

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



Agenda of: October 25, 2012
Item No.: 9
Staff: Tom Dougherty

REZONE/DESIGN REVIEW

FILE NUMBER: Z12-0001/DR12-0002/Skyview Apartments

APPLICANT: Gerald (Jerry) Caditz

REQUEST: The proposed project consists of the following requests:

1. Rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC); and
2. Design Review application to construct four apartment units within one two-story building as an addition to an existing eight-unit complex. ~~Ten~~ Forty-two percent of the total number of units are proposed to be affordable to low and moderate income households.

LOCATION: West side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area, Supervisorial District 2. (Exhibit A).

APN: 109-410-08 (Exhibit B)

ACREAGE: 1.03 acres

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit D)

ZONING: Professional Office Commercial-Design Community (CPO-DC) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following action:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve Rezone Z12-0001 based on the Findings in Attachment 2; and
4. Conditionally approve Design Review DR12-0002 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

PROJECT INFORMATION

Project Description: Request for a Design Review to allow the construction of four apartment units within one two-story building as an addition to an existing eight-unit complex., and a rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC). The applicant is proposing that ten percent of the total number of units are to be affordable to low and moderate income households.

Site Description: The 1.03-acre parcel currently contains two existing apartment buildings constructed in 1988 with four apartments each and related landscaping, concrete block propane tank enclosure, and paved parking. The remainder of the parcel contains chaparral-type vegetation.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CPO-DC	MFR	Multifamily residential/Two four-unit apartment buildings.
North	CPO-DC	MFR	Multifamily residential/Vacant
South	CPO-DC	C	Commercial/Vacant
East	CPO-DC	C	Commercial/Vacant
West	CG-DC	C	Commercial/Existing business

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. The following are the analysis' of the proposal and issues which were considered.

Project Issues: Discussion items for this project include affordable housing, biological resources, fire protection, grading/drainage, land use compatibility, noise, parking, rezone.

Affordable Housing: The County Health and Human Services Agency (EDCHHSA) has responded that the proposed Skyview Apartments multifamily rental project parcel is located in what is considered a prime area for affordable high-density residential housing due to the project site proximity to amenities such as transportation, schools, medical, recreation and retail services. General Plan Policies HO- 1.6, HO- 1.7, HO- 1.16 and HO- 1.1 8 require the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable to low- to moderate-income households, EDCHHSA staff would work with the applicant to identify potential incentives that may assist in the development of the affordable units.

The developer is proposing to set aside 100 percent of the new units and include at least one existing unit (for a total of 5) as affordable deed-restricted to low- to moderate-income households, the project may be considered for Traffic Impact Fee (TIM) Offset Program for the deed restricted units under Board Policy B-14. The developer submitted an application for the TIM Fee Offset program to this effect for Board of Supervisors consideration.

An affordable housing plan and agreement is required should affordable units become a condition of the project. The EDCHHSA recommended conditions of approval to assure affordability have been included in Attachment 1.

Biological Resources: The project site is located within Ecological Preserve Mitigation Area 1 (County Code Section 17.71), which are lands outside of a designated ecological preserve but with soil types capable of sustaining rare or endangered plants. Two rare plant report/summaries were submitted for the project (Attachments 4 and 5 of the Environmental Checklist/Discussion of Impacts) which reported the presence of rare and threatened plant species within the parcel. Those reports recommended a mitigation measure to assure the proposed project development area would be fenced until issuance of final occupancy for the building permit, to assure the areas of most concern for impacts to those plants would be protected. That measure is included in Attachment 1. This is consistent with Policy 7.4.1.6.

Fire Protection: Policy 5.7.1.1 requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development. EID would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities must be upgraded in order to deliver the fire flow which was determined to be 1,500 gallons per minute with 20 pounds per square inch residual pressure for a two hour duration. The Fire District has required project conditions of approval addressing fire protection issues for the project site. These conditions have been incorporated into the project. The project would be in compliance with this Policy.

Grading and Drainage: Building Services has reviewed the submitted preliminary drainage and grading plan and found that the project would have the ability to meet the requirements of the Drainage Manual and Grading Ordinance. Preparation and approval of a final grading and drainage plans is required prior to construction. The project would be required to comply with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board, during the grading permit process.

Land Use Compatibility: The General Plan designates the subject site as Multifamily Residential (MFR). Policy 2.2.1.2 states the purpose of the MFR designation is “to identify those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Approval of the project would provide a total of 12 units on 1.03 acres for a density of 12 units per acre.

Parking: Section 1718.060 (4) of the Zoning Ordinance requires 2 parking spaces, for each 2 or more bedroom apartments. The 4 proposed 2-bedroom apartments would require 8 additional spaces for a total of 24 parking spaces for the entire complex. The project would also be required to provide guest parking at 1 space for each 4 units (3 total). Compact spaces are not allowed for residential projects except for guest parking. Section 17.18.040.A only allows compact parking for 50 percent of the required guest parking which means the project would only be allowed 1 compact space. Of the 27 spaces required, 2 must be accessible parking compliant with Title 24 of the current Building Code, and one of those must be van accessible. The project site plan shows space for 31 parking spaces of which 3 are accessible and two are van accessible and therefore is consistent with Chapter 17.18.

Rezone: Policy 2.2.5.3 requires that the County shall evaluate future rezoning. The specific criteria to be considered include; but are not limited to, the following:

Criteria	Consistency
<p>1. Availability and capacity of an adequate public water source and waste water treatment system.</p>	<p>Water Supply: Policy 5.2.1.2 requires an adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development. The project proposes to use a metered domestic water supply. The El Dorado Irrigation District (“EID”) issued a Facility Improvement Letter (FIL) dated October 6, 2011 (Attachment 8) that states that as of January 1, 2009, there were 1,315 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. There is an existing 12-inch water line Product Drive and a six-inch line within the proposed project site. The FIL stated there currently are adequate EDUs available to serve the project and, with the proper extensions, would deliver enough water pressure to meet Fire District requirements. EID requires that the expansions occur to their specifications.</p> <p>Sewer Facilities/Wastewater: Policies 5.3.1.1 and 5.3.1.7 states that multifamily projects and projects in Community Regions shall connect to public wastewater facilities. The submitted EID Facility Improvement Letter states a four-inch sewer force main exists in Product Drive and the subject parcel is currently served by an existing private lift station which has adequate capacity to serve the subject building as well. The project would be consistent with these policies because the project is required to be served by EID wastewater service. The project includes a recommended</p>

	condition of approval requiring a Meter Award Letter from EID prior to issuance of a grading and/or building permit.
2. Distance to and capacity of the serving elementary and high school.	The existing parcel area is currently served by the Buckeye Union School District. The project was distributed to them for review and they did not respond with any concerns about serving the project.
3. Response time from nearest fire station handling structure fires.	The El Dorado County Fire Protection District provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent meeting their response times for the project or its designated service area any more than exists today.
4. Distance to nearest Community Region or Rural Center.	The project site is located within the Shingle Springs Community Region.
5. Erosion hazard.	The project would require minor grading for roads and drainage infrastructure to be completed prior to issuance of final occupancy for any Building Permit. This would assure that all existing drainage courses would be adequately protected by the incorporation of appropriate development setbacks and the required strict adherence to Best Management practices during the grading permit process.
6. Critical flora and fauna habitat areas.	The submitted biological reports reported that special status plant species were found and determined that by including a mitigation to fence the development area at the grading limit line would reduce impacts to less than significant.
7. Important timber production, agricultural, mineral resource areas.	The project site does not contain or is adjacent to any timber production, agricultural, mineral resource areas.
8. Capacity of the transportation system serving the area.	Access to the site will be provided via an existing encroachment onto Product Drive, a County maintained road. DOT reviewed the project and found that the transportation system is adequate to serve the area with the addition of the four units. The Fire District has recommended a condition assuring an adequate turnaround for their equipment within the site.
9. Existing land use pattern.	The project site is surrounded by land designated and utilized for commercial and multifamily uses.. The proposed rezone would allow the parcel zoning to be consistent with the MFR land use designations.
10. Proximity to perennial watercourse.	There were no perennial watercourses identified by the within the project parcel.
11. Important historical/archeological sites.	Because of the possibility in the future that ground disturbances could discover significant cultural resources, Planning has added standard Conditions of Approval to assure that potential issue is addressed during project development.
12. Seismic hazards and present of active faults.	As shown in the Division of Mines and Geology's publication, <i>Fault Rupture Hazard Zones in California</i> , there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, seismic ground failure, or

	liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.
13. Consistency with existing Covenants, Conditions, and Restrictions.	The project site is not encumbered by any CC&Rs.

As proposed, the project site has been determined to be suitable for the proposed rezone from CPO-DC to RM-DC. Additionally, the rezone would make the zoning consistent with the MFR land use designation.

Design Issues: The site is located within a Design Community district. The Community Design Guide contains guidelines which are applicable to the proposed project:

Site Planning (Community Design Guide, Page 6):

Suitability: A project should be designed to fit the existing site, rather than alter the site to accommodate a stock plan.

Discussion: As shown on the Preliminary Grading and Drainage Plan map, a moderate amount of site grading would be required for project implementation. However, the area to be developed within the site is relatively flat from previous grading.

Open Space: Natural features and views should be maintained and protected through use of adequate open space.

Discussion: The existing shrubs and herbaceous plants west and south of the proposed building would be preserved and protected by fencing during construction at the grading limit line shown the Preliminary Grading, Drainage Plan, dated June 2012, Sheet G1.

Parking Areas: Screen parking areas from public ways and divide them up with landscaping, walls, fences, berms and other means.

Discussion: The proposed parking areas exist and were approved during the building permit process in 1988. The project proposes landscape planter areas between the sidewalks and proposed building.

Lighting: Exterior lighting shall be subdued and avoid creating glare for occupants or neighboring properties. Lighting should enhance the building design and landscaping as well as provide for safety and security.

Discussion: The project includes one exterior wall light. As required by the County outdoor lighting requirements, all lighting would be required to be full cut-off and downward shielded to prevent glare. Review of the submitted specification sheet, (Exhibit H), indicates it conforms to the provisions of Section 17.14.170 of County Code and the full cutoff requirement.

Trash and other service areas: Locate trash enclosures and loading docks away from public streets and store entrances and screen them. Screens should be durable and an integral part of the overall structural design.

Discussion: The trash enclosure, (as shown in Exhibit F-1, Site Plan), is proposed to be enclosed with six-foot tall chain link fencing with slats installed. It is designed to contain both solid waste and recycling dumpsters.

Building Design (Community Design Guide, Page 7):

Harmony: Different structures and parts of structures should harmonize with each other and the neighborhood.

Discussion: The proposed buildings will be utilizing materials and colors that are similar in nature to other commercial and multifamily residential buildings within the Shingle Springs Community Region Planning Concept Area as well as those within the Barnett Business Park. As proposed, the project appears to fit within the context of surrounding land uses.

Materials: Use materials honestly. Simulated wood or masonry, for example, generally is not acceptable. Finishes, Textures and Colors: Exterior treatment should be subdued and restrained. Treatment should aim at durability and ease of maintenance as well as initial beauty. Large building masses should be broken with architectural details, varied roof-lines, and different windows and window treatments.

Discussion: Staff has reviewed the submitted preliminary building elevations which also show the proposed materials and colors (Exhibits F-3 and G). The proposed plywood siding and wood Masonite trim boards would give the project a more natural appearance and match the existing buildings. The project elevations show that the building masses would be broken up with recessed balconies and patio, colors, and varied roof line. The following table shows the various materials and colors proposed:

BUILDING/STRUCTURE COMPONENTS	MATERIAL	STYLE/COLOR
Roof	Composition asphalt shingles	Light brown
Building walls	Eight-groove plywood	Gray
Balcony railings	Metal	Matte Black
Wall and window trim	1" by 6" Masonite	Army green
Facia gutters	5" metal	Army green

Mechanical Equipment and Utilities: Design service equipment, including meter boxes as part of the structure, and provide screening for them.

Discussion: No rooftop mechanical equipment is proposed. Ground level mechanical equipment would be required to be shielded from views with either fencing or landscape shrubs. The air conditioners would be located within the attic area of the building. Planning would review the development plans submitted for the project for screening of mechanical equipment plan, prior to

issuance of a building permit as well as during a site visit required prior to issuance of final occupancy.

Signs (Community Design Guide, Page 7):

“Design Compatibility: Signs, their materials, size, color, lettering, location and arrangement, should be an integral part of the site and building design and compatible with their surroundings.”

Discussion: No signage is proposed.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study (Negative Declaration/Mitigated Negative Declaration and Initial Study) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the areas of impacts to biological resources. Staff has determined that significant effects of the project on the environment have been mitigated; therefore, a Mitigated Negative Declaration has been prepared.

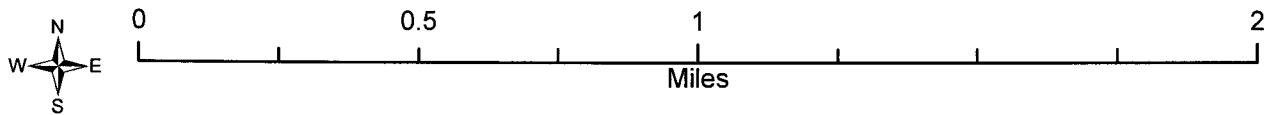
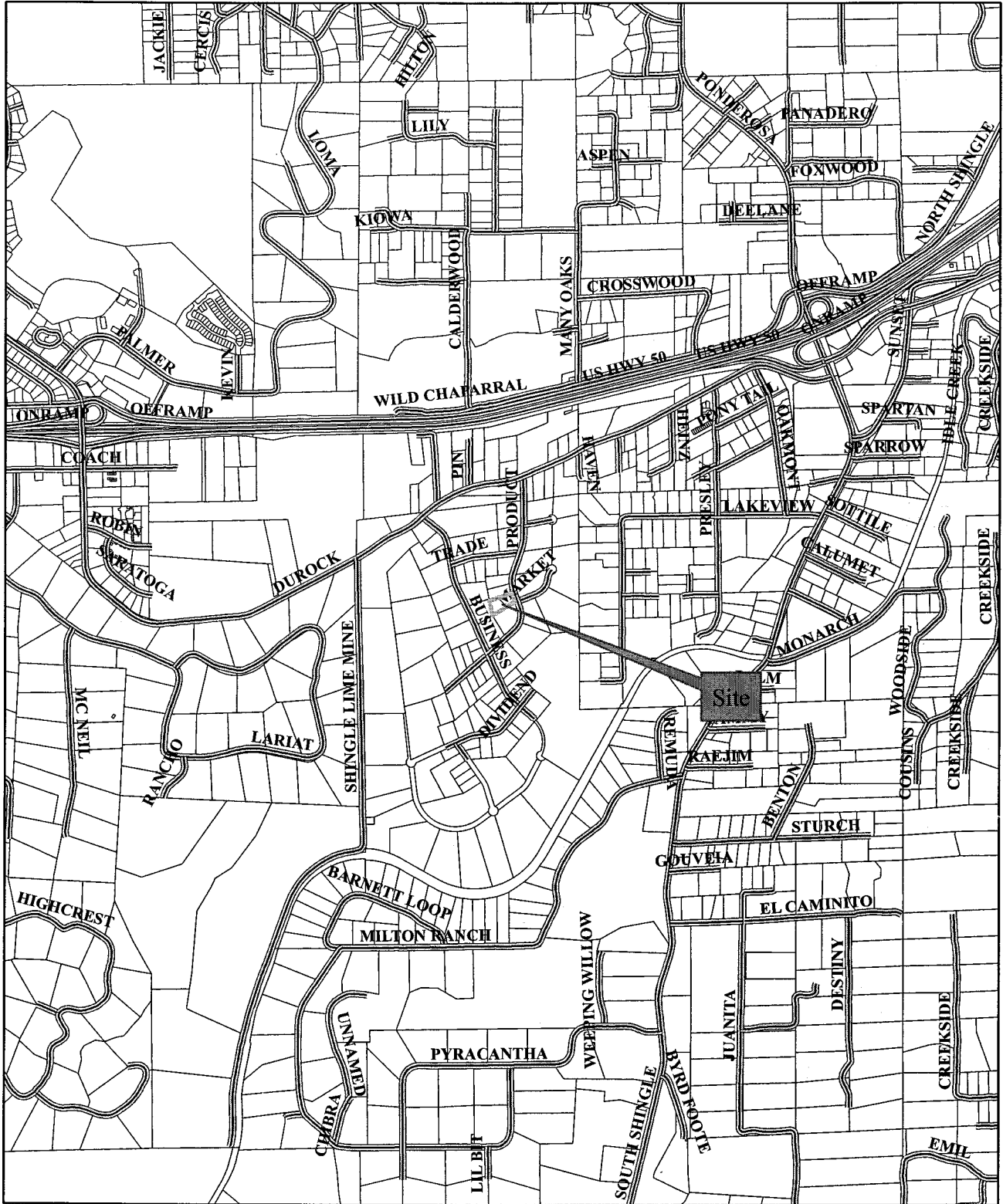
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,101.50 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,101.50 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

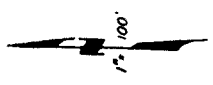
Attachment 1	Conditions of Approval
Attachment 2	Findings of Approval
Exhibit A	Location Map
Exhibit B	Assessors Parcel Number Map
Exhibit C	Parcel Map 37-39
Exhibit D	General Plan Land Use Designations Map
Exhibit E	Zoning Map
Exhibit F-1	Site Plan, Sheet S1; July 2012
Exhibit F-2	Floor Plans, Sheet 1
Exhibit F-3	Elevations with Exterior Materials and Colors Labeled
Exhibit F-4	Preliminary Grading and Drainage Plan, Sheet G1; June 2012
Exhibit G	Colored Elevations
Exhibit H	Exterior Wall Light
Exhibits I-1 to I-3	Site Visit Photos
Exhibit J-1, J-2	Aerial Photos
Exhibit K	Proposed Mitigated Negative Declaration and Initial Study

