

TENTATIVE SUBDIVISION MAP VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA



VICINITY MAP

OWNER OF RECORD

DAVE FAUNCE, A CA LLC
1282 EAST 900 WEST
SANTA ANA, CA 92705

ENGINEER

BLA SCORPIO P.L.L.C.
2775 BOULDER BLVD #100
ARROYO, CA 95841

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1' (10')

SOURCE OF TOPOGRAPHY

(NADA, PHOTOGRAMMETRIC SURVEY)

SECTION, TOWNSHIP, RANGE

SECTION 14, T19N, R12E, M2W

ASSESSOR'S PARCELS

APNs 131-120-24

EXISTING / PROP. ZONING

RT-10 / R10-10

TOTAL AREA

114,033 ACRES

TOTAL NO. of LOTS

42 SINGLE FAMILY LOTS (INCLUDING ROADS) 42,211 SQ FT
1 ROADWAY LOT 8,779 SQ FT
3 OPEN SPACE LOTS 85,559 SQ FT
TOTAL AREA 114,549 SQ FT

MINIMUM LOT AREA

42,200 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO REGIONAL DISTRICT
SEWER - EL DORADO REGIONAL DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO REGIONAL DISTRICT

PHASING PLAN NOTICE

THE SUBDIVISION MAP FILE NUMBER SHALL BE THE PROJECT FILE NUMBER. THE SUBDIVISION MAP MAY BE REQUIRED TO BE FILED WITH THE COUNTY OF EL DORADO. THE PROJECT MAPS SHALL BE FILED WITH THE SUBDIVISION MAP ACT, SECTION 56000.1.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT AS SHOWN ON THIS TENTATIVE SUBDIVISION MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DATE: 09/28/17 BY: [Signature]



TYP. BUILDING SETBACKS



TYPICAL ROAD SECTION (10 FT)

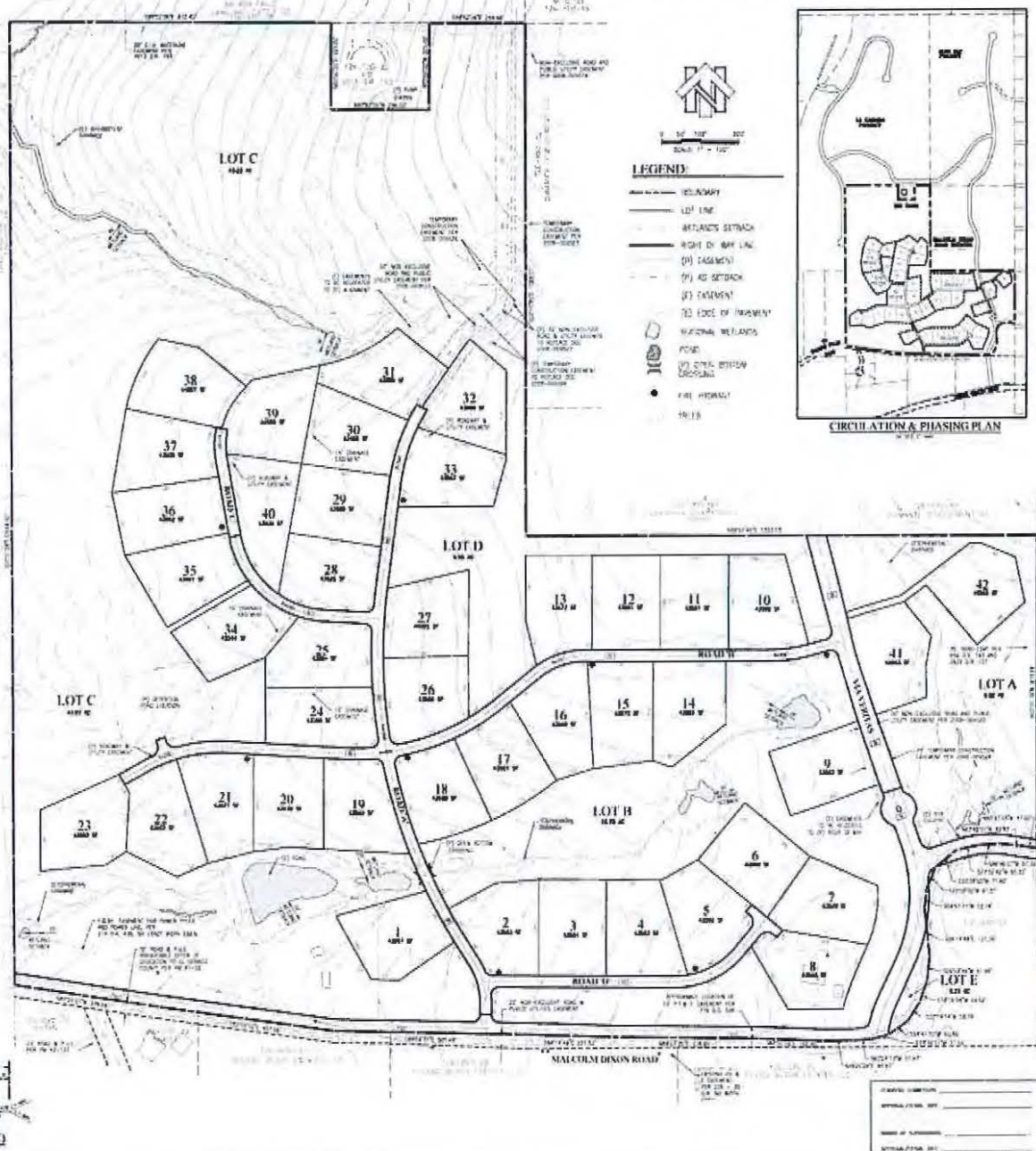


EXHIBIT D – TENTATIVE SUBDIVISION MAP (SEPTEMBER 2017)

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
 DATE February 25, 2020
 BY Tiffany Schmid/Act
EXECUTIVE SECRETARY

PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA

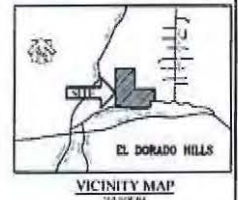


EXHIBIT F – PRELIMINARY GRADING, DRAINAGE, AND TREE PRESERVATION PLAN (SEPTEMBER 2017)

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE February 25, 2020
 BY Tiffany Schmid Idre
 EXECUTIVE SECRETARY

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE *February 25, 2020*
BY *Tiffany Schmid /dre*
EXECUTIVE SECRETARY

**SEPTIC FEASIBILITY STUDY
For
THE VINEYARDS AT EL DORADO HILLS
EL DORADO HILLS, EL DORADO COUNTY, CALIFORNIA**

Prepared by:

Youngdahl Consulting Group, Inc.
1234 Glenhaven Court
El Dorado Hills, California 95762

Prepared For:

Omni Financial
1260 41st Ave., Suite O
Capitola, California 95010

Project No. E15193.000
4 November 2015
Revised 7 June 2017



YOUNGDAHL
CONSULTING GROUP, INC.

Building Innovative Solutions

EXHIBIT G - SEPTIC FEASIBILITY STUDY



Omni Financial
1260 41st Avenue, Suite O
Capitola, California 95010

Project No. E15193.000
4 November 2015
Revised 7 June 2017

Attention: Mr. Martin Boone

Subject: **THE VINEYARDS AT EL DORDO HILLS**
El Dorado Hills, El Dorado County, California
Septic Feasibility Study

- Reference:
- 1) El Dorado County Ordinance Private Sewage Disposal Systems (Ordinance 4542), El Dorado County Department of Health Environmental Health Branch, 1999.
 - 2) El Dorado County Resolution No. 259-99, Design Standards for the Site Evaluation and Design of Sewage Disposal Systems, El Dorado County Department of Health Environmental Health Branch, 27 May 1987.
 - 3) Soil Survey of El Dorado Area, California, United States Department of Agriculture Soil Conservation Service and Forest Service, April, 1974.
 - 4) Loyd, R.C., (1984), Mineral Land Classification of the Folsom 15 Minute Quadrangle, Sacramento, El Dorado, Placer, and Amador Counties, California, DMG Open File Report 84-50, California Department of Conservation, Division of Mines and Geology.

