination that could result in the exposure of construction workers and the associated significant adverse health effects.

b.      Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the implementation of mitigation measures 6.5-1a, 6.5-1b and 6.5-1c below:

**6.5-1a:**      *A thorough examination of past property uses shall be required for redevelopment projects involving demolition or reuse of properties constructed before 1978, or construction on vacant land, prior to demolition or construction. This examination shall conform to the Phase I Environmental Site Assessment (ESA) process established by the American Society for Testing and Materials (ASTM), and shall include site reconnaissance, a review of regulatory databases, interviews with persons knowledgeable of the property, and a review of past property uses using appropriate historical sources. A Phase II ESA shall be conducted if deemed necessary based on the Phase I ESA results.*

**6.5-1b:**      *If discolored soil, vapors, or contaminated groundwater are encountered during construction activities, all work shall cease until a qualified environmental professional assesses the situation and appropriate action is taken to ensure the safety of the workers and the public.*

**6.5-1c:**      *The Agency shall require in construction contract documents that a hazardous materials removal team be on-call and available for immediate response during site preparation, excavation, and other construction activities. Hazardous material removal activities must be contracted to a qualified hazardous materials removal contractor.*

*Construction contract documents shall require the hazardous material removal contractor or subcontractor to comply with the following:*

- (1) *Prepare a hazardous material discovery and response contingency plan for review by the El Dorado County Fire District (EDCFD). The EDCFD will act as the first responder to a condition of extreme emergency (i.e., fire, emergency medical assistance, etc).*
- (2) *In the event that a condition or suspected condition of soil and/or groundwater contamination are discovered during construction, work shall cease or be restricted to an unaffected area of the site – as the situation warrants – and the City of Placerville (City) shall be immediately notified. Upon notification, the City shall notify the EMD Hazardous Materials Division, of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the EMD and any other jurisdictional authorities that might become involved in the remediation process.*
- (3) *Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.*
- (4) *Obtain closure and/or No Further Action letters from the appropriate agency(ies).*
- (5) *Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.*

c. **Explanation**

Mitigation measures 6.5-1a, 6.5-1b and 6.5-1c ensure demolition and/or construction activities would be subject to all applicable federal, state, and local regulations to minimize potential risks to human health and the environment, and worker and public safeguards would be included in the demolition and/or construction contract. The Agency hereby determines that implementation of the above measures will reduce disturbance to unidentified contamination and unintended release of hazardous materials to less-than-significant levels.

**11. Impact 6.5-2      Redevelopment could result in the rehabilitation or demolition of buildings likely to contain asbestos, lead-based paint, or other hazardous substances**

(DEIR pages 6.5-10 through 6.5-12)

a.      Potentially Significant Impact

The Project Area contains a large number of residential and commercial structures built before 1981, which are likely to contain asbestos, lead-based paint, or other hazardous substances. The deteriorated condition of some of these buildings presents an ongoing risk of release of these materials into the environment. Demolition or rehabilitation of such structures could also result in a release of hazardous materials into the environment.

b.      Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-potentially significant level with the implementation of mitigation measures 6.5-2a and 6.5-2b below:

**6.5-2a:**      *Prior to any Agency rehabilitation or demolition activities, the Agency shall conduct an interior survey to evaluate the presence of ACM, lead based paint, PCB-containing electrical and hydraulic fluids, and/or CFCs, as well as any other potential environmental concerns (i.e., aboveground/underground fuel tanks, elevator shafts/hydraulic lifts, floor drains/sumps, chemical storage/disposal) which may be present within structures on a project site.*

**6.5-2b:**      *A project applicant for a project subject to an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA) shall provide written documentation to the Agency that ACM and lead-based paint has been abated and any remaining hazardous substances and/or waste have been removed in compliance with applicable state and local laws and regulations.*

c.      Explanation

Demolition activities would be subject to all applicable federal, state, and local regulations to minimize potential risks to human health and the environment, and worker and public safeguards would be included in the demolition contract. The Agency hereby determines that implementation of mitigation measures 6.5-2a and 6.5-2b will reduce disturbance to unidentified contamination to less-than-significant levels.

**B.      SIGNIFICANT IMPACTS WHICH CANNOT BE AVOIDED**

**Finding**

The Agency finds that, where feasible, changes or alterations have been required in, or incorporated into, the Project that reduce the significant environmental impacts listed below as identified in the

EIR. However, specific economic, social, or other considerations make infeasible mitigation measures or project alternatives to reduce the following impacts to a less-than-significant level. This finding is supported by evidence in the record of the proceedings before the Agency, including the Draft and Final EIR prepared for the Redevelopment Plan and the City of Placerville General Plan. All available, reasonably feasible mitigation measures identified in the EIR are employed to reduce the magnitude of the impacts, even if the reduction is not to a less-than-significant level. Also incorporated into this section are the findings and facts stated in Section C that reject the Project Alternatives for failure or infeasibility to mitigate the potential effect and achieve the basic objectives of the Project.