Location Map



109:41

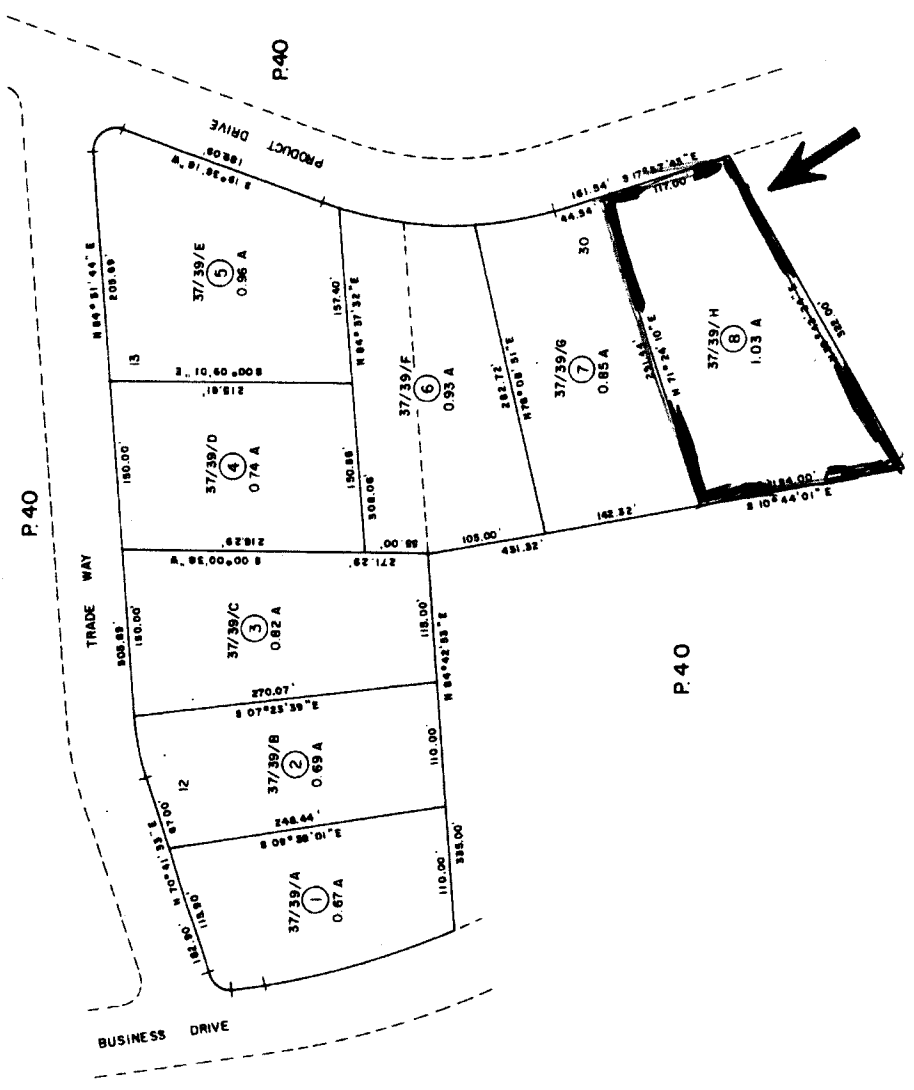
Tax Area Code



12 FEB -8 AM 8:15
RECEIVED
PLANNING DEPARTMENT

Assessor's Map Bk. 109 -- Pg. 41
County of El Dorado, California

POR. SEC. 11, T.9N., R.9E., M.D.M.
PATTERSON DEVELOPMENT
POR. BARNETT BUSINESS PARK



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.
Assessor's office for assessment purposes only.

Exhibit B

Z 12-0001 / DR 12-0002

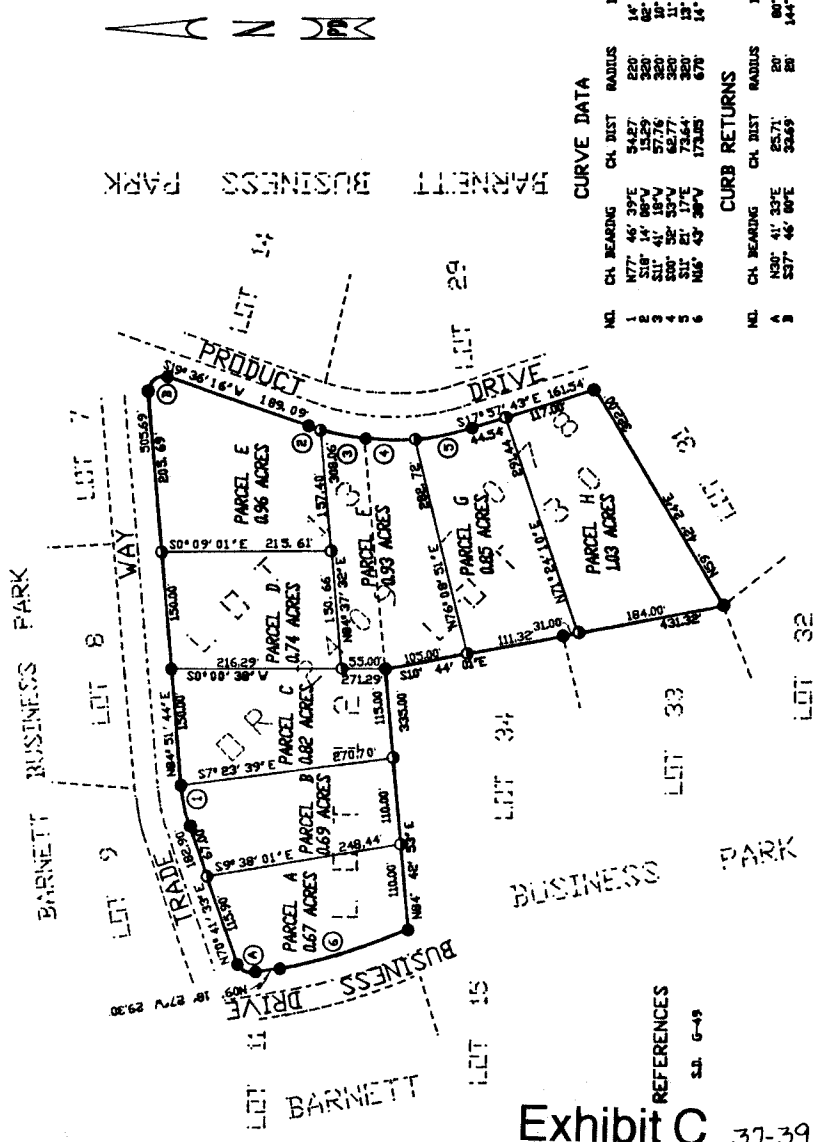
STAFF REPORT

12-1435 C 11 of 82

PARCEL MAP

A PORTION OF SEC. 11, T.9 N., R.9 E., M.D.M.
BEING LOTS 12, 13 AND 30 OF BARNETT BUSINESS PARK
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE 1" = 100' APRIL 1987
PATTERSON DEVELOPMENT

- LEGEND
- FND 3/4" CLP. STAMPED R.C.E. 86348-1986
 - SET 3/4" CLP. STAMPED R.C.E. 86348-1987



CURVE DATA

NO.	CH BEARING	CH DIST	RADIUS	DELTA
1	N77° 46' 39"E	54.27	220	14° 19' 11"
2	S11° 18' 18"W	320	320	95° 41' 14"
3	S11° 41' 18"W	57.74	320	11° 15' 57"
4	S00° 28' 53"W	62.77	320	13° 12' 56"
5	S11° 21' 17"E	73.64	320	14° 29' 28"
6	N65° 43' 38"W	173.85	670	14° 29' 28"

CURB RETURNS

NO.	CH BEARING	CH DIST	RADIUS	DELTA
1	N67° 41' 53"E	25.71	20	80° 07' 08"
2	S27° 46' 06"E	32.65	20	144° 14' 08"

NOTE:
THE REQUIRED CERTIFICATES FOR OWNERS, TRUSTEES AND BENEFICIARIES ARE FILED FOR RECORD IN BOOK 2742 AT PAGE 480-482 OF THE OFFICIAL RECORDS OF THE COUNTY OF EL DORADO.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED ON FOUND MONUMENTS AS SHOWN ON THE ORIGINAL PLAT OF THIS SUBDIVISION MAP FILED FOR RECORD IN BOOK 6 AT PAGE 49 AND 51 TRUE NORTH

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROB INVESTMENT ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE PROPERTY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE PROB INVESTMENT ACT AND LOCAL ORDINANCE WITHIN THE MEANINGS OF EL DORADO COUNTY ORDINANCE CONCERNING SUBDIVISIONS. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE LOCATIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.



COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THIS MAP AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED, RECORDED AND MAINTAINED UNLESS AND UNTIL IT HAS BEEN ACCEPTED BY THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS OF EL DORADO COUNTY. THE COUNTY OF EL DORADO FOR OTHER LANDS AS SHOWN ON THE MAP.



COUNTY RECORDER'S CERTIFICATE

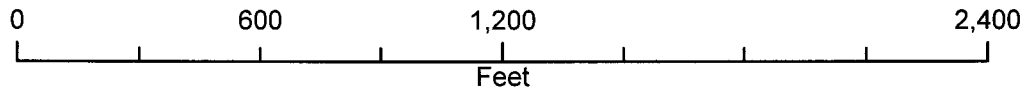
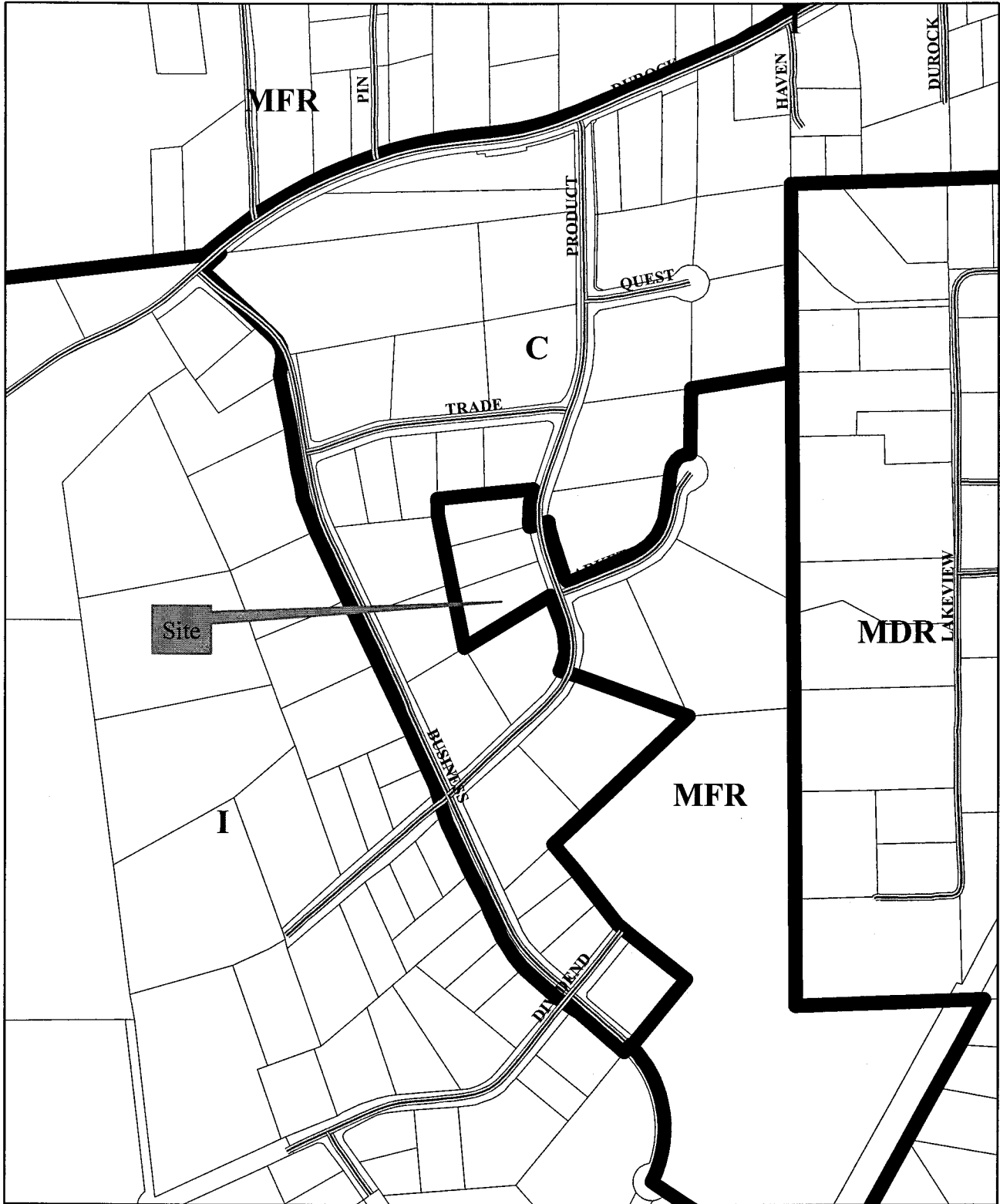
I, DOROTHY CARR, HEREBY CERTIFY THAT THIS PARCEL MAP WAS FILED WITH THIS OFFICE AND CERTIFICATE NUMBER 49,030 ON MAY 1, 1987 AT 3:01 P.M. IN BOOK 37 OF PARCEL MAPS AT PAGE 39 AT THE REQUEST OF K.E.R.D. Investments, Inc. DOCUMENT NO. 20547

Dorothy CARR
COUNTY RECORDER
COUNTY OF EL DORADO
BY
Cynthia R. Smith

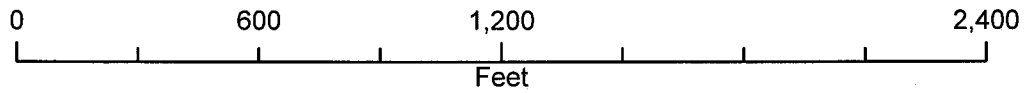
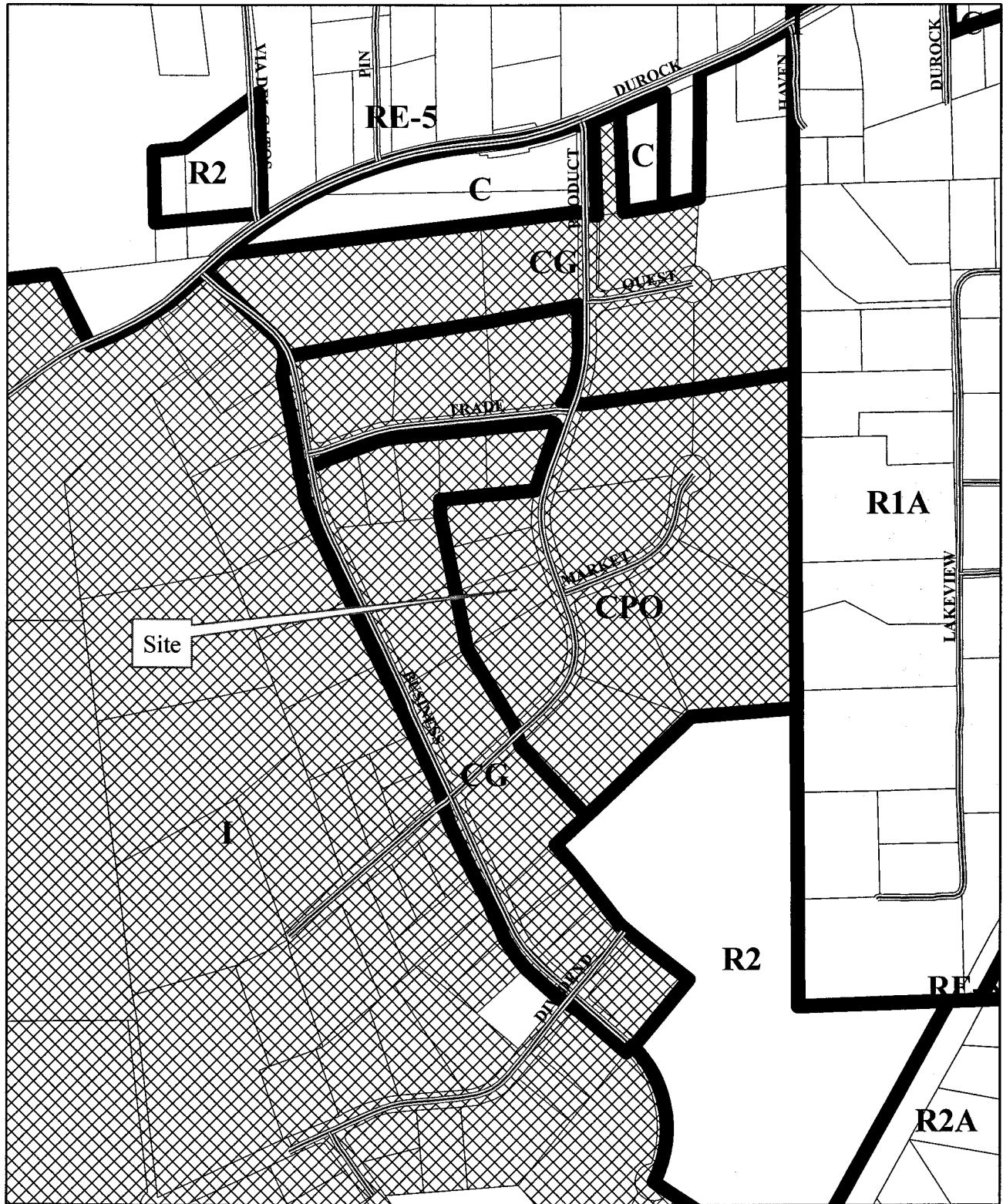
TENTATIVE PARCEL MAP NO. 86-219 APPROVED MARCH 12, 1987