Dear Mr. Boone,

With your authorization, Youngdahl Consulting Group, Inc. (Youngdahl) has completed a septic feasibility study for The Vineyards at El Dorado Hills, a proposed residential development project located north of Malcolm Dixon Road in El Dorado Hills, El Dorado County, California. The subject property is assigned the El Dorado County Assessors Parcel Number (APN): 126-100-24-10. This report presents the results of a septic feasibility investigation performed by Youngdahl, which includes percolation test data and our recommendations as to the feasibility of onsite wastewater disposal.

Very truly yours,
Youngdahl Consulting Group, Inc.

A handwritten signature in blue ink that reads "David C. Sederquist".



David C. Sederquist, C.E.G., C.H.G.
Senior Engineering Geologist/Hydrogeologist

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THE VINEYARDS AT EL DORADO HILLS
SEPTIC FEASIBILITY STUDY
MALCOLM DIXON ROAD, EL DORADO HILLS, CALIFORNIA

1.0 PURPOSE AND SCOPE

With authorization of Mr. Martin Boone of Omni Financial, Youngdahl Consulting Group, Inc. (Youngdahl) has completed a septic feasibility study for The Vineyards at El Dorado Hills, El Dorado County and designated Assessors Parcel Number (APN) 126-100-24-10. The subject property is located on the north side of Malcolm Dixon Road approximately 3/4-mile east of the intersection of Salmon Falls Road and Malcolm Dixon Road in El Dorado Hills, El Dorado County, California (Figure 1). The property is proposed for subdivision into 42 single-family residential lots situated on approximately 113.11-acres. The purpose of this study was to evaluate onsite soils, the near surface geology, and the feasibility of an onsite wastewater disposal. The scope of this study included performing the excavation of ten (10) test pits and six (6) percolation tests. This study was conducted with adherence to the El Dorado County Ordinance – *Private Sewage Disposal Systems (Ordinance 4542)* and El Dorado County Resolution No. 259-99, *Design Standards for the Site Evaluation and Design of Sewage Disposal Systems*.

2.0 SITE DESCRIPTION

The site is currently undeveloped land and encompasses approximately 113.11-acres within an "L" shaped property (Figure 2). This site is accessed off of Malcolm Dixon Road approximately 1-mile east of the intersection of Salmon Falls Road and Malcolm Dixon Road. Vegetation on the property is predominantly open oak woodland with grassland on gently rolling terrain. The project is dominated by three westerly flowing seasonal drainages. Ground elevations range from approximately 705 feet above mean sea level (MSL) on the southwest corner to 862 feet above MSL on the northeast corner of the property.

3.0 SOILS AND GEOLOGY

3.1 SOILS

The soils on the project site are derived from the underlying weathered rock formations. The soils research consisted of accessing the online soils data available from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) for the El Dorado Area (1974) (Reference 3). The soil and completely weathered rock interface was encountered at depths ranging from 1.5 to 2.5-feet below ground surface (bgs) in the test pits. According to the Soil Survey of the El Dorado Area, the site is underlain mostly by one soil series, the Auburn very rocky silt loam. This soil type is mapped on the site as three variants: mostly Auburn very rocky silt loam, 2 to 30 percent slopes (AxD) and minor amounts of Auburn very rocky silt loam, 30 to 50 percent slopes (AxE) along with minor amounts of Auburn silt loam, 2 to 30 percent slopes (AWD).

3.1.1 Auburn Very Rocky Loam, AxD Soils

The Auburn very rocky loam, 2 to 30 percent slopes (AxD) is mapped over the majority of the site, and is characterized as moderately permeable, occurring on gently sloping to moderately steep areas with 5 to 25 percent bedrock cover.



3.1.2 Auburn Very Rocky Silt Loam, AxE Soils

The Auburn very rocky silt loam, 30 to 50 percent slopes (AxE) occurs on the site in a drainage on the northwest corner of the property and is typically found on slopes that drop into creek channels and drainage ways.

3.1.3 Auburn Silt Loam, AwD

The Auburn silt loam, 2 to 30 percent slopes (AwD) is mapped over a small area of the site and is characterized as well-drained, occurring on gently sloping areas with 3 percent bedrock cover.

3.2 GEOLOGY

The site is located on the western margin of the Sierra Nevada geomorphic province of California. The western margin of the Sierra Nevada is characterized by northwest trending, fault bounded metamorphic belts. The site is underlain by pre-Jurassic age, metavolcanic rocks of Foothill Mélange-Ophiolite Terrane, which is described as a chaotic assemblage of rocks of various lithologies and ages within the Sierra Nevada foothills (Reference 4).

3.2.1 Subsurface Exploration

Ten (10) exploratory test pits, designated TP-1 through TP-10, were excavated on 17 September 2015 using a John Deere 410 G backhoe with a 24-inch bucket, under the supervision of a Youngdahl Professional Geologist. As the excavation proceeded, the sidewalls were logged using the Standard Practice for Subsurface Characterization of Test Pits for On-site Septic Systems (ASTM D 5921-96), which primarily follows the USDA, Soil Conservation Service (SCS) soil classification system. The test pits were backfilled with the native material, following the completion of the percolation tests, on 21 September 2015.

The test pits completed for this investigation encountered relatively similar soil conditions. Soils encountered during the exploration included sandy LOAM (sl) to depths of between 1.0 and 1.5 feet below ground surface (bgs). Highly weathered metavolcanic BEDROCK was encountered from the near surface soil layer to the total depth explored for each test pit. Roots were observed from depths of approximately 2 to 4 feet bgs. Groundwater was not encountered during our explorations. A more detailed description of the subsurface conditions encountered is presented graphically on the "Exploratory Test Pit Logs", Figures 4 through 14.

4.0 PERCOLATION TESTING

Percolation tests for nine (9) of the ten (10) test pits were performed on 18 and 21 of September 2015, and on 15 and 16 of October 2015. Testing was performed with adherence to the El Dorado County Ordinance - *Private Sewage Disposal Systems* (Ordinance 4542) and El Dorado County Resolution No. 259-99, *Design Standards for the Site Evaluation and Design of Sewage Disposal Systems*. Procedures and results for the percolation tests are presented below.

4.1 Testing Procedures

Four (4) percolation test holes per test pit were dug using a 9-inch diameter auger attachment on a John Deere 410 G backhoe, following the excavation of the test pits, to depths of approximately 12- inches below the test pit bottom. A 6-inch diameter perforated Schedule 40 PVC percolation stand was placed in each test hole. The stand was seated in a bed of pea gravel that was also placed in the annulus between the soil and PVC to stabilize the percolation stand. A float integrated with a graduated scale (in inches) was used to measure water-level drops during the percolation test. Each test hole was filled with water to begin percolation testing. The depth of the test holes ranged from 24 to 49-inches bgs.



4.2 Testing Results

Percolation tests were conducted on 18 and 21 September 2015. Four (4) test holes were dug at each percolation test pit location at depths below ground surface ranging from 24- to 39-inches. Percolation hole diameters ranged between 9 and 10-inches wide. The percolation rates (averaged for each test pit) ranged from 12 minutes per inch (mpi) in TP-9 to 77 mpi in TP-3. Percolation testing data, including individual test hole rates, individual test hole depths, and averaged test pit rates are presented in Table 1 (below). Percolation test data and graphs for each percolation test have been included in Appendix A.