**1. Impact 6.4-4      Redevelopment projects and redevelopment-engendered development could contribute to the cumulative degradation or loss of paleontological, archaeological, or historic resources, including human remains**  
(DEIR page 6.4-20; FEIR pages 13 through 14)

a.      Potentially Significant Impact

Based upon previous cultural resource surveys and research, the area that comprises the City and its vicinity has been inhabited by prehistoric peoples for thousands of years, and by historic peoples since the 1800s. Redevelopment activities and projects, in combination with other development in the City and County, could contribute to the cumulative loss of significant archaeological or historic resources. Because all archaeological or historic resources are unique and non-renewable members of finite classes, all adverse effects or negative impacts erode a dwindling resource base.

b.      Facts in Support of Finding

There are no mitigation measures available beyond those identified for project-specific mitigation. Because it is unknown at this time whether all future redevelopment projects can mitigate or avoid the loss of cultural resources, this is considered a potentially unavoidable significant impact.

c.      Explanation

As discussed above, damage or destruction of some archaeological and historic resources in the Project Area may be mitigated on a project-by-project basis. However, any loss of cultural resources associated with redevelopment projects in combination with other City and County projects would contribute to a region-wide impact that cannot be remedied. Because it is unknown at this time whether all future redevelopment projects can mitigate or avoid the loss of cultural resources, this is considered a potentially unavoidable significant impact.

**2. Impact 6.7-1      Redevelopment-engendered development and infrastructure projects could result in construction noise at sensitive receptors**  
(DEIR pages 6.7-9 through 6.7-10; FEIR page 14)

a.      Potentially Significant Impact

Construction activities related to public and private projects undertaken as a result of the Redevelopment Plan could result in an increase in ambient noise levels during construction. Preliminary ground work activities would involve excavation, grading, earth movement, stockpiling, and haul-vehicle travel. Construction activities such as foundation-laying, road building, building construction, and finishing operations would generate noise at construction sites. Construction equipment would also generate vehicular noise both on- and off-site. Construction-related material haul would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used. Construction equipment and activities would likely have more of an intrusive and disturbing effect on nearby sensitive receptors than actually raise time-averaged noise levels.

b.      Facts in Support of Finding

Implementation of mitigation measure 6.7-a below, would reduce the magnitude of the potentially significant impact listed above, although not to less-than-significant levels:

**6.7-1:**      *The Redevelopment Agency shall ensure that construction contracts require that all construction activities shall be limited to between 7:00 am and 7:00 pm on weekdays, and 8:00 am to 7:00 pm on Saturday.*

c.      Explanation

Mitigation measure 6.7-1 would provide controls on construction activities during sensitive evening and weekend hours and would reduce the magnitude of the impact, but not to less-than-significant levels. The Agency hereby determines that construction noise, even during daytime operating hours, may remain significant, although temporary, at Project Area sensitive receptors.

**C.      REJECTION OF ALTERNATIVES**

CEQA mandates that every EIR evaluate a no-project alternative. Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to determine the most feasible project for implementation. The alternatives studied in the EIR are infeasible based upon the following specific economic, social, or other considerations.

## **1. Alternative 1: No Project Alternative**

Section 15126(d)(2) of the State CEQA Guidelines requires that a “no project alternative” be evaluated in comparison to the Proposed Project. Under the No Project Alternative, the Redevelopment Plan would not be adopted. The Redevelopment Plan activities would not support infrastructure improvements and the elimination of blight in the Project Area. The proposed public improvements and projects that would be assisted with the Redevelopment Plan (such as infrastructure and public facility improvements, commercial rehabilitation/development assistance, and low- and moderate-income housing rehabilitation/development assistance) would not be implemented with redevelopment funding. The No Project Alternative would result in whatever physical changes would be expected to occur in the Project Area if the proposed Redevelopment Plan was not approved, and development of the Project Area would occur as currently defined in the General Plan at a pace commensurate with prevailing market conditions and infrastructure improvements that the City or County could implement without redevelopment funding.

### **Finding**

Specific economic, social, or other considerations make infeasible the No Project Alternative identified in the EIR and described above, in that:

- a) The No Project Alternative would fail to resolve conditions of blight in the Project Area.
- b) The No Project Alternative would fail to actively implement the City’s General Plan policies to protect and provide for the expansion of Placerville’s commercial services sector, or facilitate the preservation of existing housing stock and development of housing affordable to lower- and moderate-income households.
- c) The No Project Alternative would fail to achieve the basic goals and objectives of the Project, including housing, social, environmental, and economic goals for the Project Area.
- d) Under the No Project Alternative, development may occur haphazardly without addressing the physical and economic health of the remaining blighted areas, and street improvements, drainage and other infrastructure improvements, commercial and housing assistance, and rehabilitation of housing would unlikely be funded to the extent that these are anticipated as a result of the Project.
- e) Significant effects of the Project are acceptable when balanced against this Alternative and the facts set forth in the Statement of Overriding Considerations.