EXISTING ASSESSOR'S PARCEL NOS. 86-073-1, 2 AND 3

General Plan Land Use Designations Map



Zoning Designations Map



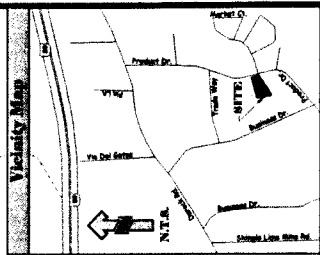
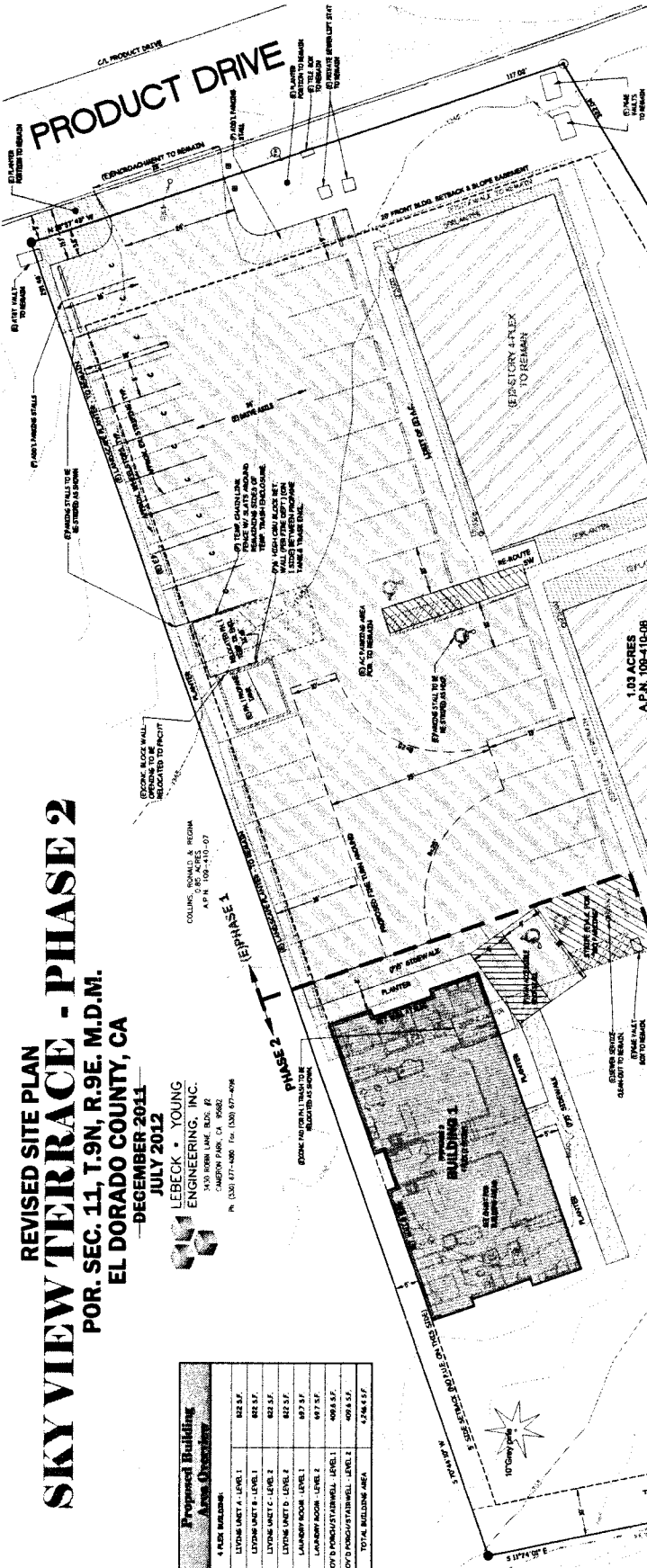
REVISED SITE PLAN SKYVIEW TERRACE - PHASE 2

POR. SEC. 11, T.9N, R.9E, M.D.M.
EL DORADO COUNTY, CA

DECEMBER 2011
JULY 2012

LEBECK • YOUNG
ENGINEERING, INC.
1300 SHERMAN WAY, SUITE 200
CARMON PARK, CA 95828
PH (916) 481-4000 Fax (916) 481-4006

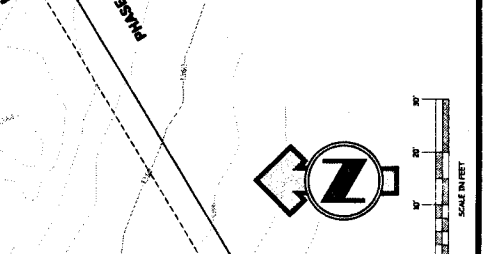
Proposed Building Area Overview	
4 PAIR BUILDINGS	
LIVING UNIT A - LEVEL 1	822 S.F.
LIVING UNIT B - LEVEL 1	822 S.F.
LIVING UNIT C - LEVEL 2	822 S.F.
LIVING UNIT D - LEVEL 2	822 S.F.
LAUNDRY ROOM - LEVEL 1	87 S.F.
LAUNDRY ROOM - LEVEL 2	87 S.F.
COY'S PORCH/STAIRWELL - LEVEL 1	408 S.F.
COY'S PORCH/STAIRWELL - LEVEL 2	408 S.F.
TOTAL BUILDING AREA	4,746 S.F.



Project Name	SKYVIEW TERRACE - PHASE 2
Owner	COLLINS, RONALD & REGINA
Prepared by	LEBECK • YOUNG ENGINEERING, INC.
Scale	1" = 10'
Section	SECTION 11, T.9N, R.9E, M.D.M.
Address	1300 SHERMAN WAY, SUITE 200, CARMON PARK, CA 95828
Project No.	109-410-08
Project Date	DECEMBER 2011
Project Status	PRELIMINARY
Project Description	REVISIONS TO PHASE 2 SITE PLAN
Project Location	SECTION 11, T.9N, R.9E, M.D.M.
Project Area	1.03 ACRES
Project Zoning	RM-1
Project Easements	UTILITY EASEMENT, EASEMENT TO REMAIN
Project Notes	SEE SHEET 109-410-07 FOR PHASE 1

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	YD	
2	ASPHALT	500	SQ YD	
3	GRAVEL	200	YD	
4	PAVING	100	YD	
5	CONCRETE	50	YD	
6	ASPHALT	250	SQ YD	
7	GRAVEL	100	YD	
8	PAVING	50	YD	
9	CONCRETE	25	YD	
10	ASPHALT	125	SQ YD	
11	GRAVEL	50	YD	
12	PAVING	25	YD	
13	CONCRETE	12.5	YD	
14	ASPHALT	62.5	SQ YD	
15	GRAVEL	25	YD	
16	PAVING	12.5	YD	
17	CONCRETE	6.25	YD	
18	ASPHALT	31.25	SQ YD	
19	GRAVEL	12.5	YD	
20	PAVING	6.25	YD	

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	YD	
2	ASPHALT	500	SQ YD	
3	GRAVEL	200	YD	
4	PAVING	100	YD	
5	CONCRETE	50	YD	
6	ASPHALT	250	SQ YD	
7	GRAVEL	100	YD	
8	PAVING	50	YD	
9	CONCRETE	25	YD	
10	ASPHALT	125	SQ YD	
11	GRAVEL	50	YD	
12	PAVING	25	YD	
13	CONCRETE	12.5	YD	
14	ASPHALT	62.5	SQ YD	
15	GRAVEL	25	YD	
16	PAVING	12.5	YD	
17	CONCRETE	6.25	YD	
18	ASPHALT	31.25	SQ YD	
19	GRAVEL	12.5	YD	
20	PAVING	6.25	YD	



RECEIVED
PLANNING DEPARTMENT
JUL 16 AM 11:11
J. J. BROWN

Exhibit F-1

DATE: 11/25/25
 500-622-1525
 PLACER COUNTY
 419 N. STREET
 SACRAMENTO, CA 95661
TMS
 DESIGN & DRAFTING
 1432 LINCOLN ROAD
 SACRAMENTO, CA 95811

DRAFTING

LOCATION:
 SKY VIEW TERRACE-PHASE 2
 PORT SEC II TQNR OF MDN
 EL DORADO COUNTY CALIFORNIA
 A.P.N. 109-410-08

OWNER:
 GERALD A. STEETH CADIZT
 419 N. STREET
 SACRAMENTO, CA 95661
 500-622-1525

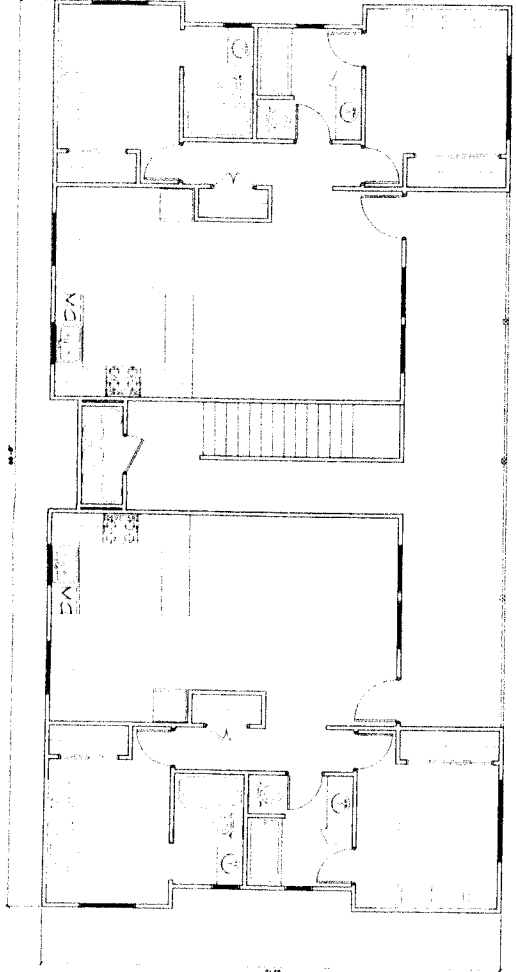
OWNER

JOB#

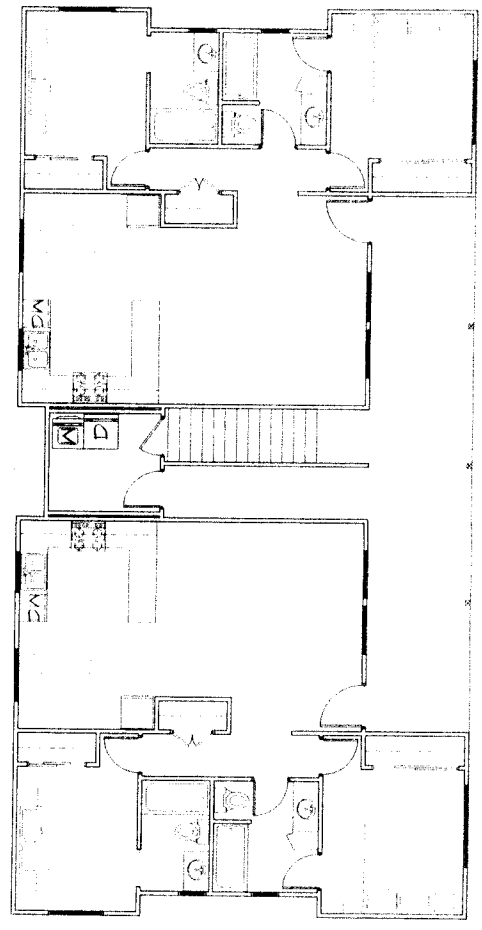
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 PLANNING DEPARTMENT
 901 E. MA 9-1700

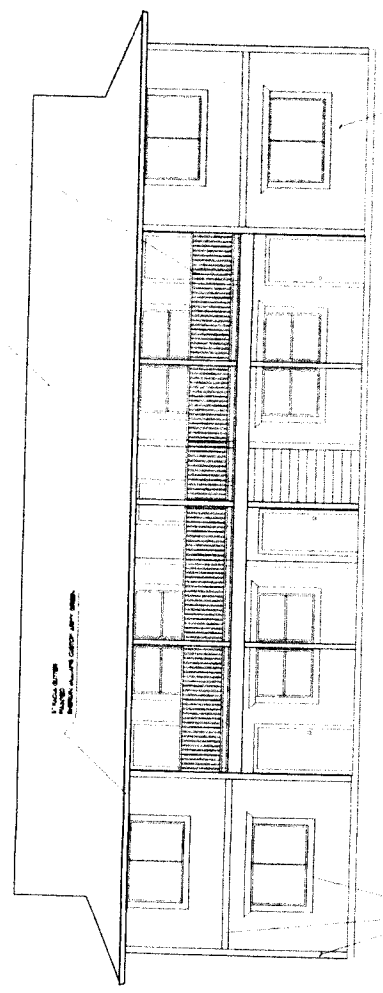
SCALE 1/4" = 1'



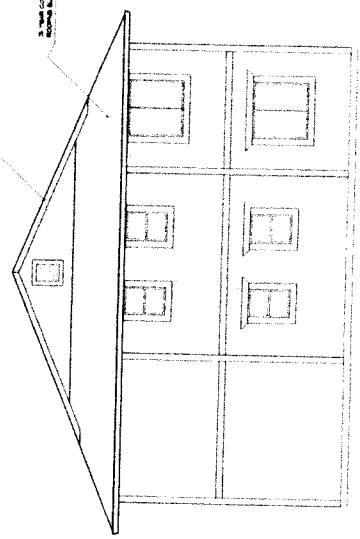
2nd FLOOR PLAN



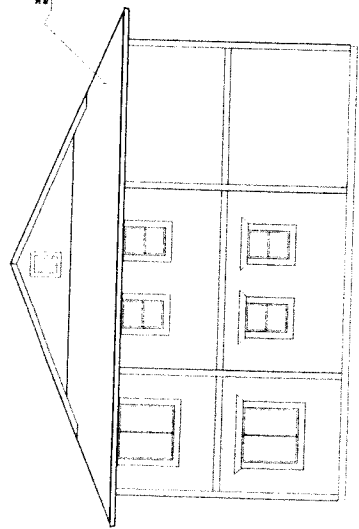
1st FLOOR PLAN
 807 SQ. FT. UNITS



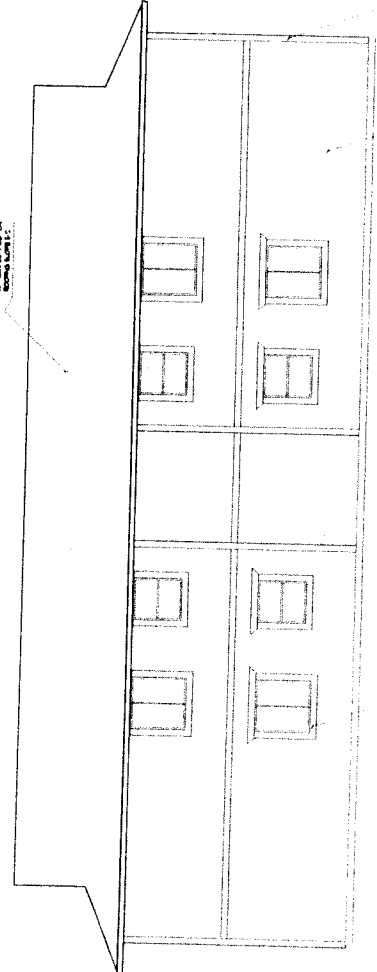
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



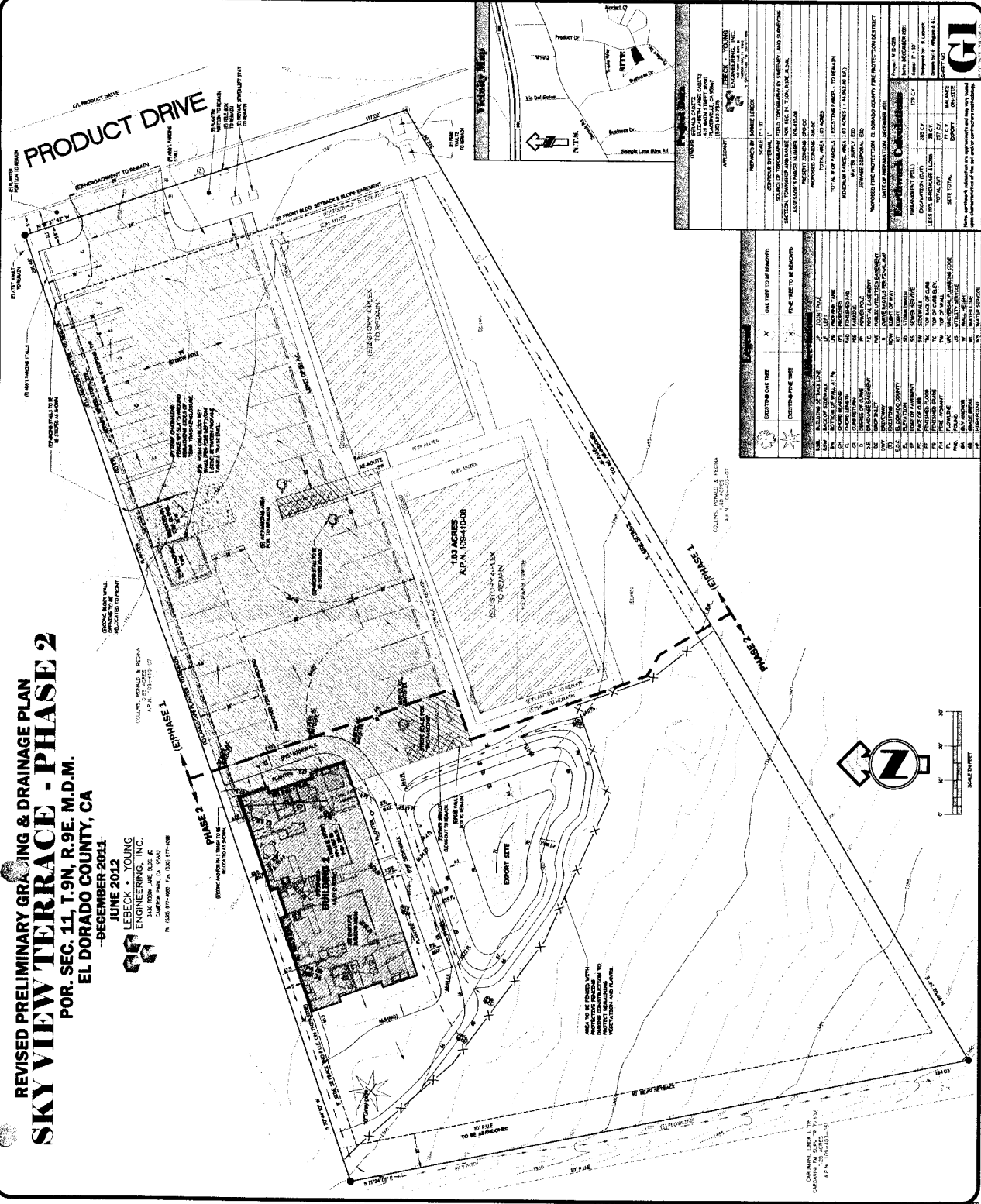
REAR ELEVATION

SCALE 1/4"=1'