Table 1 - Percolation Test Data
 The Vineyards at El Dorado Hills Septic Feasibility
 Malcolm Dixon Road
 El Dorado Hills, California

Test Pit No.	Testing Date	Test Pit Elevation ¹ (feet MSL)	Test Hole #1 Rate ² (Depth in Inches)	Test Hole #2 Rate ² (Depth in Inches)	Test Hole #3 Rate ² (Depth in Inches)	Test Hole #4 Rate ² (Depth in Inches)	Average Test Pit Rate (mpi)	New Lot Minimum Disposal Area ³ (sq. ft.)
TP-1	9/21/2015	834	31 (24)	51 (24)	50 (29)	105 (33)	59	12,000
TP-2	10/15/2015	803	98 (29)	22 (27)	16 (27)	38 (28)	43	12,000
TP-3	9/21/2015	848	33 (27)	48 (36)	55 (36)	174 (39)	77	14,000
TP-4	9/18/2015	813	30 (24)	36 (27)	39 (28)	45 (28)	37	10,000
TP-5	9/21/2015	745	17 (24)	25 (24)	24 (25)	35 (25)	25	10,000
TP-6	9/21/2015	785	18 (26)	25 (24)	19 (26)	29 (28)	23	10,000
TP-8	9/21/2015	740	13 (26)	25 (24)	25 (26)	43 (28)	26	10,000
TP-9	10/16/2015	723	13 (25)	5 (30)	17 (24)	11 (36)	12	8,000
TP-10	10/16/2015	820	24 (25)	3 (30)	27 (24)	7 (36)	15	8,000

Notes:

1. Elevations are approximate
 2. In minutes per inch
 3. Disposal area data taken from El Dorado County Land Capability Manual
- mpi - Minutes Per Inch
 MSL - Mean Sea Level

5.0 CONCLUSIONS AND RECOMMENDATIONS

Each of the nine (9) percolation tests was successful. Overall, no significant variations in soil subsurface conditions were found across the site. The weathered bedrock conditions were also similar in terms of rock type, but varied somewhat in degree of induration. One test pit (TP-9) had slightly more indurated bedrock conditions and resulted in equipment refusal prior to reaching the required depth to meet El Dorado County minimum requirements. Hence, this test pit is not suitable for fully characterizing onsite wastewater disposal areas. However, we



anticipate that with additional effort, the minimum 8-foot confirmation depth could be reached and the near surface soils/weathered bedrock appeared to be similar to the other nine test pits, so would more than likely be suitable for onsite wastewater disposal.

We anticipate that subsurface conditions and percolation characteristics across the site will be consistent with those observed in the current study. While each of the test pits for this study were sited to avoid slope and drainage swale constraints, other constraints and setbacks for onsite disposal sites were not a part of this scope of work, and should be considered for future lot layouts.

Parcel map boundaries for the site are being developed based on numerous constraints, including but not limited to onsite wastewater disposal feasibility. At some point in the feasibility process a definitive map showing potential parcels will be developed. Additional mantle tests and percolation testing will be required by the El Dorado County Department of Environmental Management to validate the parcel layout for a new tentative map.

Based on our study, the additional exploration should be completed prior to filing of the Final Map to locate suitable disposal areas in order to demonstrate the feasibility of on-site wastewater disposal for lots not covered during the original exploration. Existing wells may need to be destroyed to eliminate adverse setbacks. However, it is our opinion that it is most likely that a significant number of lots using onsite wastewater disposal are feasible for this project.

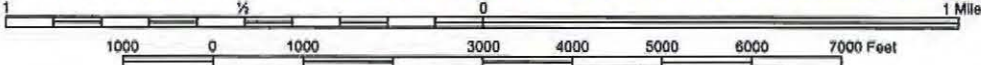
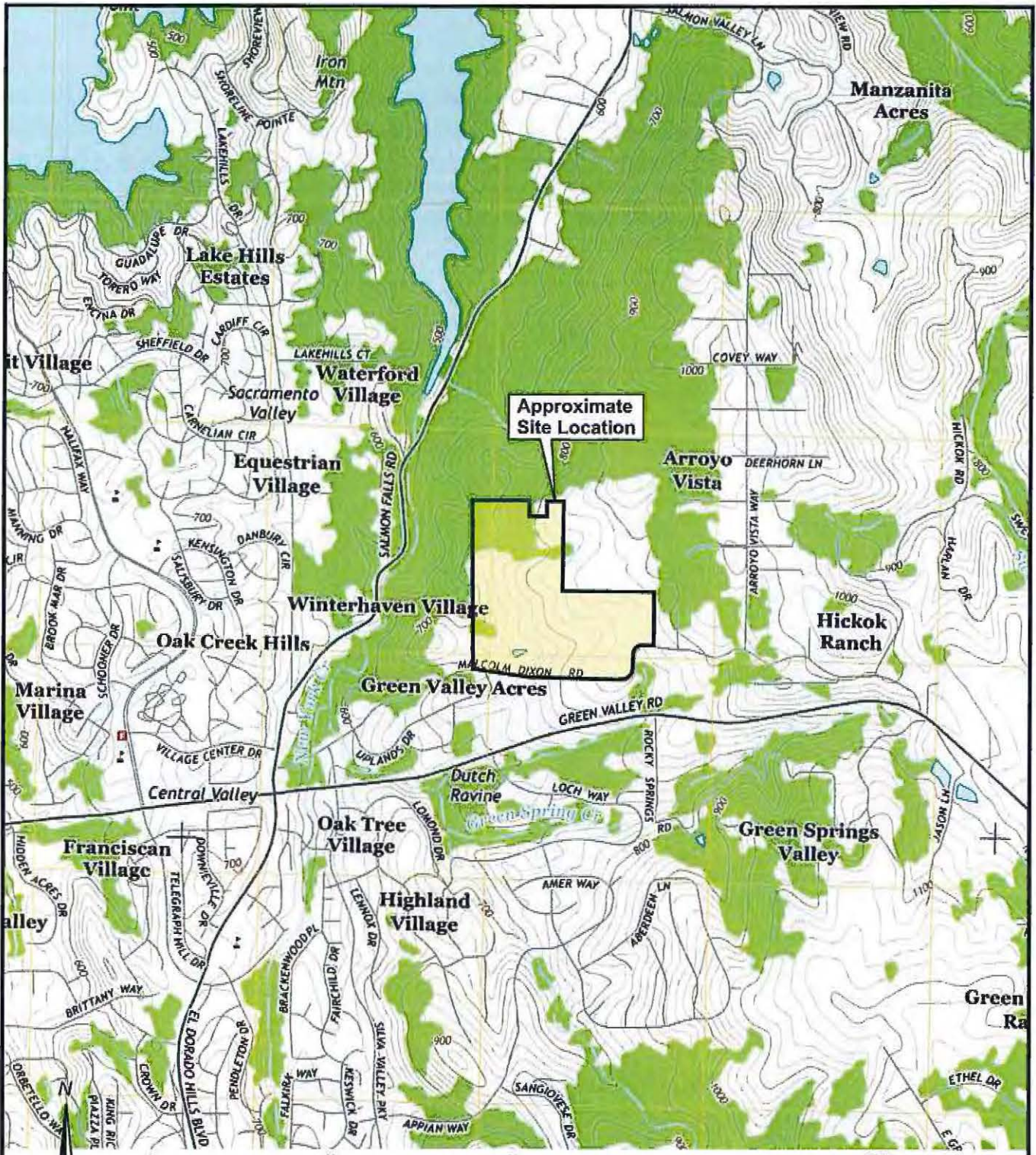
6.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report has been prepared for the exclusive use of Omni Financial for specific application to The Vineyards at El Dorado Hills project. Youngdahl Consulting Group, Inc. has endeavored to comply with generally accepted environmental geologic practice common to the local area. Youngdahl Consulting Group, Inc. makes no other warranty, express or implied.