### **Facts in Support of Finding of Infeasibility**

- a) Because land use types, densities, and intensities that could be developed pursuant to the Redevelopment Plan could ultimately be developed under this alternative, long-term environmental effects associated with the No Project Alternative, including impacts to biological and cultural resources, theoretically may be similar to those of the project. However, redevelopment tools and tax-increment revenue would not be available to remediate:
- Unsafe and unhealthy buildings for persons to live or work, caused by serious building code violations, serious dilapidation and deterioration from long-term neglect, unreinforced masonry buildings, buildings vulnerable to flooding, and faulty or inadequate water and sewer utilities (such as water utilities that are inadequate for fire hazards and antiquated water and sewer lines that need to be relocated)
  - Conditions hindering viable use such as excessive dampness and flooding, inadequate parking, and inadequate loading facilities
  - Depreciated or stagnant property values
  - Impaired property values due to hazardous wastes
  - Abnormally low lease rates
  - A high crime rate that constitutes a serious threat to the public safety and welfare
- b) This alternative would not alleviate conditions of blight and public health and safety concerns in the Project Area. The continuation of such conditions makes it unlikely that new development will occur in this area without public assistance.
- c) Without funding for rehabilitation, and drainage infrastructure to eliminate existing flooding and dampness, historic buildings could be lost to severe deterioration. A lower level of new development could result in less disruption of cultural resources within the Project Area. However, rehabilitation of residential and commercial buildings over 45 years old consistent with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties (Secretary's Standards) would help support the survival of historic buildings in the Project Area. Without the funding available with the Redevelopment Plan, older buildings in the area will likely continue to deteriorate, and more historic fabric would be lost over time. Cultural resource impacts would be anticipated to be worse under this Alternative.
- d) Several sites in the Project Area are considered as having relatively moderate to severe contamination issues. Under the No Project Alternative, the Agency would be precluded from or limited in its ability to use the Polanco Act or tax increment to assist in the remediation of such properties, and these contaminated properties

would continue to lack the funds and/or incentives necessary for appropriate cleanup. The lack of or insufficient funding could also cause the delay of or inability to rehabilitate existing structures that may contain asbestos and lead based paint. Long-term exposure to contamination would continue rather than being remediated through redevelopment activities. Hazards and hazardous materials impacts would be worse under this Alternative.

- e) The lack of or insufficient funding to construct necessary street improvements and provide incentives for new development would probably result in the delay of or inability to develop some of the planned housing and commercial space in the Project Area. A lower level of new development could result, in the short-term, in somewhat less construction and traffic noise within the Project Area. However, streetscape and roadway improvements, housing rehabilitation, and the elimination of incompatible land uses would also not occur. Overall, noise impacts on sensitive receptors would be the same or worse under this Alternative.
- f) Significant effects of the Project are acceptable when balanced against this Alternative and the facts set forth in the Statement of Overriding Considerations.

## **2. Alternative 2: Alternative Means of Revitalization with Public Funds**

An Alternative Means of Revitalization with Public Funds (Alternative Means of Revitalization) Alternative would not adopt a new Redevelopment Plan in the Project Area. This alternative considers utilization of public revenue sources other than tax increment financing to fund public improvements and other actions in the Project Area. Federal, state, county, and city programs exist that may initiate similar development without the need for redevelopment tax increment financing. These sources of alternative funding typically include mortgage revenue bonds, Community Development Block Grant funds (CDBG), Economic Development Administration funds, state and federal Transportation Grants, Urban Development Action funds, and revenue bonds. Some of the potential funding sources are capped each year for the City and County, such as CDBG funds; many of these funds require applications and competition and cannot be relied upon to be available consistently over the next 30 years. Any such funds used in the Project Area are funds unavailable for projects in other parts of the City and County.

### **Finding**

Specific economic, social, or other considerations make infeasible the Alternative Means of Revitalization Alternative identified in the EIR and described above, in that:

- a) If consistently and continually available, with a focused effort by the City, these alternative-funding mechanisms could achieve the key objectives of the Project. However, the City has many demands on its available grants and other economic development and affordable housing resources, and shifting these funds to the Project Area would have to compete with the City's need to reduce blight in other parts of the City.

- b) Each of these alternative sources of funds also has its own unique limitations on use – such as application requirements, eligibility, and funding priorities. Both the City and the County also have limited influence over the funding programs operated by other agencies. Thus, the continued availability of outside sources of funding cannot be guaranteed through the decades for which the Project could provide a steady source of public funding. If outside funding mechanisms are relied upon and those funds are no longer available, the necessary public improvements and other actions needed to alleviate blighting conditions in the Project Area may not be undertaken.
- c) The Redevelopment Plan requires 20% of tax increment to be set aside for the development and improvement of affordable housing in the Project Area. Outside sources of funding may not provide comparable provision for this public need.
- d) Limited sources of funding are available to assist in rehabilitating and redeveloping industrial and commercial property to meet contemporary user needs, in order to reduce vacancies and increasing property values. Abnormally low lease rates and stagnant and depreciated property values indicated by low property sales underscore that the physical blighting conditions are affecting the viability of the properties in these areas, and City resources to alter these conditions have been insufficient.
- e) If consistently available, these alternative-funding mechanisms could eliminate blight and encourage some development within the Project Area. However, these programs do not carry with them the powers of a Redevelopment Agency to assemble parcels for more modern development patterns or to use the Polanco Act to remediate contaminated properties, which could restrict the development potential of the Project Area and limit the scope and scale of development and rehabilitation. Reduced levels of available funding for infrastructure improvements and affordable housing would slow the pace of improvements, leaving much of the Project Area blighted and unable to achieve the property values required to allow development to occur without public assistance.
- f) Due to the uncertainty of available funding for necessary public improvements and other blight removal actions and lack of a specific affordable housing provision, the achievement of the Redevelopment Plan goals could not be ensured. Therefore, this Alternative, although feasible, is considered unlikely to achieve the key project objectives.