Exhibit F-3

REVISED PRELIMINARY GRADING & DRAINAGE PLAN
SKYVIEW TERRACE - PHASE 2
 POR. SEC. 11, T.9N, R.9E, M.D.M.
 EL DORADO COUNTY, CA

DECEMBER 2011
 JUNE 2012
LEEBECK + YOUNG
 ENGINEERING, INC.
 13001 N. JENSEN AVE., SUITE 200
 SAN JOSE, CA 95131
 TEL: (408) 877-0000 FAX: (408) 877-0088



OWNER: EL DORADO COUNTY	PROJECT NO.: 12-1435 C
PROJECT NAME: SKYVIEW TERRACE - PHASE 2	DATE: 06/20/12
ENGINEER: LEEBECK + YOUNG ENGINEERING, INC.	SCALE: 1" = 30'
PROJECT LOCATION: 11000' NORTH OF PRODUCT DRIVE, 11000' WEST OF PHASE 2 LANE, EL DORADO COUNTY, CALIFORNIA	SECTION: 11, T.9N, R.9E, M.D.M.
PROPOSED FINE PARTICULATE IN DORADO COUNTY FINE PARTICULATE DISTRICT	DATE OF PRELIMINARY SUBMITTAL: 06/20/12

EXISTING AREA	TO BE REMOVED	TO BE REMOVED	TO BE REMOVED
1. TOTAL AREA (ACRES)	2. TOTAL AREA (ACRES)	3. TOTAL AREA (ACRES)	4. TOTAL AREA (ACRES)
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85. TOTAL AREA (ACRES)	86. TOTAL AREA (ACRES)	87. TOTAL AREA (ACRES)	88. TOTAL AREA (ACRES)
89. TOTAL AREA (ACRES)	90. TOTAL AREA (ACRES)	91. TOTAL AREA (ACRES)	92. TOTAL AREA (ACRES)
93. TOTAL AREA (ACRES)	94. TOTAL AREA (ACRES)	95. TOTAL AREA (ACRES)	96. TOTAL AREA (ACRES)
97. TOTAL AREA (ACRES)	98. TOTAL AREA (ACRES)	99. TOTAL AREA (ACRES)	100. TOTAL AREA (ACRES)

Exhibit F-4
 STAFF REPORT
 12-1435 C 18 of 82

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Exhibit G

FREE SHIPPING* + **FREE IN STORE PICK UP** + **FREE RETURNS****



More saving. More doing.



[Zoom View](#)

Design House Mason RLM Wall Mount Outdoor Oil Rubbed Bronze Dark-Sky Downlight

Model # 519504 Internet # 203154174

***** [Write The First Review](#)

\$49.97 /EA-Each

Ships FREE with \$45.00 Order

This item cannot be shipped to the following state(s): AK, HI

Description

The RLM styling of this light fixture provides full cut-off illumination for only where it is needed. Add one of these attractive fixtures to one or more of the exterior exits of your home. Classic oil rubbed bronze finish and the solid metal shade make this outdoor fixture a great addition to most any homes exterior decor.

Durable formed steel construction guarantees years of quality performance from this fixture
 Uses one 60 watt M base bulb (not included)
 UL listed for outdoor use to ensure the highest quality
 Includes 6 in. of wire for installation

Full cut-off RLM illumination (dark-sky) - No light is emitted above the horizontal plane of the shade

MFG Brand Name : Design House
 MFG Model # : 519504
 MFG Part # : 519504

Specifications

- Assembled Depth (in.) : 10.5 in
- Assembled Height (in.) : 11 in
- Assembled Width (in.) : 8.375 in
- Bulb Type : Incandescent
- CSA Listed : No
- Color/Finish : oil rubbed bronze
- Dusk to Dawn : No
- ETL Listed : No
- Energy Star Compliant : No
- Exterior Lighting Product Type : Wall Mount Light
- Fixture Finish : oil rubbed bronze
- Fixture Material : formed steel
- Glass/Lens Type : No glass/lens
- Light Source : Incandescent
- Manufacturer Warranty : 10 year limited
- Maximum Bulb Wattage : 60 W
- Motion Sensor : No
- Number of Bulbs Required : 1
- Product Height (in.) : 11
- Product Length (in.) : 10.5
- Product Weight (lb.) : 1.36
- Product Width (in.) : 8.375

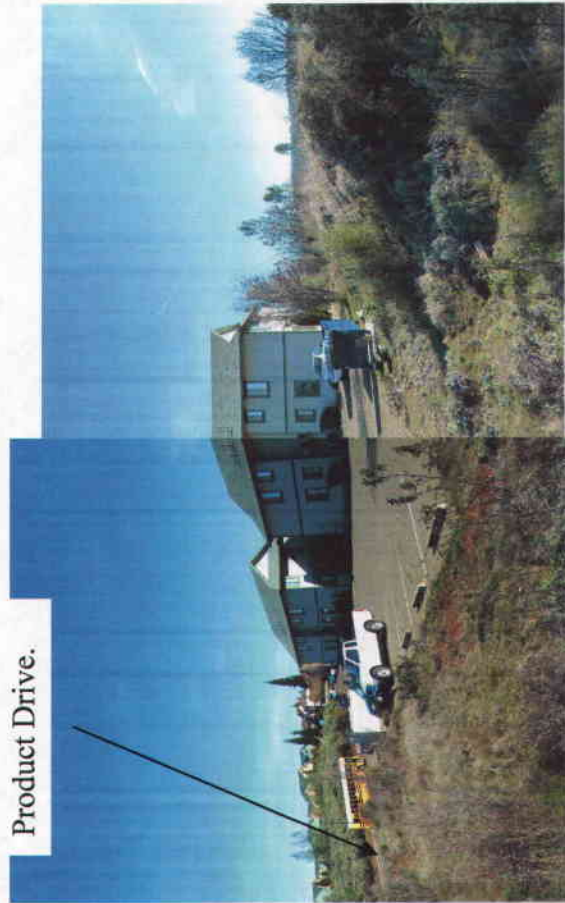
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Exhibit H

STAFF REPORT



Standing on Product Drive looking west at three different angles into the proposed project site.



Product Drive.



Standing on the north property line looking southeast and southwest into the proposed project site.



Product Drive,

Standing on the on the south project boundary looking north..



Standing on the on the south project boundary looking north between the existing apartments.



Standing on the on the south project boundary looking west.

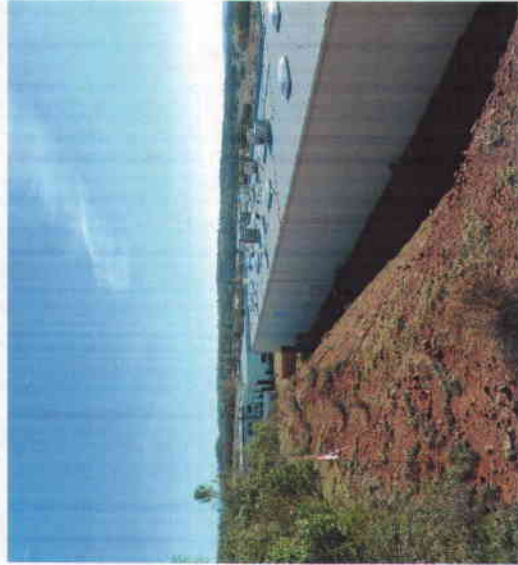


Existing apartment buildings,

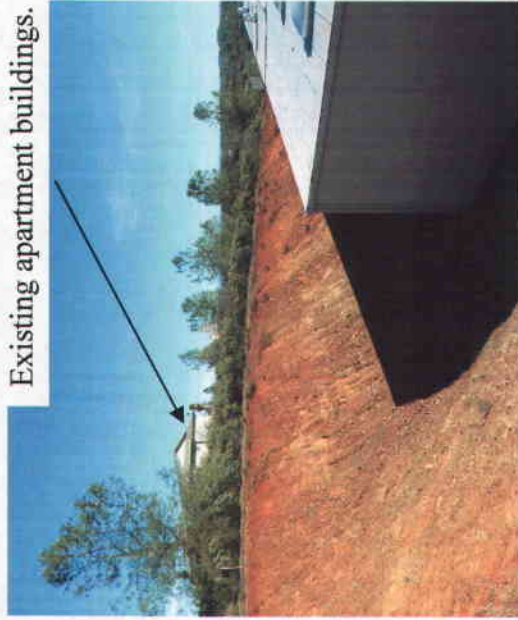
Standing on the northwest project corner looking south and east.



Standing on the southwest project corner looking north. Proposed project parcel is on the on right.

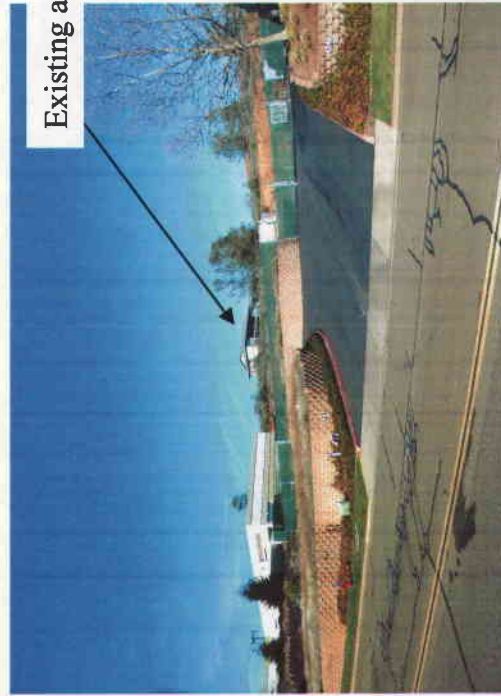


Standing on the northwest project corner looking south. Proposed project parcel is on the on left.



Existing apartment buildings.

Standing on boundary of the parcel to the west looking southeast towards the project.



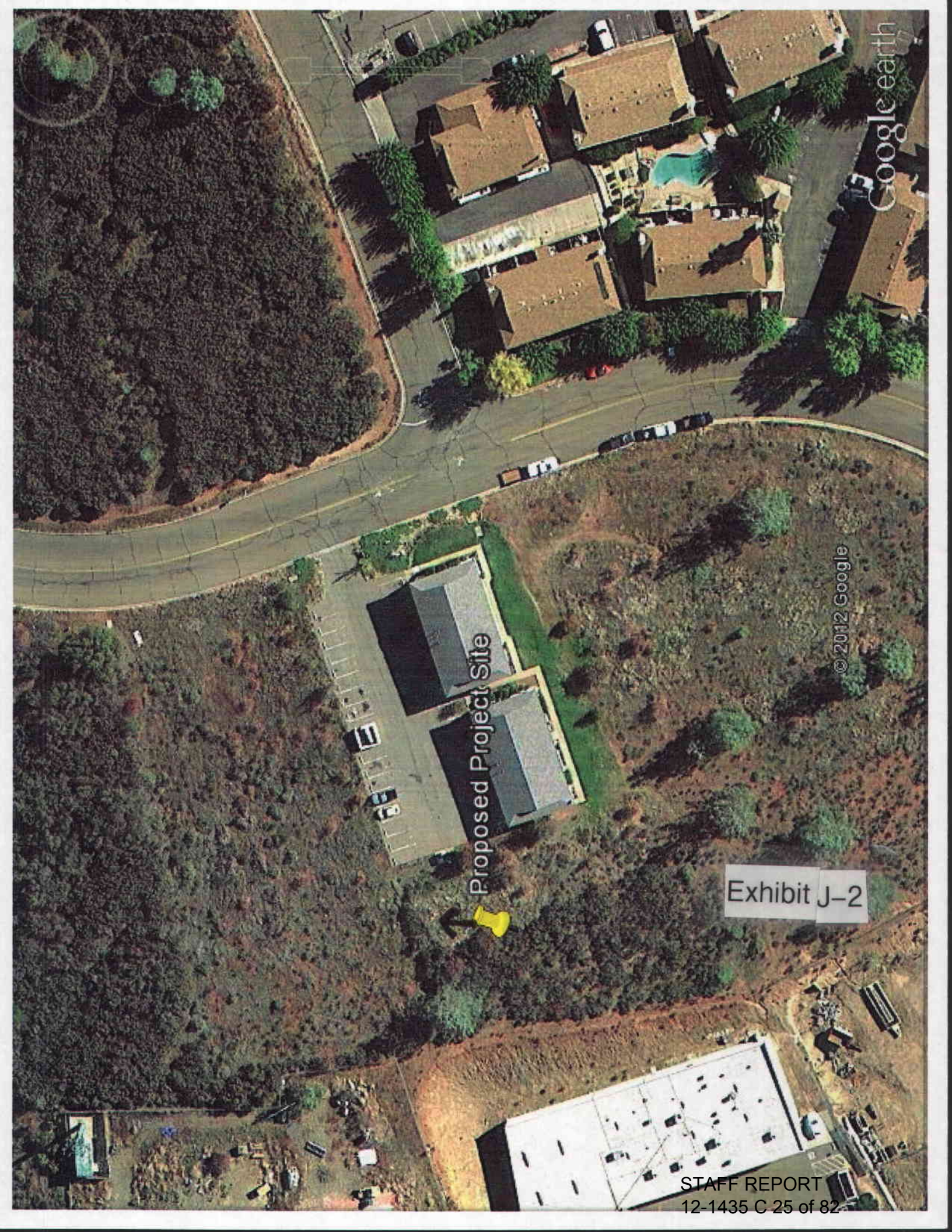
Existing apartment buildings.



Standing Business Drive (west of the project) looking northeast towards the proposed project. Tops of the proposed buildings would be seen above the white commercial building on the left and in front of the existing apartment building..

Exhibit I-3





Google earth

© 2012 Google

Proposed Project Site

Exhibit J-2

MITIGATED NEGATIVE DECLARATION

FILES: Z12-0001/DR12-0002

PROJECT NAME: Skyview Apartments

NAME OF APPLICANT: Gerald (Jerry) Caditz

ASSESSOR'S PARCEL NO.: 109-410-08

SECTION: 11 T: 9N R: 9E

LOCATION: West side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area, El Dorado County.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** Professional Office Commercial-Design Community (CPO-DC) **TO:** Multifamily Residential-Design Community (RM-DC)
- TENTATIVE PARCEL MAP**
- SUBDIVISION**
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER: Design Review** to allow the construction of a 4,246.40 sq. ft., two-story, fourplex apartment building and associated landscaping, parking, and sidewalks. The 1.03-acre parcel currently contains two existing apartment buildings with four apartments each.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary



EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

Project Title: Z12-0001/DR12-0002 Skyview Apartments

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Applicant's Name and Address: Gerald Caditz, 419 Main Street, Placerville, CA 95667

Project Location: West side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area, in El Dorado County.

Assessor's Parcel Numbers: 109-410-08 **Acres:** 1.03 acres

Section: 11 **T:** 9N **R:** 9E

General Plan Designation: Multifamily Residential (MFR)

Zoning: Professional Office Commercial-Design Community (CPO-DC)

Description of Project: The proposed project consists of the following requests:

1. Rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC); and
2. Design Review application to construct 4 apartments within one, two-story building.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	CPO-DC	MFR	Multifamily residential/Two four-unit apartment buildings.
North	CPO-DC	MFR	Multifamily residential/Vacant
South	CPO-DC	C	Commercial/Vacant
East	CPO-DC	C	Commercial/Vacant
West	CG-DC	C	Commercial/Existing business

Briefly describe the environmental setting: The 1.03-acre parcel currently contains two existing apartment buildings with four apartments each with related landscaping and paved parking. The remainder of the parcel contains chaparral-type vegetation.

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

1. Air Quality Management District-Fugitive Dust Plan.
2. Hazardous Materials/Solid Waste Division-Trash and recycling dumpsters; hazardous waste storage and disposal.
3. Building Services-Building and grading permits.
4. El Dorado County Resource Conservation District-Review of grading and drainage plans.
5. El Dorado County Fire Protection District-Review of conditions of compliance.
6. El Dorado Irrigation District-Approval of water and sewer improvement plans and installation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

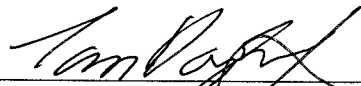
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems		


DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 9-14-12

Printed Name: Tom Dougherty For: El Dorado County

Signature:  Date: 14 Sept. 2012

Printed Name: Peter Maurer For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed multifamily residential project.