As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may cause this report to be invalid, wholly or partially. Therefore, this report should not be relied upon after a period of three years without our review nor should it be used or is it applicable for any properties other than those studied. Note that Youngdahl Consulting Group, Inc. is not responsible for any claims, damages, or liability associated with any other party's interpretation of this report's subsurface data or reuse of this report's subsurface data or environmental geologic analyses without the express written authorization of Youngdahl Consulting Group, Inc.

The analyses and recommendations contained in this report are based on limited windows into the subsurface conditions and data obtained from subsurface exploration. The methods used only directly indicate subsurface conditions at the specific locations where testing was performed, only directly at the time they were tested, and only directly to the depths penetrated.

FIGURES



BASE MAP REFERENCE: U.S.G.S. 7.5 Minute Topographic Series, Clarksville Quadrangle, Dated 2015

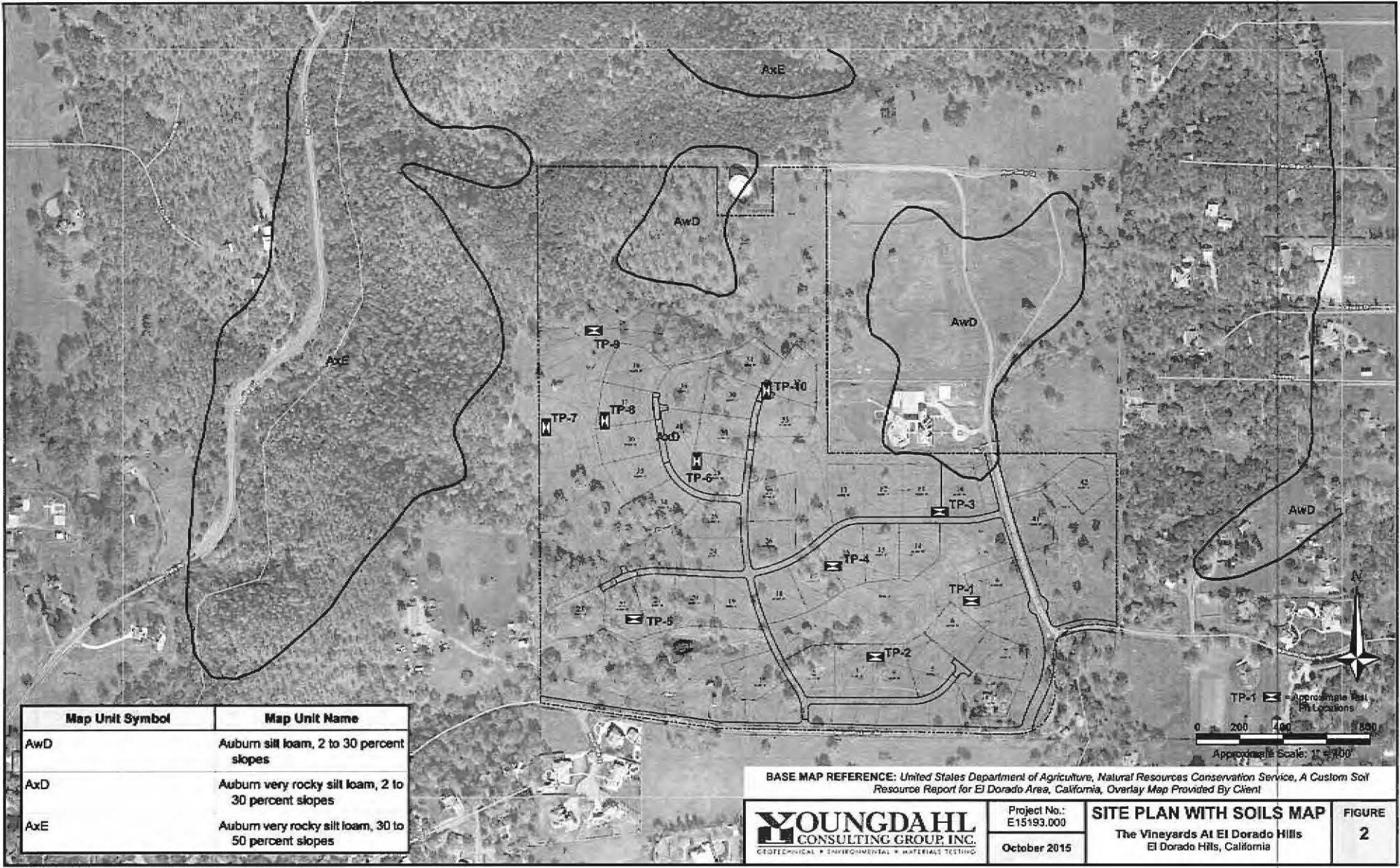


Project No.:
E15193.000

October 2015

VICINITY MAP
The Vineyards At El Dorado Hills
El Dorado Hills, California

FIGURE
1



Map Unit Symbol	Map Unit Name
AwD	Auburn silt loam, 2 to 30 percent slopes
AxD	Auburn very rocky silt loam, 2 to 30 percent slopes
AxE	Auburn very rocky silt loam, 30 to 50 percent slopes

BASE MAP REFERENCE: United States Department of Agriculture, Natural Resources Conservation Service, A Custom Soil Resource Report for El Dorado Area, California, Overlay Map Provided By Client

YOUNGDAHL
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GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING

Project No.:
E15193.000
October 2015

SITE PLAN WITH SOILS MAP
The Vineyards At El Dorado Hills
El Dorado Hills, California

FIGURE
2



TP-1 [Symbol] Approximate Test Pit Locations
 0 100 200 400
 Approximate Scale: 1" = 200'