#### Facts in Support of Finding of Infeasibility

- a) Since these alternative-funding mechanisms could encourage some development in the Project Area, impacts associated with such development could be similar to those of the proposed project. Less infrastructure improvement and redevelopment is anticipated to occur with the limitations in the funding sources, limiting the ability

of market forces to reduce area blight and consolidate small and irregular parcels. Needed infrastructure improvements may be delayed by inconsistent funding, leaving the Project Area susceptible to localized flooding and intersection capacity problems.

- b) A lower level of construction activity could result in less disruption of cultural resources within the Project Area. However, rehabilitation of residential and commercial buildings over 45 years old consistent with the Secretary's Standards would help support the survival of historic buildings in the Project Area, and drainage improvements would protect such structures from flooding. Without the funding available with the Redevelopment Plan, older buildings in the area will likely continue to deteriorate, and more historic fabric would be lost over time. Cultural resource impacts would be anticipated to be the same or worse.
- c) The lack of or insufficient funding could also cause the delay of or inability to redevelop blighted commercial space in the Project Area, and to rehabilitate existing structures that may contain asbestos and lead based paint. Long-term exposure to contamination would continue rather than being remediated through redevelopment activities. Hazards and hazardous materials impacts would be worse under this alternative.
- d) The lack of or insufficient funding to construct necessary street improvements and provide incentives for new development would probably result in the delay of or inability to develop some of the planned housing and commercial space in the Project Area. A lower level of new development could result, in the short term, in somewhat less construction and traffic within the Project Area. However, streetscape and roadway improvements, and affordable housing rehabilitation or new construction would also not occur. Development outside the Project Area unconstrained by aging infrastructure may proceed more quickly, resulting in higher regional air quality and traffic impacts as development occurs away from transit and a jobs housing balance to more semi-rural, auto-dependent development.
- e) All of the significant and unavoidable impacts identified in this EIR would still occur under the Alternative Means of Revitalization Alternative.

**D. STATEMENT OF OVERRIDING CONSIDERATIONS**

Notwithstanding disclosure of the significant impacts and the accompanying mitigation, the Agency hereby determines pursuant to Section 15093 of the CEQA Guidelines that the benefits of the Project outweigh the adverse impacts.

With reference to the above findings and in recognition of those facts that are included in the record, the Agency hereby determines that the Project would contribute to environmental impacts that are considered significant and adverse, as disclosed in the EIR prepared for the Project.

The Agency specifically finds that all significant effects on the environment with adoption and implementation of the Project have been eliminated or substantially lessened where feasible. Furthermore, the Agency hereby determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to the overriding considerations described below:

1. The Redevelopment Plan would enable the elimination of blighting influences, the correction of environmental deficiencies, and the conservation, rehabilitation, and redevelopment of the Project Area.
2. The Redevelopment Plan would enable the enhancement and renovation of businesses within the Project Area to promote their economic viability, and the overall strengthening of the economic base of the Project Area and community.
3. The Redevelopment Plan would enable the revitalization of industrial and commercial development, resulting in increased sales, business license and other fees, taxes, and revenues to the City of Placerville and El Dorado County.
4. The Redevelopment Plan would use the cooperation of and participation by property owners, business owners, public agencies, and community organizations in the redevelopment and revitalization of the Project Area.
5. The Redevelopment Plan would enable the provision of needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area.
6. The Redevelopment Plan would enable the provision of needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area.
7. The Redevelopment Plan would aid in the attainment of an environment reflecting a high level of concern for architectural, landscape, and urban design principles.
8. The Redevelopment Plan would aid in the conservation and preservation of buildings and structures of architectural or other historic significance to the community.

9. The Redevelopment Plan would aid in the provision of affordable housing that serves the needs and desires of the various age and income groups of the community (inside or outside of the Project Area).
10. The Redevelopment Plan would aid in the provision of adequate land for parking and open spaces.

# EXHIBIT B

## MITIGATION MONITORING PLAN

### PLACERVILLE REDEVELOPMENT PLAN

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#### INTRODUCTION

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the Redevelopment Agency of the City of Placerville (Agency) in their implementation and monitoring of measures adopted from the Placerville Redevelopment Plan (proposed project or Redevelopment Plan) Draft Environmental Impact Report (Draft EIR) for redevelopment-engendered projects.

#### MITIGATION MEASURES

The mitigation measures are taken from the Redevelopment Plan's Draft EIR and are assigned the same number as in the Draft EIR. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

#### MMP COMPONENTS

The components of each monitoring form are addressed briefly, below.

##### ***Impact***

This column summarizes the significant impact stated in the Draft EIR.

##### ***Mitigation Measure***

All mitigation measures that were identified in the Redevelopment Plan's Draft EIR are presented, and numbered accordingly.

##### ***Action***

For every mitigation measure, one or more actions are described. These are the center of the MMP, as they delineate the means by which EIR measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

##### ***Implementing Party***

This item identifies the entity that will undertake the required action.

##### ***Timing***

Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design, construction, or on an ongoing basis. The timing for each measure is identified.