Project Description

Rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC); and Design Review request for a two-story, 4,246 square-foot building to house four apartments.

Project Location and Surrounding Land Uses

The 1.03-acre site is located on West side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area and is located within the Shingle Springs Community Region Planning Concept Area. The surrounding land uses include existing multi-family residential development to the southeast across Product Drive, and commercial and multifamily residential land uses in all other directions.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be from one direct encroachment onto Product Drive. The El Dorado County Fire Protection District and the El Dorado County Department of Transportation (DOT) have reviewed the proposed on-site and off-site access and circulation proposed for the project. The Fire District found the proposed driveway circulation plans to be adequate for safe emergency ingress/egress; and access width and surfacing.

The project proposes 33 parking spaces, with three of those spaces reserved as handicap accessible spaces including two van accessible. The entire project site requires 24 spaces (two per 12 total units) of which one is required to be accessible. The amount of parking spaces proposed would be sufficient to meet the anticipated parking demand of the proposed uses

2. Utilities and Infrastructure

There are existing phone and electrical facilities which would be extended within the parcel to the project. Domestic water service is available at the site and would be upgraded as required by the El Dorado Irrigation District and the Fire Department. The El Dorado Irrigation District ("EID") issued a Facility Improvement Letter (FIL) dated October 6, 2012 determined that upgrades to existing on-site and off-site water and sewer facilities would be required. Those required improvements are discussed in more detail in Section XVII-Utilities and Service Systems below.

3. Construction Considerations

Construction of the project would consist of on-site and off-site connections to the existing sewer and water facilities, trenching, and construction of one apartment building, sidewalks, and parking spaces. The project applicant would be required to obtain permits for building and grading from Building Services, and approval of a Dust Mitigation Plan from the Air Quality Management District.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

-
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
 8. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

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

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts anticipated.
- b. **Scenic Resources:** The project site is not located near any roadway that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no trees or historic buildings found that have been identified by submitted biological report or cultural resources study as contributing to exceptional aesthetic value at the project site. There would be no impacts anticipated.
- c. **Visual Character:** The proposed project provides the minimum required: access for safety; on-site roads to facilitate on-site parking; and sidewalks to provide pedestrian safety. In addition, the project clusters the development area and preserves most of the existing vegetation to partially buffer views of the project from the west.

It is anticipated that the project would not significantly degrade the visual character or quality of the site and its surroundings because the apartment building is proposed for an area of the parcel that had been previously graded. The property would continue to provide the existing natural visual character and quality currently provided by the existing chaparral shrubs by keeping the majority essentially intact post construction. The project design, proposed construction materials, and colors of the physical elements were analyzed for consistency with the surrounding multifamily projects in the areas well as the El Dorado County *Community Design Guide*. The proposed two-story apartment building would be approximately 25-feet tall and the RM Zone District allows a maximum building height of 50 feet. The project was distributed to the Shingle Springs Neighbors for Quality Living for review and no comments or recommendations were received back with any concerns with the proposal.

- d. **Light and Glare:** If approved as proposed, the project would allow new lighting in the form of one exterior sconce-type wall light. No parking lot pole lights are proposed. The proposed light fixture has a

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

full cutoff design to reduce visual impacts of the poles within the horizon views, to help prevent light trespass into adjoining parcels and into the sky. These impacts would not be expected to be any more than any typical multifamily apartment lighting similar and typical within a land use area designated by the General Plan for multifamily uses within the County. Use of any future pole lighting, security lighting and spot lighting for buildings would be required to meet the County lighting ordinance and to be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts would be anticipated to be less than significant.

FINDING: For the "Aesthetics" category, the thresholds of significance would not be exceeded. As conditioned and with adherence to County Code, no significant environmental impacts not anticipated by the General Plan for multifamily uses to aesthetics would result from the project.

<p>II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or

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- Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the proposed project site contains RgE2 (Rescue extremely stony sandy loam with 3 to 50 percent slopes). This type is not classified as unique and soils of local importance or as statewide important farmland or prime farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated as Multifamily Residential (MFR) and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. As such, no conversion of farmland would occur.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impacts.
- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impacts.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impacts.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for MFR uses by the General Plan and is zoned for a multifamily residential development. There would be no impacts.

FINDING: This project would not be anticipated to have a significant impact on agricultural lands, convert agricultural lands to non-agricultural uses, nor affect properties subject to a Williamson Act Contract. For this "Agriculture" category, no impacts would be anticipated.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	

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III. AIR QUALITY. <i>Would the project:</i>			
e. Create objectionable odors affecting a substantial number of people?			X

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District*, (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃).

Any activities associated with the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

- b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities, project related and those anticipated in the future, include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. These activities are typically intermittent and for short time frames in days. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect. The AQMD reviewed the project and determined that with the implementation of standard County measures, including requiring a Fugitive Dust Plan during grading and construction activities, the project would have a less than significant impact on the air quality.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. Those effects would be anticipated to be typical of multifamily residential uses for lands designated and anticipated by the General Plan for multifamily residential uses. Impacts would be anticipated to be less than significant as measured with current air quality standards.

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- c. **Cumulative Impacts:** The AQMD reviewed the project and determined that by implementing typical conditions that are included in the project permit, that the project would be anticipated to have a less than significant level of impact in this category. This assessment analyzed the potential project-specific impacts. The conditions are implemented as part of a Fugitive Dust Plan (FDP) to be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals would manage heavy equipment and mobile source emissions, as well as site disturbance and construction measures and techniques. Impacts would be anticipated to be less than significant.
- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The AQMD reviewed the project and identified this site as not being within the asbestos review area. The project would be surrounded by commercial parcels to the north, south and northeast, and multifamily to the southeast however, by implementing ADMD Rules 223, 223-1, a Fugitive Dust Control Plan, as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the impacts associated with this category would be anticipated to be less than significant.
- e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed multifamily residential use as a use known to create objectionable odors. Impacts would be anticipated to be less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. The proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts, that were not anticipated by the General Plan for areas designated for multifamily residential uses. Standard conditions of approval, as required by the AQMD, are included as part of the project permit. These conditions are typical for most projects throughout the County. As such, the proposed multifamily residential development of four units would have a less than significant impact in this category.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

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

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
 - Cause a fish or wildlife population to drop below self-sustaining levels;
 - Threaten to eliminate a native plant or animal community;
 - Reduce the number or restrict the range of a rare or endangered plant or animal;
 - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
 - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a. **Special Status Species:** The project parcel occurs on gabbro soils which are known to support the growth of special-status plants. A Rare Plant Report dated August 2, 2011 (Attachment 4) was submitted for the project. The field survey was conducted on June 3, 2011 with a follow-up survey made on July 19, 2011. The original project proposal included three new buildings and the Report looked at that proposal. The survey was conducted floristically, according to guidelines issued by the California Native Plant Society (2001), the California Department of Fish and Game (2009), and the U.S. Fish and Wildlife Service (2002) for rare plant surveys. The floristic survey identified each individual plant to the extent needed to determine its rarity status. Aside from landscape lawns and other landscape species, the survey found vegetation on the property is chaparral and that whiteleaf manzanita and chamise are the dominant species, but Lemmon's ceanothus is common as well. The survey also found that the shrubs closest to the existing buildings have been trimmed, probably to reduce the fire hazard, and that the shrubs on the rest of the undeveloped property are between four and eight feet high. Creeping sage is common and abundant under and between the shrubs.

The initial Report found that the study area supports four of the special-status species known to occur in the area: Stebbins' morning-glory; Layne's ragwort; Red Hills soaproot; and Bisbee Peak rushrose. Stebbins' morning-glory, Red Hills soaproot, and Bisbee Peak rushrose are numerous and fairly common in the study area. Layne's ragwort is uncommon, and only a few plants were observed. No other special-status species were observed.

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Two of the species (Stebbins' morning-glory and Layne's ragwort) are listed as Rare (state only), Threatened, or Endangered by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Plants listed as Threatened or Endangered by the federal Endangered Species Act are protected only on federal land, or if there is a federal action (such as a Corps permit), or if a state or local law is violated. However, activities affecting species listed as Rare, Threatened, or Endangered pursuant to the state Endangered Species Act require a permit from the Department of Fish and Game. Mitigation to offset impacts to state-listed species could take several forms, including:

1. Avoidance (this would not require mitigation)
2. Preservation of plants and habitat at an off-site location.
3. Purchase of credits in an approved mitigation bank.
4. Payment into an approved in-lieu fund.

Subsequent to the initial Report, the applicant revised the project to propose only one apartment building and a Rare Plant Update dated April 11, 2012 (Attachment 5) was submitted that reported on just the direct impact of that building grading area as shown in the revised Preliminary Grading and Drainage Plan dated June 2012 (Attachment 6).

Of the four species present, the rare plant of most concern is Stebbins' morning-glory (*Calystegia stebbinsii*), which is listed as endangered by both the federal and state Endangered Species Act. In September of 2011 this plant was found growing at several locations on the property, but mostly on the west and northernmost portions. The April 4, 2012 field study found a number of young plants, which were clumps of leaves beneath the manzanita shrubs. The proposed building is located on the northeast side of the property, and would extend from the existing parking lot approximately 60 feet north and 30 feet west. That area was surveyed and no Stebbins' morning-glory plants were found however, a few Red Hills soaproot plants were found that could be within the impact area. This is a CNPS List 1B species lacking state and federal status and was found to be uncommon within the impact area, but to be common and abundant elsewhere on the property. The project biologist determined that impacts to this species could be offset by avoiding the larger populations elsewhere on the property, and it may be possible to salvage the impacted plants. None of the other rare plants occur on the property within the impact area as shown on the Preliminary Grading and Drainage Plan.

In order to protect the existing populations of rare plants known to occur on the property and reduce potentially significant impacts to a less than significant level, the project biologist has recommended the following mitigation measure, which has been included in the project's recommended conditions of approval:

BIO-1: Protective Fencing Required: The building site and adjacent construction area shown in the Preliminary Grading and Drainage Plan dated June 2012 (grading limit line), shall be fenced with orange construction fencing prior to the initiation of any construction allowed by a building and/or grading permit for the new apartment building subject of application DR12-0002 approval. The fence shall prevent personnel and vehicles from encroaching into the main population of rare plants. The fencing shall remain until after building and grading permit finals.

Monitoring Responsibility: Development Services

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Monitoring Requirement: Development Services shall check to see if the final building and grading permit plans have noted the protective fencing as shown on the Preliminary Grading and Drainage Plan dated June 2012 (grading limit line). Development Services inspectors shall ensure that the fencing is maintained as required at each inspection. Development Services shall confirm with a site visit, that the fencing prevented any disturbance to the area shown outside the existing and new development areas prior to building and grading permit final.

The parcels do not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. Impacts would be less than significant.

- b-c. **Riparian Habitat, Wetlands:** No significant wetland features were found within the parcel during the biological survey and Planning Services site visit. The proposed development area would not impact a habitat considered to be a sensitive riparian habitat or wetland.
- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. The project site is not located within an area currently designated by the General Plan for multifamily residential uses. The project would not be anticipated to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, significantly more than exists today. The project site is covered with shrubs and no trees except for one small pine tree and is surrounded by commercial and residential parcels that have been previously graded, with no continuous bands of vegetation in the surrounding area. Impacts would be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. Rare plant impacts were discussed above in the Special Status Species section and a mitigation measure has been recommended to reduce the impacts to a less than significant level. There are no indigenous oak trees, nor any wetlands features located within the parcel boundaries. Impacts would be less than significant.
- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be less than significant impacts in this category.

FINDING: For the "Biological Resources" category, the thresholds of significance have not been exceeded and no significant environmental impacts are anticipated to result from the project.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X

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V. CULTURAL RESOURCES. <i>Would the project:</i>			
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

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

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
 - Affect a landmark of cultural/historical importance;
 - Conflict with established recreational, educational, religious or scientific uses of the area; or
 - Conflict with adopted environmental plans and goals of the community where it is located.
- a. **Historic Resources:** The submitted Cultural Resource Assessment, Peak & Associates, dated January 18, 2012 (Attachment 6) reported that no significant prehistoric or historic archaeological sites, features, or artifacts were found. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions of approval would be included to reduce impacts to a less than significant level. Impacts would be anticipated to be less than significant.
- b-c. **Archaeological Resource, Paleontological Resource:** According to the submitted Cultural Resources Assessment, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.
- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: No significant cultural resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would have less than significant impacts within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special			X

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
Publication 42.			
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

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

a. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist- Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impacts anticipated.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform

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Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be anticipated to be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. There were no potential areas identified for liquefaction on the project site by the preliminary grading and drainage plans. Impacts would be anticipated to be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains RfC (Rescue very stony sandy loam, 3-15 percent slopes) soils which have a slow to medium surface runoff and slight to moderate erosion hazards. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). The implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Implementation of these BMPs would be anticipated to reduce potential significant impacts of soil erosion or the loss of topsoil to a less than significant level.

c-d. **Geologic Hazards, Expansive Soils:** As stated above, the project site contains RfC soils. The Soil Survey for El Dorado County lists this soil type as having low to moderate shrink-swell potential. The project development area would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. There is an existing steep cut-slope along the north parcel boundary which is proposed to have a retaining wall constructed at the base to keep it in check. The site would not be anticipated to be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for the proposed buildings would be required to implement the Uniform Building Code Seismic construction standards. As such, impacts would be reduced to a less than significant level.

e. **Septic Capability:** The project proposes to connect to existing El Dorado Irrigation District facilities available at the site for sewer services. There would be no impacts.

FINDING: All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. The project development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X

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VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a. The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. (California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004.* (Staff Final Report). Publication CEC-600-2006-013-SF).

GHGs are a global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO2 in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO2 into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (CEQA and Climate Change) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions: Identify and quantify the project's greenhouse gas emissions; Assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels. (California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004.* (Staff Final Report). Publication CEC-600-2006-013-SF).

The project proposes four apartment units, which comprises a small percentage of housing in the region. Similar to other new residential development in the region, the project would incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be less than significant.

FINDING: It has been determined that the project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse

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gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

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- a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The majority of the use of these hazardous materials would occur primarily during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Management-Hazardous Materials and Solid Waste Division of El Dorado County. The impact would be less than significant.
- c. **Hazardous Materials near Schools:** The closest school to the proposed project site is the Rainbowland Christian Preschool, located approximately 3,000 feet southwest of the project site. The multifamily project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. As discussed in the previous section, the project is conditioned to assure hazardous chemicals and solid wastes are handled per County, State, and Federal regulations. The AQMD Rules and regulations apply during construction and dust would not be permitted to leave the project site. As conditioned and with adherence to AQMD Rules during construction, no impacts would be anticipated.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. There would be no impacts.
- e-f. **Aircraft Hazards, Private Airstrips:** The proposed project is not located within the any Airport's Safety Overflight Zone Area. There would be no impacts.
- g. **Emergency Plan:** As discussed in the Traffic category, the project would not be anticipated to impact the existing road systems. The Fire District has reviewed the proposed site plan for emergency circulation and as conditioned for water pressure, driveway widths, and building sprinklers systems, has no outstanding concerns with emergency ingress/access. Impacts would be less than significant.
- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The project site is located within an area classified as having Very High Fire Hazards. The El Dorado County Fire Protection District has reviewed the project and determined that the submitted site plans show adequate interior roadways to allow emergency vehicle circulation. The project has been conditioned to assure the existing fire hydrant delivers adequate water pressure. As conditioned, the Fire District has determined that impacts would be reduced to a less than significant level.

FINDING: The proposed project is not anticipated to expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Hazardous Materials and Solid Waste Division. The El Dorado County Fire Protection District would require conditions of approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be anticipated to be less than significant.

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

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- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** Any grading, encroachment, and improvement plans required by the DOT and Building Services would be required to be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require the implementation and execution of Best Management Practices (BMPs) to minimize degradation of water quality during construction. Impacts would be less than significant.
- b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal did not report evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
- c-f. **Drainage Patterns:** The submitted preliminary grading plan map was reviewed by the DOT and Building Services and it was found to show the potential for proper drainage considerations, and no adverse increase in the overall runoff and flows are expected. The project would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance with the final grading and drainage plan submitted for the grading permit. Impacts would be less than significant.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0750E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impacts.
- i. **Dam or Levee Failure:** The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. There would be no impacts.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils nor surrounded by steep terrain. Due to the project location, there is no potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: The proposed project would require a grading permit through Building Services that would address erosion and sediment control. As conditioned and with adherence to County Code, no significant hydrological impacts would be expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

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

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

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

- a. **Established Community:** The project would not result in the physical division of an established community. As proposed, the project would be compatible with the surrounding commercial and multifamily residential land uses and would not to create land use conflicts. The project proposes apartment uses which would be compatible with the project site's General Plan Multifamily Residential (MFR) land use designation. Lands designated MFR are considered by the General Plan to be an appropriate transition from the lands designated for the commercial uses. The project provides adequate setbacks on all four sides as required by the RM Zone District. Impacts would be less than significant.
- b. **Land Use Consistency:** The proposed project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. The project proposes apartment uses which would be consistent with the project sites General Plan MFR land use designation, and the RM Zone District. The rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC) would allow the zoning to be consistent with the current land use designation. Impacts would be less than significant.
- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impacts.

FINDING: The proposed uses of the land would be consistent with the zoning and the General Plan. There would be no significant impacts anticipated from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned, and with adherence to County Code, no significant impacts are expected.

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

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

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

FINDING: No impacts to any known mineral resources would be anticipated to occur as a result of the project. Therefore, no mitigation is required. For the 'Mineral Resources' category, the project would not exceed the identified thresholds of significance.