BASE MAP REFERENCE: Also Provided By Client

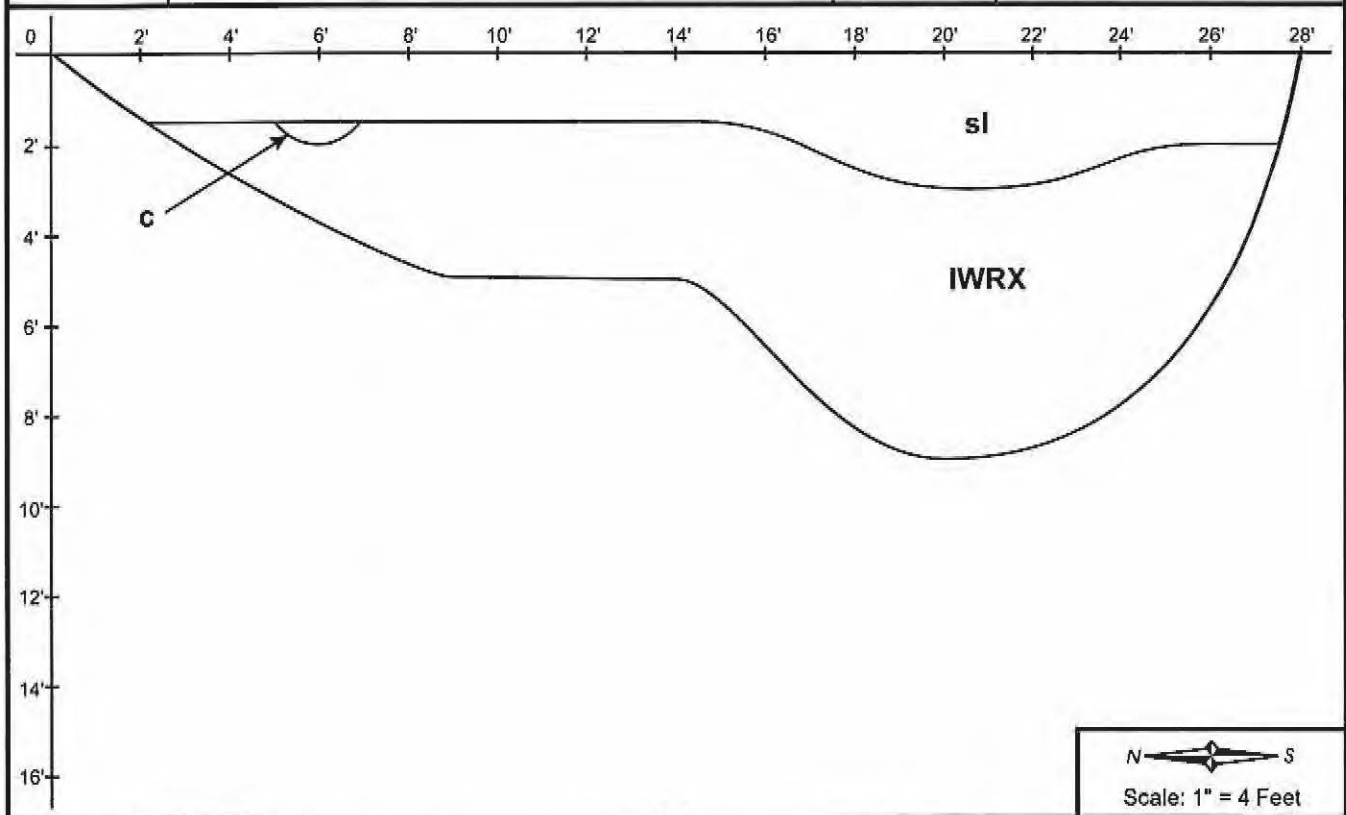
YOUNGDAHL
 CONSULTING ENGINEERS & ARCHITECTS, INC.
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1111

Project No.: E0121200
 The Vineyards At El Dorado Hills
 El Dorado Hills, California
 November 2015


PROPOSED DISPOSAL AREAS
 FIGURE 3

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71622 / W121.06156	Pit No. TP-1
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 0°	Elevation: ~ 834'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1.5'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , no redoximorphic features, medium granular structure, many coarse interstitial pores, friable, non-plastic, non-sticky, few medium roots, diffuse wavy boundary, dry		
@ 1.5' - 9'	Light gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky no pores, friable to firm, non-plastic, non-sticky, no roots, dry. Occasional pockets of olive green CLAY (c) , stiff, plastic, dry		
	Test pit terminated at 9' No free groundwater encountered No caving noted		

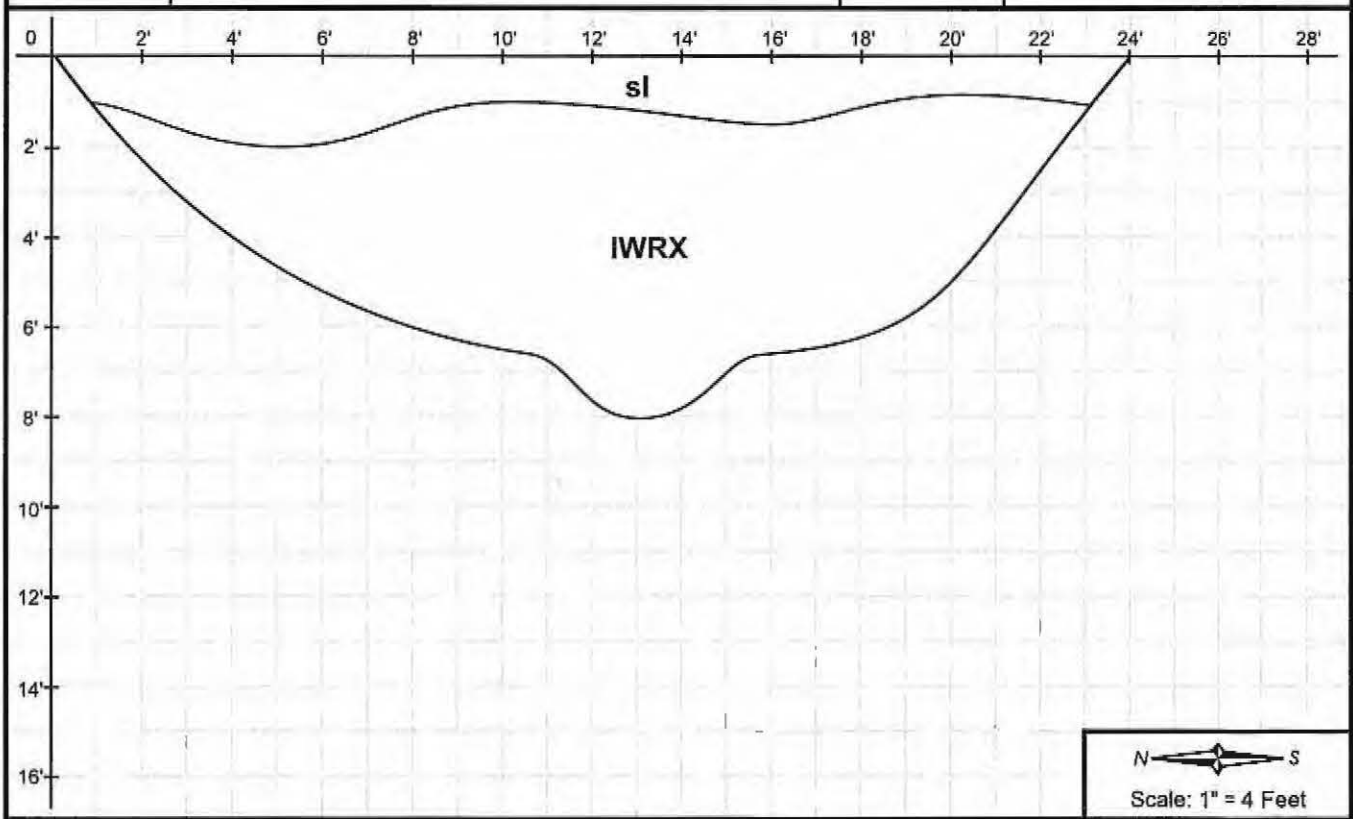


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 4
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.17558 / W121.06322	Pit No. TP-2
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 35°	Elevation: ~ 803'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 5/4) SANDY LOAM, (sl) , no redoximorphic features, medium granular structure, many medium interstitial pores, friable, non-plastic, non-sticky, common fine roots, gradual wavy boundary, dry		
@ 1' - 8'	Gray brown, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, no pores, friable to firm, non-plastic, non-sticky, no roots, dry		
	Test pit terminated at 8' No free groundwater encountered No caving noted		