***Monitoring Party***

The City of Placerville, as a Responsible Agency under CEQA, is responsible for ensuring that most mitigation measures are successfully implemented for development projects within the Project Area as they go through individual entitlement processes.

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p><b>Impact 6.2-2</b> Redevelopment activities and redevelopment-engendered development could result in a potential loss of special status species</p>	<p><b>Mitigation Measure 6.2-2a</b> Prior to approval of a redevelopment project involving new development within 100 feet of a creek or on vacant land with mature trees and/or wetlands, a qualified biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species. The project proponent shall conduct focused plant surveys according to the requirements in the CNPS Botanical Survey Guidelines for rare plant surveys, to determine the presence or absence of sensitive plant species. The surveys should be conducted during the flowering season of the sensitive plant species, by a qualified botanist with experience and knowledge of the flora of the region. A report of the findings should be submitted to the appropriate agencies within two months of completion of the surveys and will include: a comprehensive species list, a description of habitat characteristics, copies of the survey forms and any notes taken during the survey, date of the survey, and the names of the surveyors.</p> <p><b>Mitigation Measure 6.2-2b</b> No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the City that either no listed plants are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or CDFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from USACE and CDFG</p>	<p>Project proponent shall retain qualified biologist to complete surveys to and report findings to agencies and City within two months of completion. Project proponent shall provide Community Development Director with evidence of no adverse effect and all necessary permits.</p>	<p>Project proponent</p>	<p>During entitlement process and prior to issuing grading permits.</p>	<p>Community Development Director shall ensure report findings are incorporated into environmental reviews during the entitlement process. Community Development Director and Public Works director shall ensure all necessary permits are in place prior to grading permits.</p>

Draft EIR Section 6.2 Biological Resources

MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p><b>Impact 6.2-3</b> Redevelopment activities and engendered development could result in a potential loss of special status raptor, migratory, or other bird species</p>	<p>for removal of any wetland or riparian habitat and/or associated drainages. If avoidance is not possible, a no jeopardy opinion will be required by the USFWS for federally listed species that could be affected. A no jeopardy opinion will not be issued unless USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 agreement) with CDFG would need to be obtained that specifies that adequate mitigation has been provided. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or agreements.</p>	<p>Project proponent shall retain qualified biologist to complete pre-construction surveys and report findings to CDFG and City within one week of completion. Where indicated, project proponent shall retain qualified biologist to monitor the site and determine construction limits. Construction requirements shall be incorporated into construction contracts.</p>	<p>Project proponent</p>	<p>Prior to issuing and building permits.</p>	<p>The Community Development Director and Building Official shall ensure all necessary protocols and buffer areas are in place prior to grading permits.</p>
<p><b>Mitigation Measure 6.2-3a</b> No physical alteration of a development site or issuance of building permits shall occur within existing woodlands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from February 1 through August 31, before development activity takes place) near annual grasslands, large trees, and riparian areas. The survey shall be conducted no more than 30 days prior to the start of work activities and shall cover all affected areas – including a 250-foot buffer area around the active project area, staging areas, and access road improvement areas where substantial ground disturbance or vegetation clearing is required. If no active nest of a bird of prey or MBTA bird is found, then no further action is necessary. If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has started, then the bird is considered adapted to construction</p>					

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p><b>Impact 6.2-4</b> Redevelopment activities and redevelopment-engendered development have the potential to affect roosting or breeding</p>	<p>disturbance. An active nest is one with eggs or unfledged young  <b>Mitigation Measure 6.2-3b</b>                      If surveys detect an active nest of a bird of prey or MBTA bird on the project site, then the biologist shall determine the size of an Environmentally Sensitive Area around the nest. The Environmentally Sensitive Area shall be subject to City approval. The size of suitable nest buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other situation specific conditions.                      Construction activities shall be prohibited within this buffer zone until the end of the nesting season (mid August), or until the young have fledged. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit weekly reports to the CDFG and the City throughout the nesting season. If the qualified biologist determines that a disturbance is occurring, construction shall be halted, and the CDFG shall be contacted to determine the need for additional protection measures.  <b>Mitigation Measure 6.2-3c</b>                      Identified nesting trees approved for removal may only be removed prior to the onset of the nesting season (March 1) or after young have fledged (mid August).  <b>Mitigation Measure 6.2-4a</b>                      Concurrent with breeding bird surveys (Mitigation Measure 6.2-3a), a qualified biologist shall conduct preconstruction surveys for special-status bats within suitable open structures and large trees (e.g., &gt; 24 inch diameter at breast height (DBH)) on the site. If special status bat species are identified on-site, the biologist shall evaluate whether breeding adults or</p>	<p>Project proponent shall retain qualified biologist to complete pre-construction surveys and monitor construction activities. Construction requirements shall be</p>	<p>Project proponent</p>	<p>Prior to and during construction.</p>	<p>The Community Development Director and Building Official shall ensure all necessary protocols and buffer areas are in place prior to</p>

MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>special-status bats in the Project Area</p>	<p>juveniles are present. If present, a suitably sized buffer (e.g., 100 to 150 feet) shall be placed around the roost if it appears that grading, tree removal or other project activities may cause abandonment. If it appears that demolition activities may cause nest abandonment, demolition activities must cease until juvenile bats are self-sufficient and would not be directly impacted by project activities.</p> <p><b>Mitigation Measure 6.2-4b</b></p> <p>If special-status bats (i.e., pallid bat, silver-haired bat, Townsend's Pacific big-eared bat) are found on-site, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed on-site prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be approved by the City and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. The site on which the artificial roost is located shall be placed in a conservation easement. A report documenting the implementation of the plan shall be provided to the City within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.</p>	<p>incorporated into construction contracts.</p>			<p>and during construction.</p>
<p><b>Impact 6.2-5</b> Potential jurisdictional seasonal wetlands, non-wetland waters, and waters of the US and State could be adversely affected by grading, construction,</p>	<p><b>Mitigation Measure 6.2-5a</b></p> <p>Wetland Delineation: On parcels containing potential wetlands, a USACE-verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the USACE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by</p>	<p>Project proponent shall retain qualified engineer to complete delineation survey. Project proponent shall provide Community Development Director with evidence of no adverse effect and all</p>	<p>Project proponent</p>	<p>During entitlement process and prior to issuing grading permits.</p>	<p>Community Development Director shall ensure report findings are incorporated into environmental reviews during</p>

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>and improvements in connection with future redevelopment projects</p>	<p>permits from the USACE. All applicable permits from the CDFG and RWQCB will also be obtained before construction in areas under the jurisdiction of these agencies, and provided to the City prior to the initiation of ground disturbing activities or other construction activities. The permitting agencies would need to be contacted by the owner in the event of any significant deviation from permitting conditions. If the USACE determines that the seasonal wetlands on a development site are protected by Section 404 of the CWA, the project would qualify as a permitted project under the Programmatic Biological Opinion (PBO; USFWS, 2007). The USACE will then enter into consultation with USFWS in order to appropriately address the federally listed species in the USACE wetland permit. This action would effectively append the project to the PBO.</p> <p><b>Mitigation Measure 6.2-5b</b></p> <p>If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain a SAA from the CDFG. The project sponsor shall provide proof to the City of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.</p> <p><b>Mitigation Measure 6.2-5c</b></p> <p>Wetland Avoidance and Minimization: To the extent feasible, the final project design will avoid and minimize effects to wetlands and other waters. Areas that are avoided will be protected from construction activities through implementation of Best Management Practices (BMPs).</p>	<p>necessary permits.</p>			<p>the entitlement process. Community Development Director and Public Works director shall ensure all necessary permits are in place prior to grading permits.</p>
<p>Impact 6.2-6 Redevelopment activities and redevelopment-</p>	<p>Implementation of the following three-part mitigation measure would reduce the impact to pond turtles and frogs to a less-than-significant level.</p>	<p>Developer shall retain qualified biologist to complete pre-construction surveys</p>	<p>Developer</p>	<p>Prior to and during construction</p>	<p>The Community Development Director and Building Official</p>

MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>engendered development could result in the loss of aquatic and terrestrial habitat for special status amphibians and reptiles, and may result in direct impacts to these species through injury or mortality</p>	<p><b>Mitigation Measure 6.2-6a</b> In conjunction with Mitigation Measure 6.2-2a, above, surveys to determine the habitat suitability for or the presence of NWPTs shall be conducted to identify basking sites and potential nesting areas and shall be conducted during the spring or summer when the turtles and frogs are active and observable.</p> <p><b>Mitigation Measure 6.2-6b</b> Where special status turtles and frogs are found, preconstruction surveys shall be conducted at least 48 hours prior to work in turtle and frog habitat. Any frogs or turtles observed during the preconstruction survey shall be relocated to at least 300 feet up or down stream of the work area. A qualified biologist will be present during grubbing and clearing activities in the riparian and aquatic habitat of a project site. If aquatic amphibians and reptiles are observed in the construction area, construction will cease until a qualified biologist determines that aquatic amphibians and reptiles are not in the construction zone.</p> <p><b>Mitigation Measure 6.2-6c</b> Where special status turtles and frogs are found, temporary construction barrier fencing (including sedimentation fencing in some cases) will be installed along the creek(s) within a project site. The fencing shall be removed once the construction is completed or by October 15 of the construction year, whichever comes first.</p> <p><b>Mitigation Measure 6.2-6d</b> Environmental awareness training will be conducted prior to onset of project work for construction personnel to brief them on how to recognize aquatic amphibians including CRLF, FYLF, and NWPT.</p> <p><b>Mitigation Measure 6.2-6e</b> If CRLF is encountered in the work area, construction should stop and the USFWS contacted for guidance.</p>	<p>and monitor construction activities. Construction requirements shall be incorporated into construction contracts.</p>			<p>shall ensure all necessary protocols and buffer areas are in place prior to and during construction.</p>