XII. NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X

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XII.NOISE. <i>Would the project result in:</i>			
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?		X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		X

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

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

a, c **Noise Exposures; Long-term Noise Increases:** The Public Health, Safety, and Noise Element of the 2004 General Plan Table 6-1 applies to noise sensitive land uses affected by transportation noise sources, and establishes an exterior noise level standard of 60 dB Ldn/CNELs. The exterior noise level standard is applied at the outdoor activity area. Table 6-1 applies to noise sensitive land uses affected by non-transportation sources and establishes an exterior noise level standard of 55 dB Ldn/CNEL for projects within a Community Region.

The noise environment in the vicinity of the project consists of traffic noise during the daytime hours, and may be described as relatively quiet during nighttime hours. The outdoor activity areas for the project building would be assumed to be the patios and balconies. The project would comply with the exterior and interior noise level requirements of the General Plan by the required use of energy-conserving building practices for windows, doors, walls, and roof/ceilings in accordance with applicable provisions of the current Building Code and Green Building Code standards. Additionally, air conditioning or other suitable mechanical ventilation would be provided to allow occupants to close windows for the desired acoustical isolation.

The project is required to comply with any provisions of the California Energy Code in affect at the time of submission of the building permit which requires the project to include energy-conserving building practices. The two-story building is proposed to include interior, attic-mounted air conditioners. The project would be anticipated to be compliant with the maximum noise levels allowed by the General Plan for noise levels produced by the proposed air conditioners.

The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. Multifamily residential-related uses would not be anticipated to emit noise levels that would exceed the established General Plan noise thresholds. The project would not be exposed to significant

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transportation noises from Product Drive for lands designated by the General Plan for multifamily residential uses. Potential impacts from excessive noise levels would be less than significant.

- b. **Ground Borne Shaking:** The project may generate intermittent ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- d. **Short-term Noise Increases:** The project would include construction activities for the grading of the site and construction of structural features. The short-term noise increases could potentially exceed the thresholds established by the General Plan. Standard Conditions of Approval would limit the hours of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays. Adherence to the limitations of construction would be anticipated to reduce potentially significant impacts to a less than significant level.
- e-f. **Aircraft Noise:** The proposed project is not located within the Airport’s Safety Overflight Zone. No impacts would occur.

FINDING: For the ‘Noise’ category, the thresholds of significance would not be anticipated to be exceeded and no significant environmental impacts would be anticipated to result from the project.

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

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a. **Population Growth:** The project site has a General Plan land use designation of Multifamily Residential (MFR) which allows a minimum density of five dwelling units per acre and a maximum density of 24 units per acre. The project site is comprised of 1.03 acres and the approved project would result in 12 units on the parcel for a density of 11.7 units per acre (rounded up to 12 because 42 percent of the units, four newly proposed and one existing, are proposed restricted to meet the County’s “affordable” housing criteria). This is less than the maximum density allowed in areas with the MFR designation.

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Using the 2010 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.60 persons/occupied unit for multifamily housing. The approval of the applications as proposed would potentially add 4 apartment units which at 2.60 persons/occupied unit (currently propose to potentially add 10.4 persons (El Dorado County 2010 Quick Facts from the US Census Bureau; 2.60 persons per unit average) to the neighborhood. The proposed four apartments would result in an increase of population in the Shingle Springs Community Region but would be consistent with the anticipated residential density of the Multifamily Residential Land Use Designation.

- b. **Housing Displacement:** No existing housing stock would be displaced by the proposed project. There would be no impacts.
- c. **Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere.

FINDING: It has been determined that there would less than significant impacts anticipated to population growth and impacts to population or housing displacement as a result of the project proposal. For this "Population and Housing" category, impacts would be less than significant.

XIV. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

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

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

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- a. **Fire Protection:** The El Dorado County Fire Protection District provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent meeting their response times for the project or its designated service area any more than exists today. The Fire District would review the project improvement plans for conformance with their conditions of approval must be proven prior to issuance of final occupancy for a building permit. Upon fulfillment of the conditions of approval, impacts would be less than significant.
- b. **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department (Department) with a response time depending on the location of the nearest patrol vehicle. The minimum Department service standard is an eight-minute response to 80 percent of the population within Community Regions and their stated goal is to achieve a ratio of one sworn officer per 1,000 residents. If approved as proposed, the apartment complex would create The development of four apartments on the project site may result in a minor increase in calls for service but would not be anticipated to significantly impact the Department any more than was anticipated by the General Plan for lands designated for multifamily residential uses. An approved project would not be anticipated to significantly impact current Sheriff's response times to the project area as well. The impacts would be less than significant.
- c. **Schools:** For the proposed project site, elementary and middle school students are served by the Buckeye Union School District. High school students are served by the El Dorado Union High School District. Payment of school fees offset the costs of the potential increased enrollment. The impacts would be less than significant.
- d. **Parks:** If approved as proposed, the project would add four apartment units and would create an estimated increase of 10.4 persons in the population in the County, (El Dorado County 2010 Quick Facts from the US Census Bureau; 2.60 persons per unit average). The four apartments, however, would not trigger a significant impact that would require the project to develop new park facilities. Impacts would be less than significant.
- e. **Government Services:** Other local services such as libraries would experience minor impacts. No other government services would be anticipated to be required as a result of the apartment complex. The impacts would be expected to be incremental and would be less than significant.

FINDING: Adequate public services are available to serve the project. There would be insignificant levels anticipated of increased demands to services anticipated as a result of the project. For this 'Public Services' category, impacts would be anticipated to be less than significant.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks:** Nearby park facilities are maintained by the El Dorado County Environmental Health Department. As discussed above in the Population and Housing Section, the proposed apartment complex would not result in a significant population increase not anticipated by the General Plan for multifamily residential land uses. Therefore, the project would not contribute significantly to increased demand on recreation facilities or contribute to increased use of existing facilities. Impacts to parks would be less than significant.
- b. **Recreational Services:** There would be no other construction or expansion of public recreational facilities required for this project. Impacts would be less than significant.

FINDING: As conditioned, and with adherence to County Code, no significant impacts to open space or park facilities would be anticipated to result as part of the project. For this 'Recreation' category, impacts would be less than significant.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
 - Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a-b. **Traffic Increases, Levels of Service Standards:** Access to the site will be provided via an existing encroachment onto Product Drive, A County maintained road. DOT determined a traffic study was not required because the number of units proposed is below the significance threshold.
- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards:** The project does not include any design features, such as sharp curves, dangerous intersection or incompatible uses that would increase hazards.
- e. **Emergency Access:** The project was reviewed by the El Dorado County Fire Protection District for the adequacy of the interior project road circulation and availability of adequate emergency ingress and egress emergency access in the project design. The Fire District has recommended conditions to assure adequate ingress/egress and turnaround capacity. As conditioned, impacts would be less than significant.
- f. **Alternative Transportation:** The project was distributed to the El Dorado County Transportation commission for review and they did not respond with any concerns that the project would conflict with or burden any existing alternative transportation system. No impacts would occur.

FINDING: For the “Transportation/Traffic” category, the identified thresholds of significance would not be anticipated to be exceeded and no significant environmental impacts would result from the project.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements			X

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XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
needed?			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X	

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

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** Building Services has reviewed the submitted *Preliminary Grading and Drainage Plan* map, which includes the proposed grading, storm water and sewer and water service improvements, and did not respond that the proposed project would exceed water quality standards. As conditioned by DOT, no significant stormwater discharge would be anticipated to occur as result from the proposed project. The project would be required to comply with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board, during the grading permit process. Impacts would be anticipated to be less than significant.
- b. **Construction of New Facilities:** The project proposes to use metered domestic water. Expansion to the existing El Dorado Irrigation District (EID) system in Product Drive and onsite would be necessary to serve the project, but those extensions are not anticipated to result in a significant negative effect on the environment as there are existing facilities on site. Impacts would be less than significant.
- c. **New Stormwater Facilities:** According to the submitted preliminary grading and drainage plan, overall existing drainage patterns would not be modified and pre- and post-development drainage conditions would not change. All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All drainage facilities would be required to be

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constructed in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be less than significant.

- d. **Sufficient Water Supply:** The project proposes to use a metered domestic water supply. The El Dorado Irrigation District (“EID”) issued a Facility Improvement Letter (FIL) dated October 6, 2011 (Attachment 8) that states that as of January 1, 2009, there were 1,315 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. There is an existing 12-inch water line Product Drive and a six-inch line within the proposed project site. The FIL stated there currently are adequate EDUs available to serve the project and, with the proper extensions, would deliver enough water pressure to meet Fire District requirements. EID requires that the expansions occur to their specifications. Impacts would be less than significant.
- e. **Adequate Wastewater Capacity:** The submitted FIL reported that a four-inch sewer force main exists in Product Drive and the subject parcel is currently served by an existing private lift station which has adequate capacity to serve the subject building as well. As proposed and with adherence to EID’s requirements, impacts would less than significant.
- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

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

- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. The El Dorado County Hazardous Materials and Solid Waste Division has recommended a condition of approval that requires that the applicants to provide sufficient space for both trash and recycling dumpsters. Both containers would be required to located within a fenced enclosure area. As conditioned, impacts would be less significant.

FINDING: As conditioned, adequate water, sewer system, and solid waste disposal would be available to serve the project. For this ‘Utilities and Service Systems’ category, impacts would be less than significant.

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

Discussion:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As mitigated, conditioned, and with adherence to County permit requirements, this project and the typical multifamily residential uses expected to follow, would not be anticipated to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on or off the property.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth not anticipated by the General Plan for parcels designated for multifamily residential uses. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. As conditioned and with adherence to County Code, the project would not contribute substantially to increased traffic in the area.

The project would result in the generation of green house gases, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

As outlined and discussed in this document, as conditioned, and with compliance with County Codes, this project, as proposed, would have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, the project would have a less than significant impacts based on the issue of cumulative impacts.

- c. All impacts identified in this Mitigated Negative Declaration would be less than significant or have been mitigated. Therefore, the proposed project would not be anticipated to result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

FINDINGS: As conditioned and with adherence to County Code, it has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1.....	Location Map
Attachment 2.....	Site Plan, Sheet S1
Attachment 3.....	Shingle Springs U.S.G.S. Quadrangle
Attachment 4.....	Rare Plant Report, Barrett Anderson, dated August 2, 2011
Attachment 5.....	Rare Plant Update, Barrett Anderson, dated April 11, 2012
Attachment 6.....	Preliminary Grading and Drainage Plan dated June 2012
Attachment 7.....	Cultural Resource Assessment, Peak & Associates, dated January 18, 2012
Attachment 8.....	El Dorado Irrigation District Facility Improvement Letter dated October 11, 2012

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

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

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

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

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

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

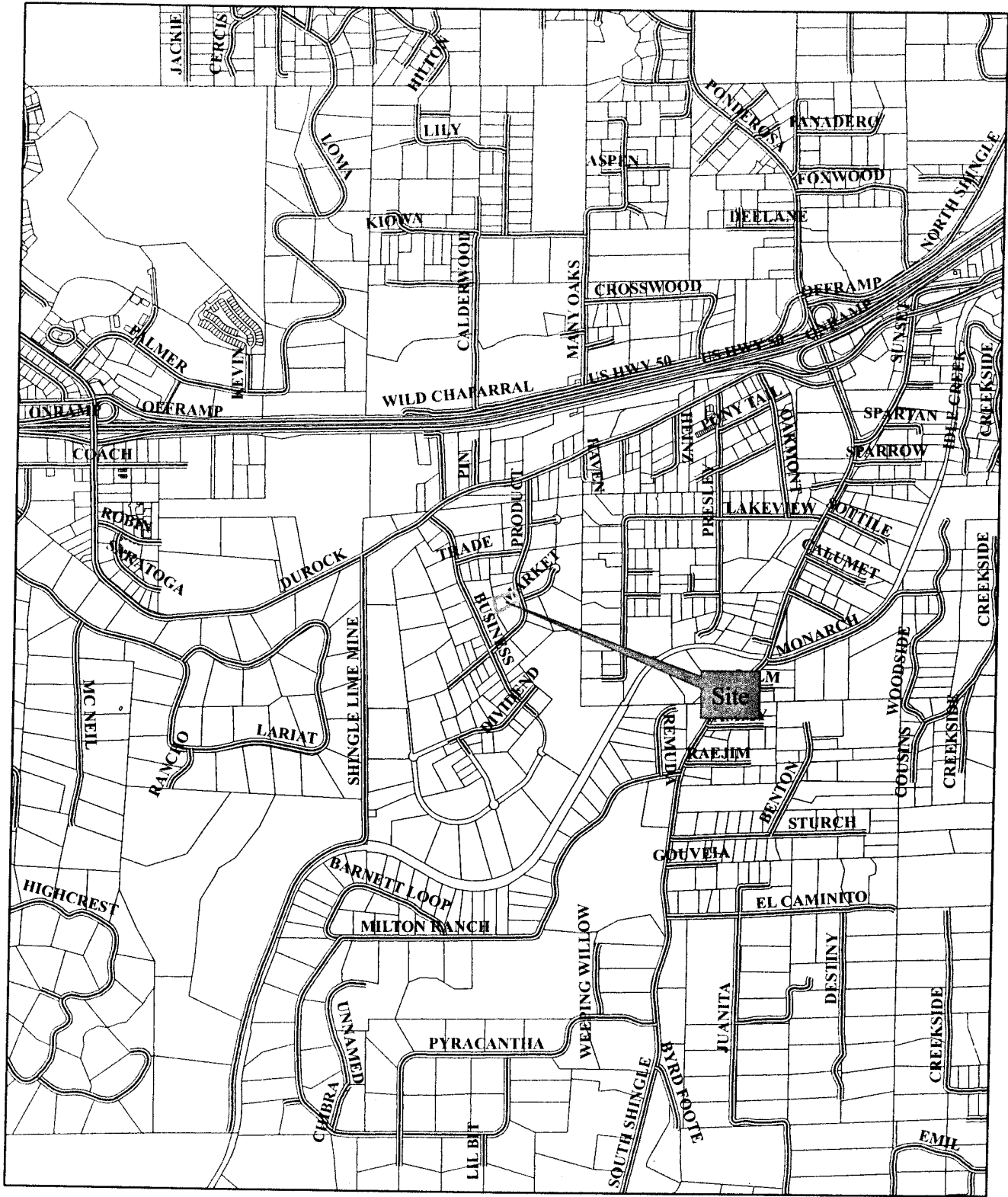
El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

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

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

Location Map



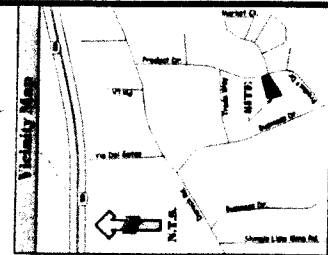
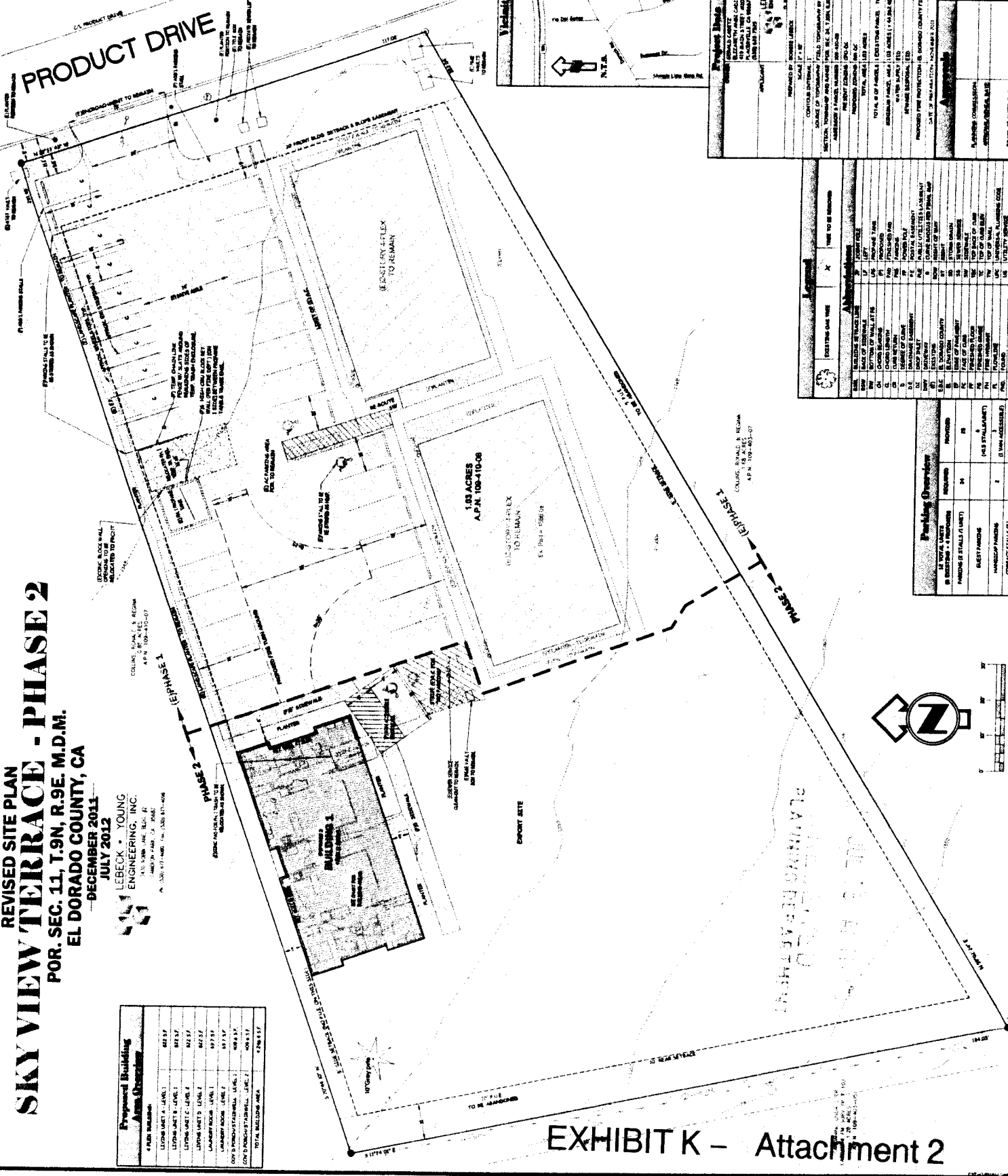
REVISED SITE PLAN - PHASE 2