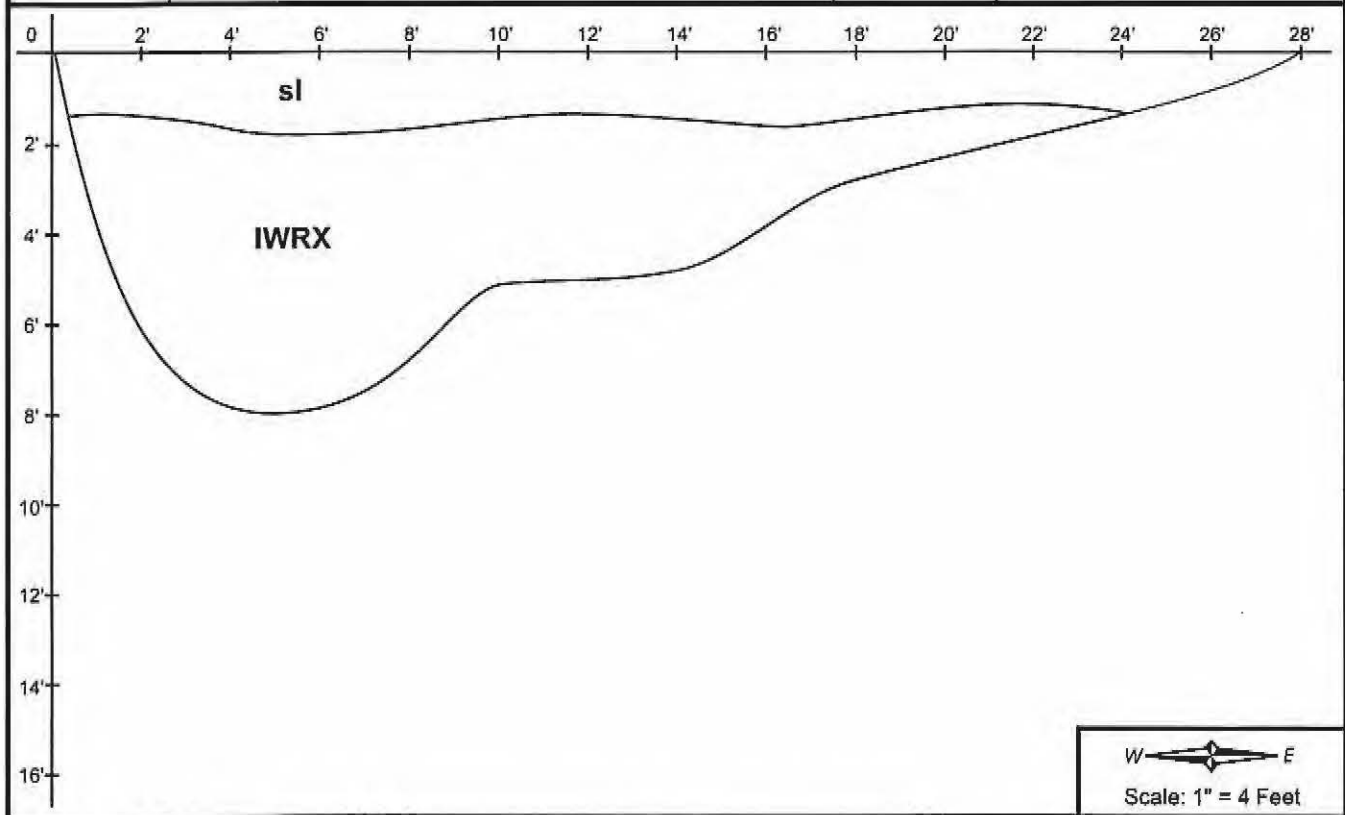


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 5
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71751 / W121.06211	Pit No. TP-3
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 67°	Elevation: ~ 848'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1.5'	Reddish brown (5YR 4/3) SANDY LOAM, (sl) , 10% gravel, no redoximorphic features, fine granular structure, few fine interstitial pores, friable, non-plastic, non-sticky, few fine roots, diffuse irregular boundary, dry to moist		
@ 1.5' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, no pores, friable to firm, non-plastic, non-sticky, no roots, dry to moist		
	Test pit terminated at 8' No free groundwater encountered No caving noted		

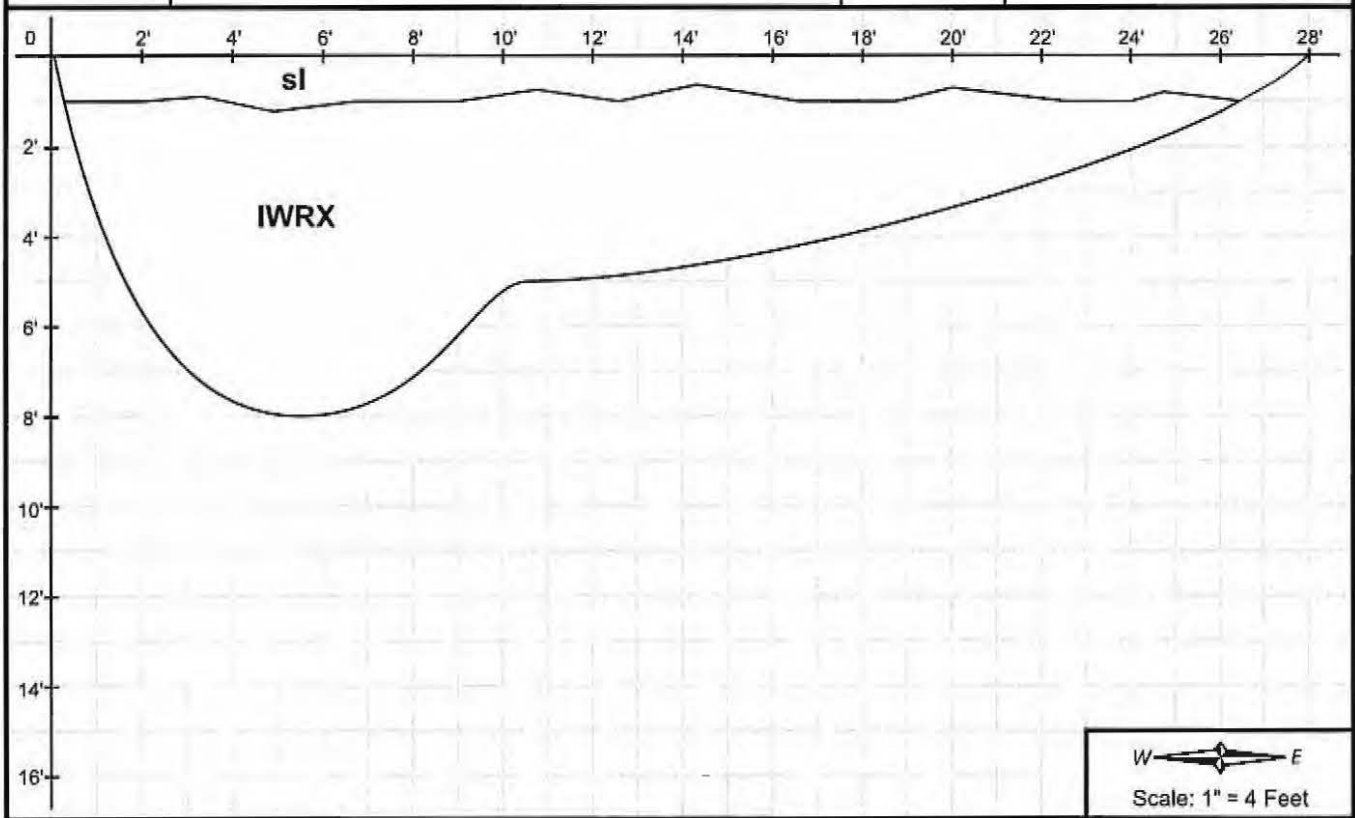


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 6
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71677 / W121.06374	Pit No. TP-4
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 90°	Elevation: ~ 813'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 4/3) SANDY LOAM, (sl) , 20% gravel, no redoximorphic features, fine granular structure, many fine interstitial pores, friable, non-plastic, non-sticky, common fine roots, diffuse irregular boundary, dry		
@ 1' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few medium interstitial pores, friable to firm, non-plastic, non-sticky, few medium roots, dry to moist		
	Test pit terminated at 8' No free groundwater encountered No caving noted		