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p><b>Mitigation Measure 6.2-6f</b> The City shall implement BMPs to protect water quality and control erosion. A spill prevention and clean-up plan shall be prepared.</p>				
<b>DRAFT EIR Section 6.3 Climate Change</b>					
<p><b>Impact 6.3-1</b> Redevelopment-engendered development and infrastructure construction activities would generate greenhouse gas emissions that could contribute to global climate change</p>	<p><b>Mitigation Measure 6.3-1</b> All redevelopment construction activities shall implement best management practices (BMPs) for construction applicable at the time of project approval as required by the EDCAQMD for air quality emissions. Additional practices shall include, but are not limited to: a) Alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment b) Local building materials c) Recycle construction waste and demolition materials</p>	<p>Construction activities shall implement best management practices for construction applicable at the time of project approval as required by the EDCAQMD for air quality emissions.</p>	<p>Developer Redevelopment Agency City</p>	<p>Entitlement Process and during construction</p>	<p>EDCAQMD and Community Development Department shall verify compliance during construction</p>
<b>DRAFT EIR Section 6.4 Cultural Resources</b>					
<p><b>Impact 6.4-1</b> Redevelopment projects and redevelopment-engendered development could cause a substantial adverse change in the significance of an archaeological resource, including human remains</p>	<p><b>Mitigation Measure 6.4-1a</b> The North Central Information Center (NCIC), Native American Heritage Commission (NAHC), and the United Auburn Indian Community of the Auburn Rancheria (UAIC) shall be consulted to determine if a proposed project would require archaeological study and/or testing be conducted as part of the site-specific environmental review. Recommended study and/or testing shall be completed prior to completion of environmental review. <b>Mitigation Measure 6.4-1b</b> Foremen and key members of major excavation, trenching, and grading for sites preparation shall be</p>	<p>The developer shall provide the Agency with a copy of the NCIC report for the project site. The developer shall provide the City Community Development Department with a copy of contract requirements that include the conditions</p>	<p>Developer Redevelopment Agency City</p>	<p>Prior to the start of demolition and/or grading permits</p>	<p>The Agency, City Project Coordinator, or Community Development Department shall include a copy of the NCIC report and construction conditions in the project file.</p>

MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p>instructed to be wary of the possibility of destruction of buried cultural resource materials. They shall be instructed to recognize signs of prehistoric use and their responsibility to report any such finds (or suspected finds) immediately, as specified by measure 6.4-1c below, so damage to such resources may be prevented.</p> <p><b>Mitigation Measure 6.4-1c</b></p> <p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, all work within 20 meters of the find shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the PRC, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the UAIC will be consulted and the guidelines of the Native American Heritage Commission (NAHC) shall be adhered to in the treatment and disposition of the remains.</p>	<p>for the contractor for the project.</p> <p>Include mitigation measures as conditions in construction contract documents</p>			<p>The Community Development Department shall verify compliance during construction.</p>
<p><b>Impact 6.4-2</b> Redevelopment projects and redevelopment-</p>	<p><b>Mitigation Measure 6.4-2</b></p> <p>If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing</p>	<p>The developer shall provide the City Community Development</p>	<p>Developer Redevelopment Agency City</p>	<p>Entitlement process and before demolition</p>	<p>The Agency, City Project Coordinator, or Community</p>

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>engendered development could cause a substantial adverse change in the significance of a paleontological resource</p>	<p>activities, work will stop in that area and within 25 feet of the find until a qualified paleontologist can assess the significance of the find, and if necessary, develop and implement appropriate treatment measures in consultation with the City.</p>	<p>Department with a copy of contract requirements that include the conditions for the contractor for the project. Developer shall retain qualified paleontologist to evaluate any unanticipated discoveries and conduct consultations. Include mitigation measures as conditions in construction contract documents.</p>		<p>and /or construction</p>	<p>Development Department shall include a copy of the construction conditions in the project file. Community Development Department shall verify compliance during construction</p>
<p><b>Impact 6.4-3</b> Redevelopment projects and redevelopment engendered development could result in the potential alteration, removal, or destruction of historic resources</p>	<p><b>Mitigation Measure 6.4-3a</b> As part of any OPA, DDA, or other Agency action or project that would affect any structure or feature over 45 years old that has not been evaluated, the buildings shall first be evaluated for eligibility for listing in the CRHR. The determination of eligibility shall be made by an expert who, at a minimum, meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. This evaluation shall occur through the preparation of DPR 523 forms for each building and standard CEQA evaluation, and shall include consultation with the El Dorado County Historical Society.</p> <p><b>Mitigation Measure 6.4-3b</b> For properties determined to be eligible for listing in the CRHR, the Secretary's Standards shall be applied to insure that treatments will maintain the authenticity and integrity of character-defining</p>	<p>Agency or Developer shall conduct evaluation prior to project-specific approval and a DPR 523 A form submitted to the State Office of Historic Preservation (SHPO). Where warranted, the Secretary's Standards shall be used for rehabilitation and reuse design. Where warranted, HABS/HAER recordation shall be completed and filed with the City and SHPO.</p>	<p>Developer Redevelopment Agency City</p>	<p>Assessment and design shall occur prior to project approval. The HABS/HAER, where warranted, shall be completed prior to demolition of any features.</p>	<p>The Community Development Department shall verify compliance during construction. The Agency, City Project Coordinator, or Community Development Department shall include a copy of assessment or the HABS/HAER in the project file.</p>