SKYVIEW TERRACE - PHASE 2

POR. SEC. 11, T.9N, R.9E. M.D.M.
EL DORADO COUNTY, CA
DECEMBER 2011
JULY 2012

Proposed Building Area Overview	
FLOOR NUMBER	AREA (SQ. FT.)
LIVING UNIT A LEVEL	60337
LIVING UNIT B LEVEL	60337
LIVING UNIT C LEVEL	60337
LIVING UNIT D LEVEL	60337
LIVING UNIT E LEVEL	60337
LIVING UNIT F LEVEL	60337
LIVING UNIT G LEVEL	60337
LIVING UNIT H LEVEL	60337
LIVING UNIT I LEVEL	60337
LIVING UNIT J LEVEL	60337
LIVING UNIT K LEVEL	60337
LIVING UNIT L LEVEL	60337
LIVING UNIT M LEVEL	60337
LIVING UNIT N LEVEL	60337
LIVING UNIT O LEVEL	60337
LIVING UNIT P LEVEL	60337
LIVING UNIT Q LEVEL	60337
LIVING UNIT R LEVEL	60337
LIVING UNIT S LEVEL	60337
LIVING UNIT T LEVEL	60337
LIVING UNIT U LEVEL	60337
LIVING UNIT V LEVEL	60337
LIVING UNIT W LEVEL	60337
LIVING UNIT X LEVEL	60337
LIVING UNIT Y LEVEL	60337
LIVING UNIT Z LEVEL	60337
TOTAL BUILDING AREA	4,284,557

LEBECK • YOUNG
ENGINEERING, INC.
1415 S. MAIN STREET, SUITE 200
SANTA ANA, CA 92705
P. 714.947.4444 F. 714.947.4444



Project Data

PROJECT NAME: SKYVIEW TERRACE - PHASE 2
 PROJECT ADDRESS: 1415 S. MAIN STREET, SUITE 200, SANTA ANA, CA 92705
 PROJECT NUMBER: 12-1435 C 62
 SCALE: 1" = 100'
 DATE OF PREPARATION: 12/20/11

Prepared By: LEBECK • YOUNG ENGINEERING, INC.
Checked By: [Name]
Approved By: [Name]

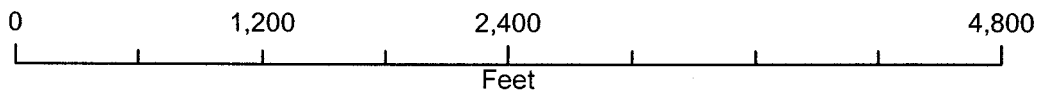
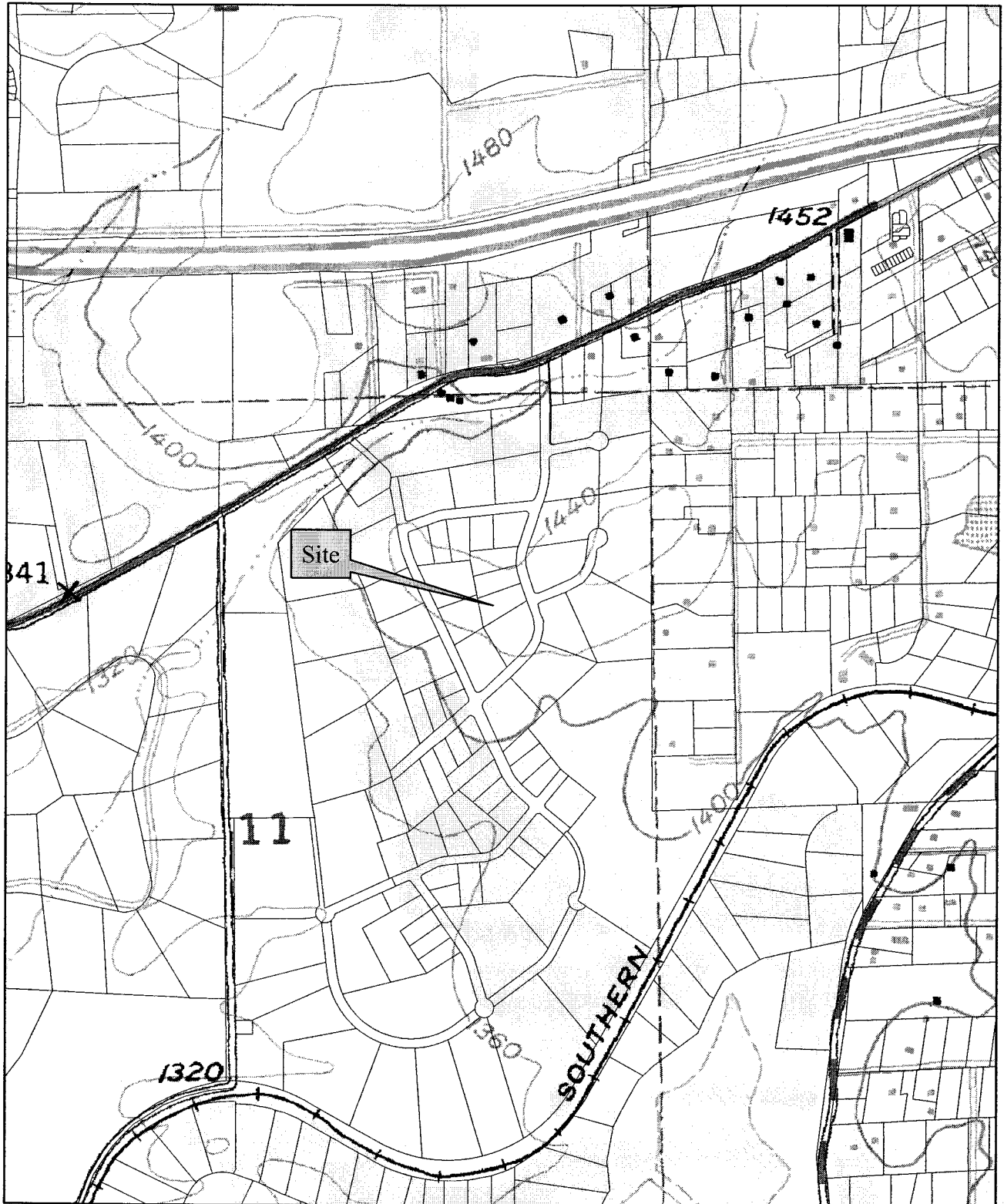
Site Summary

DESCRIPTION	AMOUNT	UNIT
TOTAL ACRES	1.08	ACRES
TOTAL SQUARE FEET	4,284,557	SQ. FT.
TOTAL PARKING STALLS	24	STALLS
TOTAL GUEST PARKING STALLS	3	STALLS
TOTAL HANDICAP PARKING STALLS	1	STALLS
TOTAL CONTACT STALLS (V)	20	STALLS
TOTAL CONTACT STALLS (H)	21	STALLS
TOTAL CONTACT STALLS (T)	21	STALLS

Parking Overview

TYPE	NUMBER
TOTAL STALLS	24
TOTAL GUEST PARKING STALLS	3
TOTAL HANDICAP PARKING STALLS	1
TOTAL CONTACT STALLS (V)	20
TOTAL CONTACT STALLS (H)	21
TOTAL CONTACT STALLS (T)	21

Shingle Springs U.S.G.S. Quadrangle with El Dorado County Parcels Overlaid



File Numbers Z12-0001/DR12-0002

EXHIBIT K – Attachment 3

STAFF REPORT
12-1435 C 63 of 82

**4214 Product Drive
Rare Plant Report**

**Cameron Park
El Dorado County, California**

Prepared for:

Jerry Caditz
419 Main Street, #200
Placerville, California

Prepared by:

Barrett Anderson
2722 Gayle Lane
Auburn, California 95602

12 FEB -8 AM 8:16
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August 2, 2011

EXHIBIT K – Attachment 4

STAFF REPORT
Z 12-0001 DR 12-0002

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APPENDICES

Appendix A. Plant Species Observed During Field Surveys	
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4214 Product Drive Rare Plant Report

INTRODUCTION

At the request of Jerry Caditz, I conducted a special-status plant survey on his property at 4214 Product Drive in the community of Cameron Park, California. The property is south of U.S. Highway 50 and south of Durock Road (see Figure 1 and Figure 2). The purpose of the survey was to determine the presence or absence of special-status plants known to occur in the region.

Most of the property has been developed and supports two apartment buildings, a parking lot, and a small area of lawn. The area that is the subject of this report is behind the apartments to the west and consists of approximately 0.4 acre of undeveloped land.

METHODS

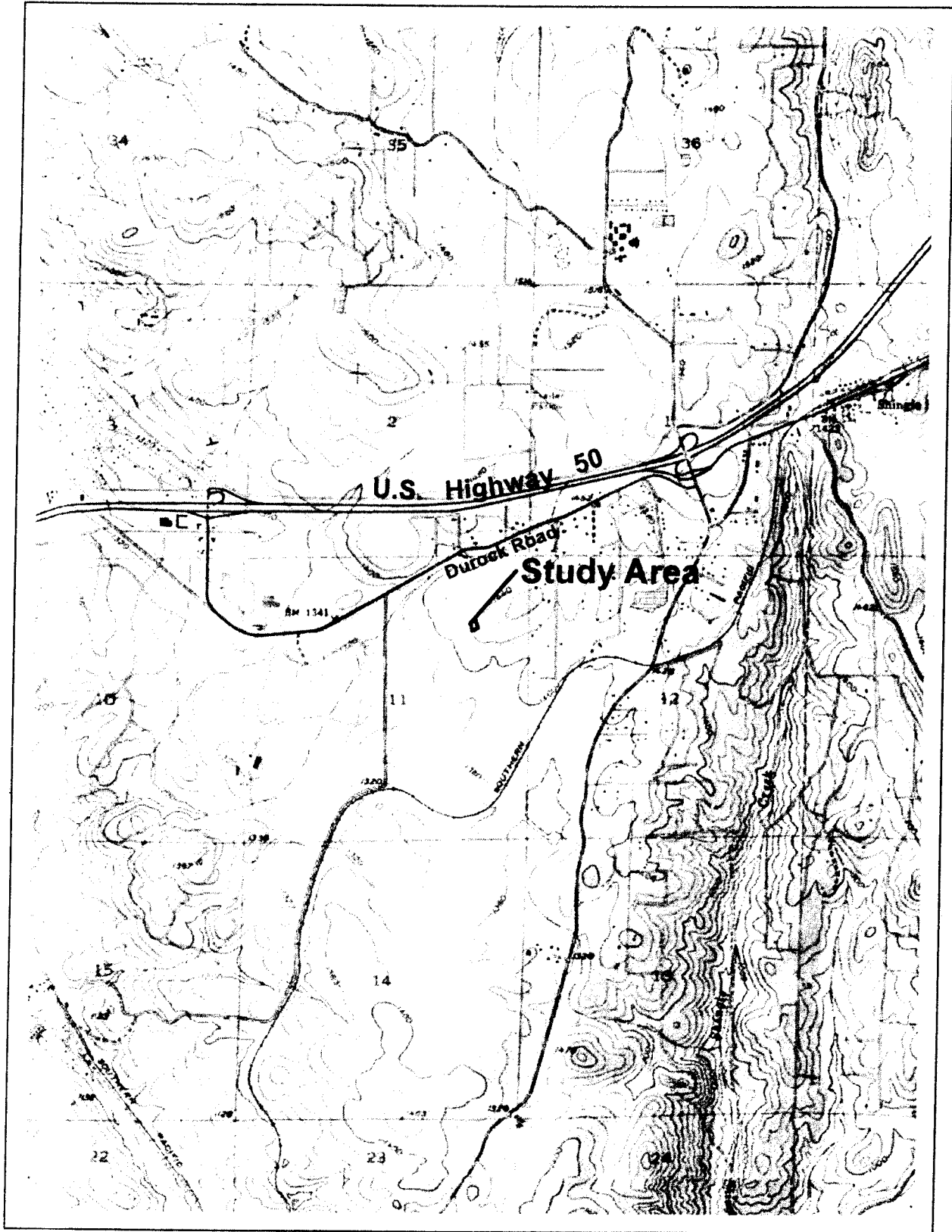
For the survey, I obtained a recent aerial photograph Google Earth. I also obtained the most recent printout of special-status plants from the California Native Plant Society Electronic Inventory and the California Natural Diversity Database. A soils map was obtained from the Natural Resources Conservation Service Web Soil Survey.

My field survey was conducted on June 3, 2011. A follow-up survey was made on July 19, 2011. The survey was conducted floristically, according to guidelines issued by the California Native Plant Society (2001), the California Department of Fish and Game (2009), and the U.S. Fish and Wildlife Service (2002) for rare plant surveys. Floristic surveys require that each individual plant be identified to the extent needed to determine its rarity status. A list of plants observed during the two field surveys is located in Appendix A.

TARGET SPECIES

The nine-quad search of the CNPS Inventory and the CNDDDB produces a substantial list of species. Because the property occurs on gabbro soils, only those species known to occur on gabbro are discussed here. Had other special-status species been present, the floristic survey would have located them.

The following table provides the rarity status for those species known to occur on gabbro soils in the region surrounding the subject property.



0 2,000 4,000 8,000 Feet

Figure 1



0 100 200 400 600 800
Feet

Figure 2

Table 1
Potentially-Occurring Special-Status Plant Species

Species	Federal	State	CNPS
<i>Calystegia stebbinsii</i> Stebbins' morning glory	Endangered	Endangered	List 1B.1
<i>Ceanothus roderickii</i> Pine Hill Ceanothus	Endangered	Rare	List 1B.2
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	Not listed	Not listed	List 1B.2
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	Endangered	Rare	List 1B.2
<i>Galium californicum</i> ssp. <i>sierrae</i> El Dorado bedstraw	Endangered	Rare	List 1B.2
<i>Melianthemon suffrutescens</i> Bisbee Peak rushrose	Not listed	Not listed	List 3.2
<i>Packera (Senecio) layneae</i> Layne's ragwort	Threatened	Rare	List 1B.2
<i>Wyethia reticulata</i> El Dorado County mule ears	Not listed	Not listed	List 1B.2

RESULTS

Soils

Soils on the property have been mapped as Rescuc extremely stony sandy loam, 3-50% slopes eroded. The field survey supports this mapping.

Vegetation

Aside from landscape lawns and other landscape species, vegetation on the property is chaparral. Whiteleaf manzanita and chamise are the dominant species, but Lemmon's ceanothus is common also. Shrubs closest to the existing buildings have been trimmed, probably to reduce the fire hazard. Shrubs on the rest of the undeveloped property are between four and eight feet high. Creeping sage is common and abundant under and between the shrubs.

Special-Status Species

Of the eight species in Table 1, four were found on the property during field surveys. The following paragraphs discuss the results of those surveys.

Stebbins' morning-glory: This large, white-flowered morning-glory has distinctively divided leaves. It is usually found growing among shrubs, especially members of the genus *Ceanothus*. Because this species is a vine, it is difficult to determine how many plants are present. I estimated roughly 40 plants, but some vines may be connected to the same root. It is likely, however, that at least 20 to 30 plants are present. They are scattered throughout the chaparral and would be impossible to avoid.

Pine Hill ceanothus: This species is a prostrate, mat-forming shrub. It looks superficially like buck brush (*Ceanothus cuneatus*), but the later species is always upright. This species is not present, and only the common *Ceanothus lemmonii* was observed.

Red Hills soaproot: This species is similar to the common soap root (*Chlorogalum pomeridianum*), except that the flower pedicels are very short and it has a much thinner bulb coat. Red Hills soaproot is scattered throughout the site in spaces between the shrubs.

Pine Hill flannelbush: This is a very distinct shrub of gabbro soils. It was not observed during surveys.

El Dorado bedstraw: This small bedstraw can be difficult to find and identify. It usually occurs in woodlands, often on gabbro soils. Only the common, woody *Galium porrigens* var. *tenue* was observed during field surveys.

Bisbee Peak rushrose: This species is very similar to the common and widespread rushrose (*Helianthemum scoparium*). Many botanists do not recognize Bisbee Peak rushrose as a separate species and consider it to be part of the *Helianthemum scoparium* complex. It is not recognized as a species in the current treatments for *The Jepson Manual* (Baldwin et al. in ed.). Plants identified as Bisbee Peak rushrose are scattered throughout the study area.

Layne's ragwort: This upright species grows on both gabbro and serpentinite. Six plants were found during the June survey. It is growing very near the apartment complex and probably could not be avoided. It is even more common on the property to the south.

El Dorado County mule's-ears: This member of the sunflower family occurs on both gabbro and serpentinite. It is readily recognizable, even without flowers it was not observed during the field surveys, but a large population was observed on the property to the north.

No other special-status species were observed during the two field surveys.

CONCLUSIONS AND RECOMMENDATIONS

The study area supports four of the special-status species known to occur in the area: Stebbins' morning-glory, Layne's ragwort, Red Hills soaproot, and Bisbee Peak rushrose. Stebbins' morning-glory, Red Hills soaproot, and Bisbee Peak rushrose are numerous and fairly common in the study area. Layne's ragwort is uncommon, and only a few plants were observed. No other special-status species were observed.

Two of the species (Stebbins' morning-glory and Layne's ragwort) are listed as Rare (state only), Threatened, or Endangered by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Plants listed as Threatened or Endangered by the federal Endangered Species Act are protected only on federal land, or if there is a federal action (such as a Corps permit), or if a state or local law is violated. However, activities affecting species listed as Rare, Threatened, or Endangered pursuant to the state Endangered Species Act require a permit from the Department of Fish and Game.