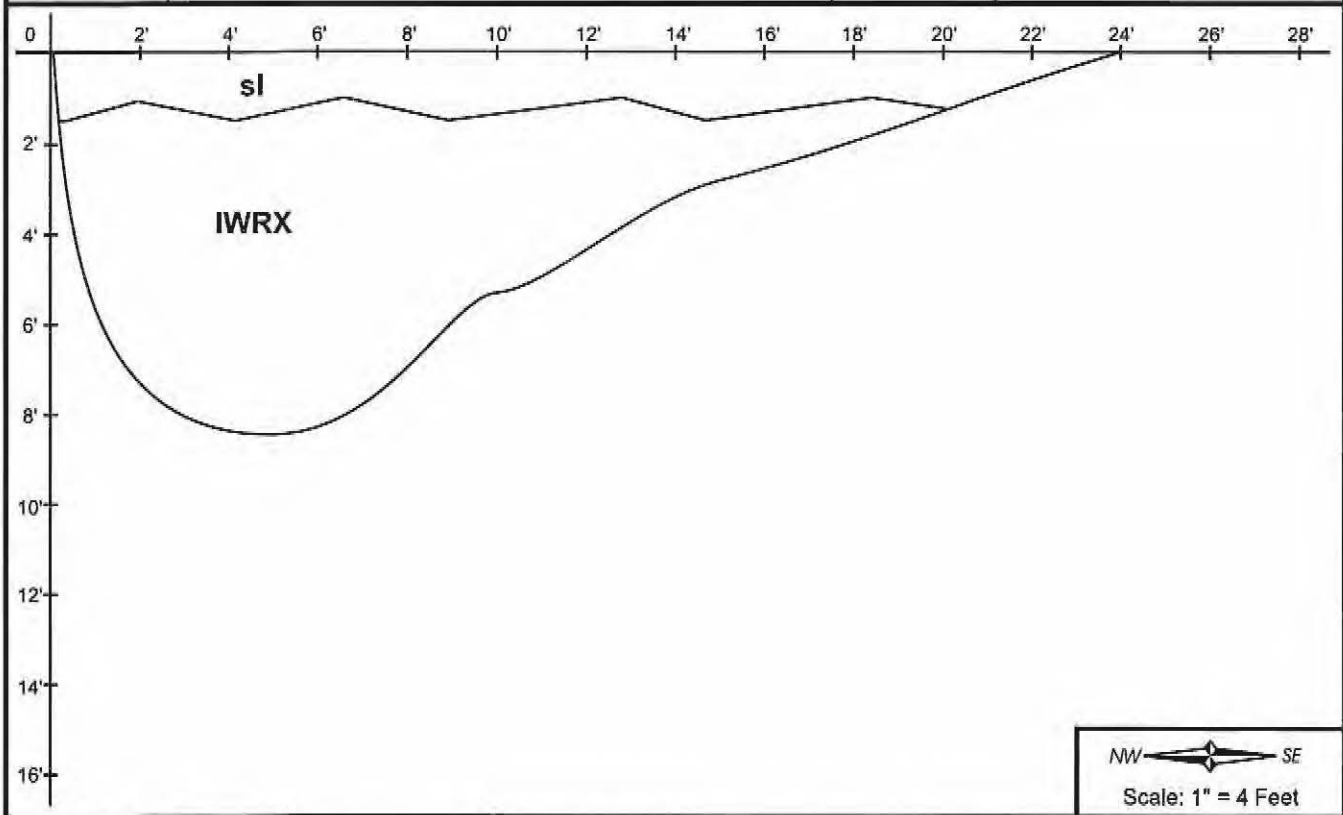


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 7
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.7160 / W121.06697	Pit No. TP-5
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 302°	Elevation: ~ 745'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1.5'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 10% gravel, no redoximorphic features, medium blocky structure, common medium to coarse tubular pores, friable, non-plastic, non-sticky, few medium roots, diffuse irregular boundary, dry		
@ 1.5' - 8.5'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few medium interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 8.5' No free groundwater encountered No caving noted		

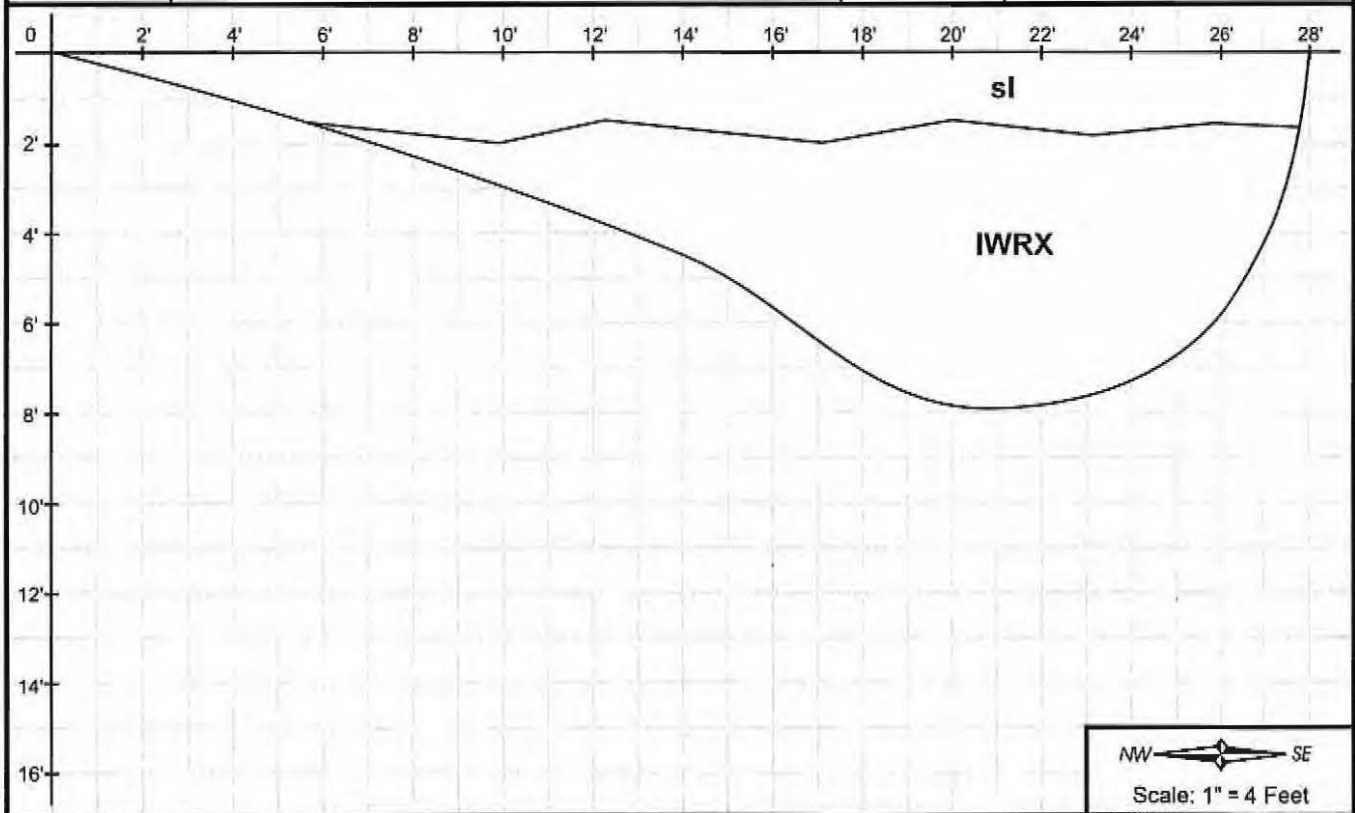


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 8
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71815 / W121.06597	Pit No. TP-6
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 135°	Elevation: ~ 785'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1.5'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 5% gravel, no redoximorphic features, medium blocky structure, common medium to coarse tubular pores, friable, non-plastic, non-sticky, few medium roots, diffuse irregular boundary, dry		
@ 1.5' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few fine interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 8' No free groundwater encountered No caving noted		