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p>historical features. No character-defining features of an eligible structure shall be demolished.</p> <p><b>Mitigation Measure 6.4-3c</b></p> <p>If demolition of some features cannot be avoided, where those features do not remove the building from eligibility for the CRHR, then the feature(s) shall be recorded to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards prior to their removal. Copies of the HABS/HAER documentation shall be filed with the OHP. HABS/HAER recordation typically includes the following:</p> <ol style="list-style-type: none"> <li>The development of site-specific history and appropriate contextual information regarding the particular resource. In addition to archival research and comparative studies, this task could involve limited oral history collection.</li> <li>Accurate mapping of the resources, scaled to indicate size and proportion of the structures.</li> <li>Photo documentation of the designated resources, both in still and video formats.</li> <li>Recordation by measured architectural drawings, in the case of specifically designed structures of high architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout, and plot out of final plan.</li> </ol>				
<b>DRAFT EIR Section 6.5. Hazards and Hazardous Materials</b>					
<p><b>Impact 6.5-1</b></p> <p>Redeveloped- engendered and development and infrastructure</p>	<p><b>Mitigation Measure 6.5-1a</b></p> <p>A thorough examination of past property uses shall be required for redevelopment projects involving demolition or reuse of properties constructed before 1978, or construction on vacant land, prior to</p>	<p>Developer shall retain qualified environmental engineer to complete Phase I ESA, and shall follow</p>	<p>Developer Redevelopment Agency</p>	<p>Before demolition and/or construction</p>	<p>Community Development Department shall verify compliance</p>

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>construction could disturb unidentified soil and structures</p>	<p>demolition or construction. This examination shall conform to the Phase I Environmental Site Assessment (ESA) process established by the American Society for Testing and Materials (ASTM), and shall include site reconnaissance, a review of regulatory databases, interviews with persons knowledgeable of the property, and a review of past property uses using appropriate historical sources. A Phase II ESA shall be conducted if deemed necessary based on the Phase I ESA results.</p> <p><b>Mitigation Measure 6.5-1b</b></p> <p>if discolored soil, vapors, or contaminated groundwater are encountered during construction activities, all work shall cease until a qualified environmental professional assesses the situation and appropriate action is taken to ensure the safety of the workers and the public.</p> <p><b>Mitigation Measure 6.5-1c</b></p> <p>The Agency shall require in construction contract documents that a hazardous materials removal team be on-call and available for immediate response during site preparation, excavation, and other construction activities. Hazardous material removal activities must be contracted to a qualified hazardous materials removal contractor.</p> <p>Construction contract documents shall require the hazardous material removal contractor or subcontractor to comply with the following:</p> <p>(1) Prepare a hazardous material discovery and response contingency plan for review by the El Dorado County Fire District (EDCFD). The EDCFD will act as the first responder to a condition of extreme emergency (i.e., fire, emergency medical assistance, etc).</p>	<p>recommendations, including any necessary soil or groundwater testing to characterize site, and any required remediation to the satisfaction of the City.</p>			<p>during construction.</p>

MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p><b>Impact 6.5-2</b> Redevelopment could result in the</p>	<p>(2) In the event that a condition or suspected condition of soil and/or groundwater contamination are discovered during construction, work shall cease or be restricted to an unaffected area of the site – as the situation warrants – and the City of Placerville (City) shall be immediately notified. Upon notification, the City shall notify the EMD Hazardous Materials Division, of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the EMD and any other jurisdictional authorities that might become involved in the remediation process.</p> <p>(3) Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.</p> <p>(4) Obtain closure and/or No Further Action letters from the appropriate agency(ies).</p> <p>(5) Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.</p>	<p>Developer or Agency shall retain a qualified assessor to conduct an interior survey and</p>	<p>Developer Redevelopment Agency</p>	<p>Before demolition and/or</p>	<p>Community Development Department shall verify</p>
<p><b>Mitigation Measure 6.5-2a</b> Prior to any Agency rehabilitation or demolition activities, the Agency shall conduct an interior survey</p>					

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p>rehabilitation or demolition of buildings likely to contain asbestos, lead-based paint, or other hazardous substances</p>	<p>to evaluate the presence of ACM, lead based paint, PCB-containing electrical and hydraulic fluids, and/or CFCs, as well as any other potential environmental concerns (i.e., aboveground/underground fuel tanks, elevator shafts/hydraulic lifts, floor drains/sumps, chemical storage/disposal) which may be present within structures on a project site.  <b>Mitigation Measure 6.5-2b</b>                      A project applicant for a project subject to an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA) shall provide written documentation to the Agency that ACM and lead-based paint has been abated and any remaining hazardous substances and/or waste have been removed in compliance with applicable state and local laws and regulations.</p>	<p>abate any identified contamination                      Developer shall provide Agency and City with proof of abatement.</p>		<p>rehabilitation</p>	<p>compliance during demolition or rehabilitation.</p>
<p><b>Impact 6.7-1</b>                      Redevelopment - engendered development and infrastructure projects could result in construction noise at sensitive receptors</p>	<p><b>Mitigation Measure 6.7-1</b>                      The Redevelopment Agency shall ensure construction contracts require that all construction activities shall be limited to between 7:00 am and 7:00 pm on weekdays, and 8:00 am to 7:00 pm on Saturday.</p>	<p>The Agency shall include mitigation measure as condition in construction contract documents.</p>	<p>Developer                      Redevelopment Agency                      City</p>	<p>Contracting</p>	<p>The Agency, City Project Coordinator, or Community Development Department shall include a copy of the construction conditions in the project file.                      Community Development Department shall verify compliance during construction</p>

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