Mitigation to offset impacts to state-listed species could take several forms, including:

- 1) Avoidance (this would not require mitigation)
- 2) Preservation of plants and habitat at an off-site location.
- 3) Purchase of credits in an approved mitigation bank.
- 4) Payment into an approved in-lieu fund.

Avoidance: It would be impossible to develop the study area and avoid rare plants because they are scattered over the site. Furthermore, avoidance usually requires permanent

protection, such as a conservation easement and an endowment. Because the area in question is small (less than 1/2 acre), surrounded by disturbed areas or development, and not connected to large, contiguous tracts of protected land, state and federal agencies would probably not want the area preserved (personal communications with Patrick Moeszinger of the California Department of Fish and Game and Jeremiah Karuzas of the U.S. Fish and Wildlife Service).

Preservation: A developer could purchase property containing plants and preserve it. However, state and federal agencies would probably want the preserve parcel to be large and contiguous with other populations. This is not usually an option for a developer needing only a small area of mitigation.

Mitigation Bank: At this time there are no mitigation banks approved to sell credits for the gabbro species.

In-lieu Fund: In-lieu funds are often established to hold money for a specific purpose. Currently, only El Dorado County has an in-lieu fund. However, the County has not identified lands that would be purchased with money from the fund, and the Department of Fish and Game has not approved the fund.

Because the study area in question is small, and the loss of plants on it is unlikely to jeopardize the continuance of the two listed species, some sort of in-lieu fee process seems like the best way to provide mitigation for impacts from the expansion of the apartment complex. This would require some sort of agreement between the County and the Department of Fish and Game in which the Department sets the mitigation ratio and the County holds the funds.

REFERENCES

- Baldwin et al. 2011 in ed. The Jepson Manual: Vascular Plants of California, Second Edition. UC Press.
- California Department of Fish and Game. 2009. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities.
- California Native Plant Society. 2001. CNPS Botanical Survey Guidelines.
- U.S. Fish and Wildlife Service. 2002. General Rare Plant Survey Guidelines.

APPENDIX A
Plant Species Observed During Field Surveys

4214 Product Drive
Plant Species Observed During Field Surveys

Gymnosperms

Pinaceae

Pinus sabiniana Gray pine

Angiosperms - Dicots

Apiaceae (Umbelliferae)

Sanicula bipinnatifida Purple sanicle

Asteraceae (Compositae)

**Carduus pycnocephalus* subsp. *pycnocephalus* Italian thistle
 **Centaurea solstitialis* Yellow starthistle
 **Leontodon saxatilis* Long-beaked hawkbit
 **Logfia gallica* Narrowleaf cottonrose
Packera layneae Layne's ragwort
 **Tragopogon dubius* Yellow salsify

Boraginaceae

Eriodictyon californicum Yerba santa

Caryophyllaceae

**Petrorhagia dubia* Grass-pink

Cistaceae

Helianthemum suffrutescens Bisbee Peark rush-rose

Convolvulaceae

Calystegia stebbinsi Stebbins' morning-glory

Ericaceae

Arctostaphylos viscida Whiteleaf manzanita

Fabaceae (Leguminosae)

**Trifolium hirtum* Rose clover
 **Trifolium repens* White clover
 **Vicia sativa* Common vetch
 **Vicia villosa* Winter vetch

Hypericaceae

Hypericum concinnum Gold-wire

Lamiaceae (Labiatae)

Salvia sonomensis Creeping sage

Linaceae

**Linum usitatissimum* Common flax

Plantaginaceae

**Plantago lanceolata* English plantain

* Indicates a non-native species

Polemoniaceae

Navarretia filicandis

Navarretia

Rhamnaceae

Ceanothus lemmontii

Lemmon's ceanothus

Frangula californica subsp. tomentella

Hoary coffeeberry

Rhamnus ilicifolia

Hollyleaf redberry

Rosaceae

Adenostoma fasciculatum var. fasciculatum

Chamise

Rubiaceae

Galium porrigens var. tenue

Climbing bedstraw

Angiosperms - Monocots

Agavaceae

Chlorogalum grandiflorum

Red Hills soaproot

Poaceae (Gramineae)

**Aegilops trincialis*

Barbed goatgrass

**Aira caryophylla*

Silver European hairgrass

**Avena sp.*

Oat

**Brachypodium distachyon*

Purple falsebrome

**Bromus diandrus*

Ripgut grass

**Bromus hordeaceus*

Soft chess

**Cynosurus echinatus*

Hedgehog dogtail

**Festuca myuros*

Rattail sixweeks grass

**Gastridium phleoides*

Nit grass

Themidaceae

Dichelostemma multiflorum

Wild hyacinth

* Indicates a non-native species

Barry Anderson
Consulting Biologist
2722 Gayle Lane
Auburn, California 95602
(530) 878-7048

RECEIVED
PLANNING DEPARTMENT
19 APR 17 PM 1:26

April 11, 2012

Mr. Jerry Caditz
419 Main Street, #200
Placerville, California 95667

**Subject: 4214 Product Drive
Rare Plant Update**

Dear Mr. Caditz:

On August 2, 2011, I submitted to you a report discussing rare plants on your property at 4214 Product Drive in Shingle Springs. The purpose of this letter is to update that report with reference to a proposed project.

Of the four species present, the rare plant of most concern is Stebbins' morning-glory (*Calystegia stebbinsi*), which is listed as endangered by both the federal and state Endangered Species Acts. In September of last year, I found this plant growing at several locations on the property, but mostly on the west and northernmost portions. I visited your property again on April 4, 2012. At this time, Stebbins' morning-glory is not in bloom; however, it has very distinct and recognizable leaves. To ensure that I could identify the plant at this state, I looked for it at locations where I found it last year. I was able to locate a number of young plants, which were clumps of leaves beneath the manzanita shrubs.

Once I determined that I could identify the plants at this time of year, I surveyed the area where you plan to construct a new apartment building as shown on the Lebeck-Young plan Sheet S-1 dated December 2011 (attached). The proposed building is located on the northeast side of the property, and would extend from the existing parking lot approximately 60 feet north and 30 feet west. I surveyed this area thoroughly and was unable to find any Stebbins' morning-glory plants.

I did observe a few Red Hills soaproot plants that could be within the impact area. This is a CNPS List 1B species lacking state and federal status. It is very uncommon within the impact area, but is common and abundant elsewhere on the property. Impacts to this species can be offset by avoiding the larger populations elsewhere on the property, and it may be possible to salvage the impacted plants. I did not find any of the other rare plants that occur on the property within the impact area as shown on the construction plans.

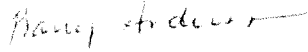
To protect the existing populations of rare plants known to occur on the property, I suggest that the building site and adjacent construction area be fenced with orange construction fencing before beginning construction. This will prevent personnel and vehicles from encroaching into the main population of rare plants.

Mr. Jerry Caditz
April 11, 2012

Page 2

Please call me if you have questions about this report or proposed measures to reduce indirect impacts to these species.

Sincerely,

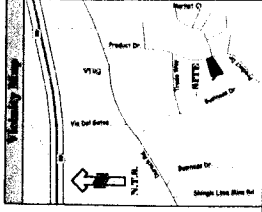
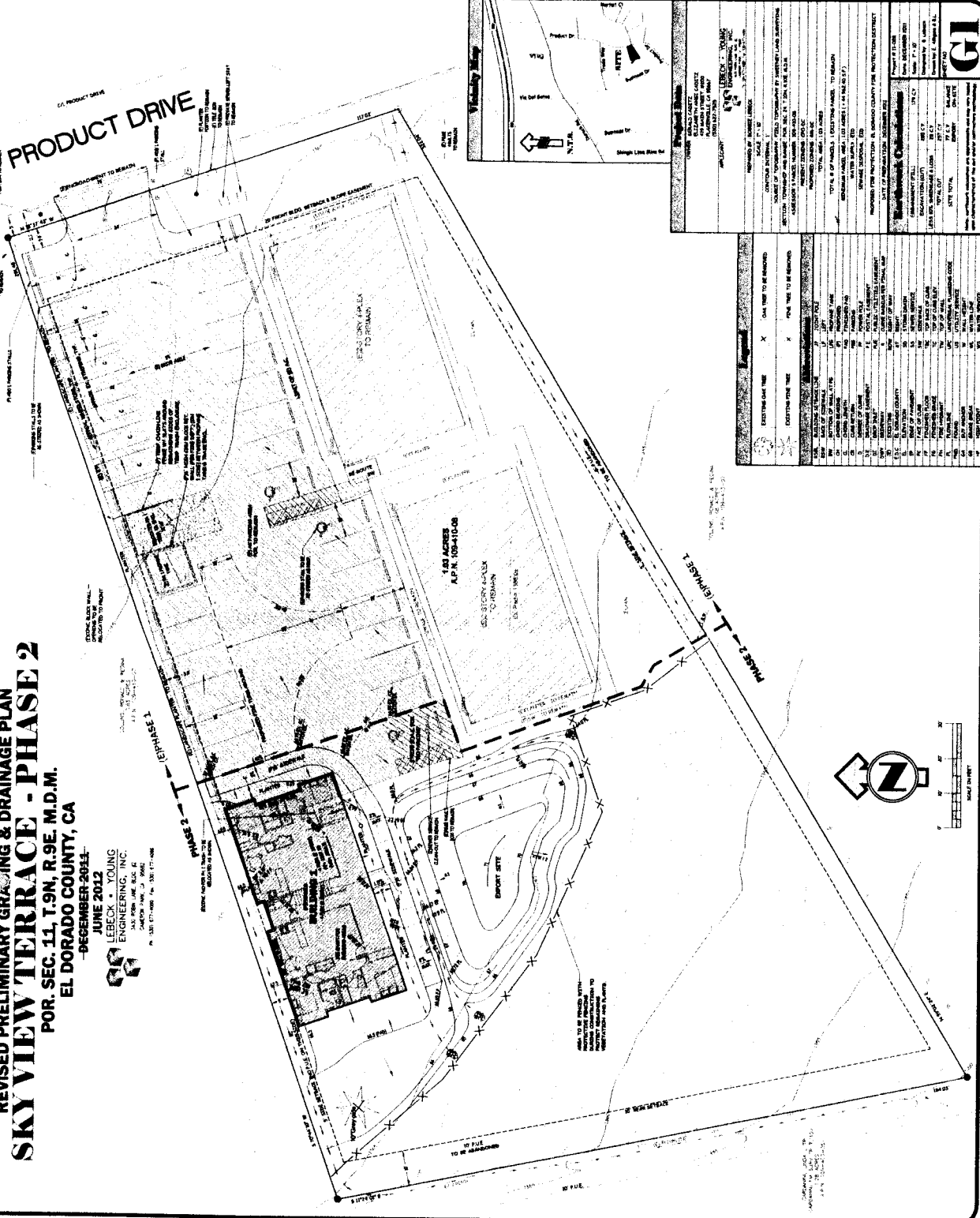


Barry Anderson

enclosure: Site plan

REVISED PRELIMINARY GRADING & DRAINAGE PLAN
SKYVIEW TERRACE - PHASE 2
 POR. SEC. 11, T.9N, R.9E, M.D.M.
 EL DORADO COUNTY, CA
 -DECEMBER 2011-

JUNE 2012
 LEBECK & YOUNG
 ENGINEERING, INC.
 2400 W. 14TH ST. SUITE 200
 SACRAMENTO, CA 95811
 P. 916.487.1000 F. 916.487.1000



<p>PROJECT: SKYVIEW TERRACE - PHASE 2 PREPARED BY: LEBECK & YOUNG ENGINEERING, INC. DATE: 12/15/11</p>	
<p>OWNER: EL DORADO COUNTY PROJECT NO.: 12-1435 C 77</p>	<p>SCALE: 1" = 40'</p>
<p>CONTRACT NO.: 12-1435 C 77 SECTION: GRADING & DRAINAGE PLAN SHEET NO.: 67 OF 70</p>	<p>TOTAL AREA: 1.83 ACRES TOTAL AREA OF PHASE 1: 1.00 ACRES TOTAL AREA OF PHASE 2: 0.83 ACRES</p>
<p>DATE OF PRELIMINARY PLAN: 06/20/12 DATE OF REVISION: 12/15/11</p>	<p>APPROVED FOR SUBMITTAL: [Signature] LEBECK & YOUNG [Signature] EL DORADO COUNTY</p>

EXISTING USE	USE TO BE REMOVED	USE TO BE ADDED	USE TO BE CHANGED
1. AGRICULTURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. RESIDENTIAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMERCIAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. INDUSTRIAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. PUBLIC USE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. OTHER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>CONTRACT NO.: 12-1435 C 77 SECTION: GRADING & DRAINAGE PLAN SHEET NO.: 67 OF 70</p>	<p>DATE OF PRELIMINARY PLAN: 06/20/12 DATE OF REVISION: 12/15/11</p>
<p>APPROVED FOR SUBMITTAL: [Signature] LEBECK & YOUNG [Signature] EL DORADO COUNTY</p>	<p>SCALE: 1" = 40'</p>

SCALE IN FEET

**CULTURAL RESOURCE ASSESSMENT OF
THE SKYVIEW APARTMENTS PROJECT
SHINGLE SPRINGS VICINITY
EL DORADO COUNTY, CALIFORNIA**

Prepared by

Peak & Associates, Inc.
3941 Park Drive, Suite 20 #329
El Dorado Hills, California 95762
(916) 939-2405

Prepared for

Gerald M. Caditz
Attorney at Law
419 Main Street, #200
Placerville, CA 95667

January 18, 2012
(Job #12-004)

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JAN 18 6 16 AM '12

109.410.08
EXHIBIT K – Attachment 7

Z 12-0001 / DR 12-0002
STAFF REPORT
12-1435 C 78 of 82

The project area has never been systematically surveyed. There are no prehistoric or historic cultural resources known to be located within or near the project site. The 1866 General Land Office plat of the township shows the location of the El Dorado House.

The town of Shingle Springs, about a mile and a half to the northeast of the project area, is a State Historic Landmark.

FIELD SURVEY AND RESULTS

The project site was field surveyed by Michael Lawson (resume, Appendix 1) on January 13, 2012. The entire project site was covered as completely as possible. The parcel is partially covered in brush, with scattered trees. Soil visibility was mostly good due to a lack of grass cover and rodent disturbances.

No evidence could be found of prehistoric or historic cultural resources within the project site.

RECOMMENDATIONS

There is always a possibility that a site may exist in the project area and be obscured by vegetation or historic activities, leaving no surface evidence. If artifacts, exotic rock, or unusual amounts of shell or bone are uncovered during the construction, work should stop in that area immediately and a qualified archeologist should be contacted to evaluate the deposit. If the bone appears to be human, the El Dorado County Coroner and Native American Heritage Commission must be contacted (916-322-7791).

Harry J. Norris – *President*
Division 5

George W. Osborne – *Director*
Division 1

John P. Fraser – *Director*
Division 2



El Dorado Irrigation District

Bill George – *Vice President*
Division 3

George A. Wheeldon – *Director*
Division 4

Jim Abercrombie
General Manager

Thomas D. Cumpston
General Counsel

In Reply Refer To: FIL1011-021

October 6, 2011

Gerald Caditz
419 Main Street
Placerville, CA 95667

Subject: Facility Improvement Letter (FIL), Skyview Apartments (**Amended**)
Assessor's Parcel No. 109-410-08 (Shingle Springs)

RECEIVED
PLANNING DEPARTMENT
OCT 6 2011 10:16 AM

Dear Mr. Caditz:

This letter is intended to replace the FIL sent to you on February 2, 2011. This letter is valid for a period of three years from the date of the original letter. If facility improvement plans for your project have not been submitted to the District within three years of February 2, 2011, a new Facility Improvement Letter will be required.

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

This project consists of constructing additional apartment units (up to 16) on 1.029 acres. Water service, sewer service, and private fire service are requested. The property is within the District boundary. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

In terms of water supply, as of January 1, 2009, there were 1315 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 12 EDUs of water supply.

Water Facilities

A 12-inch water line is located in Product Drive and a 6-inch water line and fire hydrant are located on the property to be developed. The El Dorado County Fire Protection District has determined that the minimum fire flow for this project is 1500 GPM for a two-hour duration while maintaining a 20-psi residual pressure. **The existing 6-inch water line located on-site does not have capacity to accommodate the additional domestic water services, private fire service and fire flow you have requested.** In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 12-inch water line located in Product

EXHIBIT K – Attachment 8

Z 12-0001 / DR 12-0002

Drive. The hydraulic grade line for the existing water distribution facilities is 1667 feet above mean sea level at static conditions and 1629 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 4-inch sewer force main in Product Drive and the property is currently served by an existing private lift station. The 4-inch sewer force main has adequate capacity to accommodate the project's anticipated needs.

In the future, the District will be converting the high pressure sewer force main to a low pressure system. The District will then change the private sewage pumps to lower head pumps as necessary. To help pay for this conversion, the District's Board of Directors approved a surcharge of \$1100 that each lot in the Business Park would be required to pay.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

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

Summary

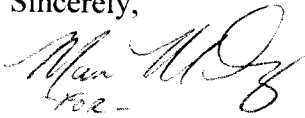
Service to this proposed development is contingent upon the following:

- ◆ The availability of uncommitted water supplies at the time service is requested
- ◆ Approval of the County's environmental document by the District (if requested)
- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all onsite and offsite proposed water and sewer facilities
- ◆ Acceptance of these facilities by the District
- ◆ Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Elizabeth D. Wells, P.E.
Engineering Division Manager

EW/MM:pc

cc: Mike Pott, Captain
Deputy Fire Marshal, El Dorado County Fire Protection District
P.O. Box 807
Camino, CA 95709

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667