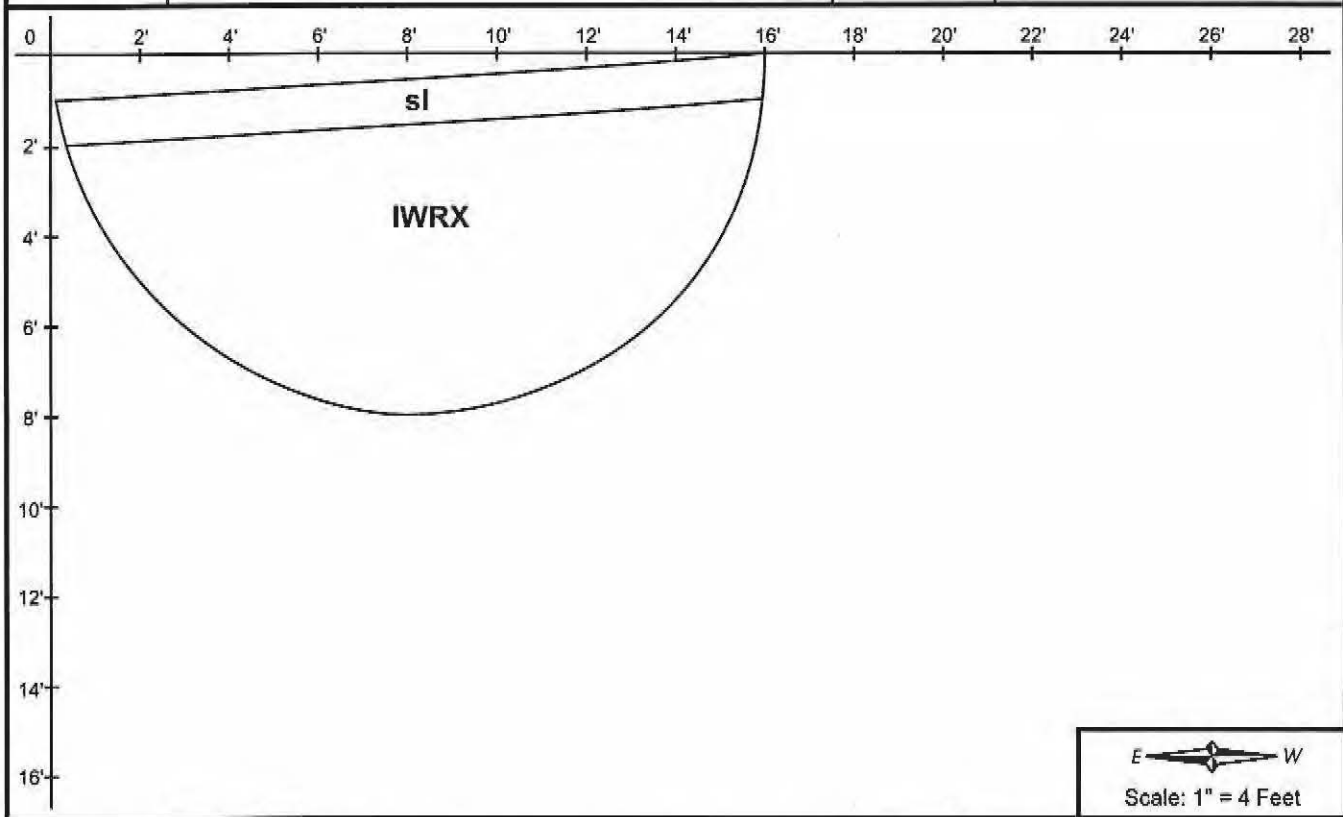


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 9
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71849 / W121.06837	Pit No. TP-7
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 275°	Elevation: ~ 710'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 5% gravel, no redoximorphic features, medium blocky structure, few fine tubular pores, friable, non-plastic, non-sticky, few fine roots, diffuse irregular boundary, dry		
@ 1' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few fine interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 8' No free groundwater encountered No caving noted		

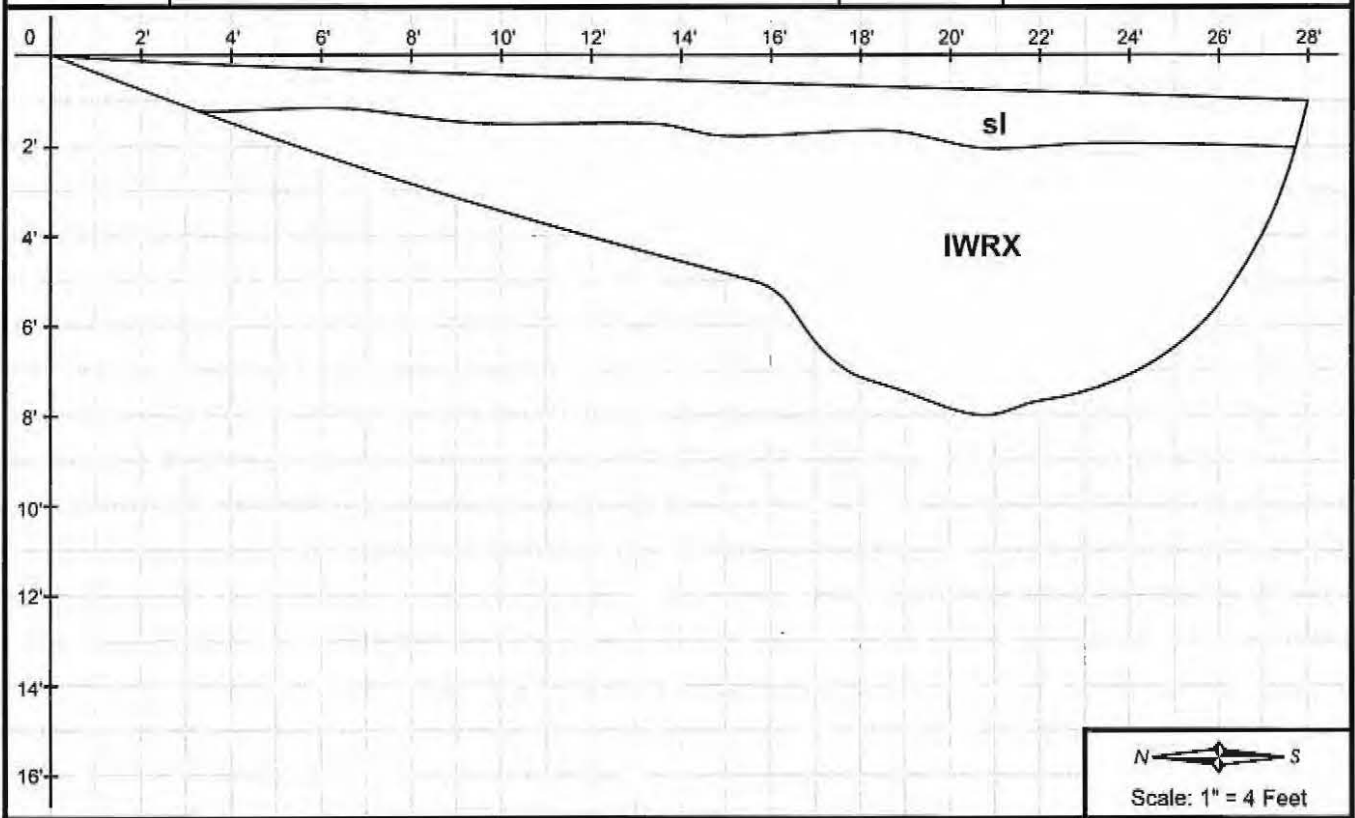


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.

 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 10
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71860 / W121.06758	Pit No. TP-8
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 355°	Elevation: ~ 740'	

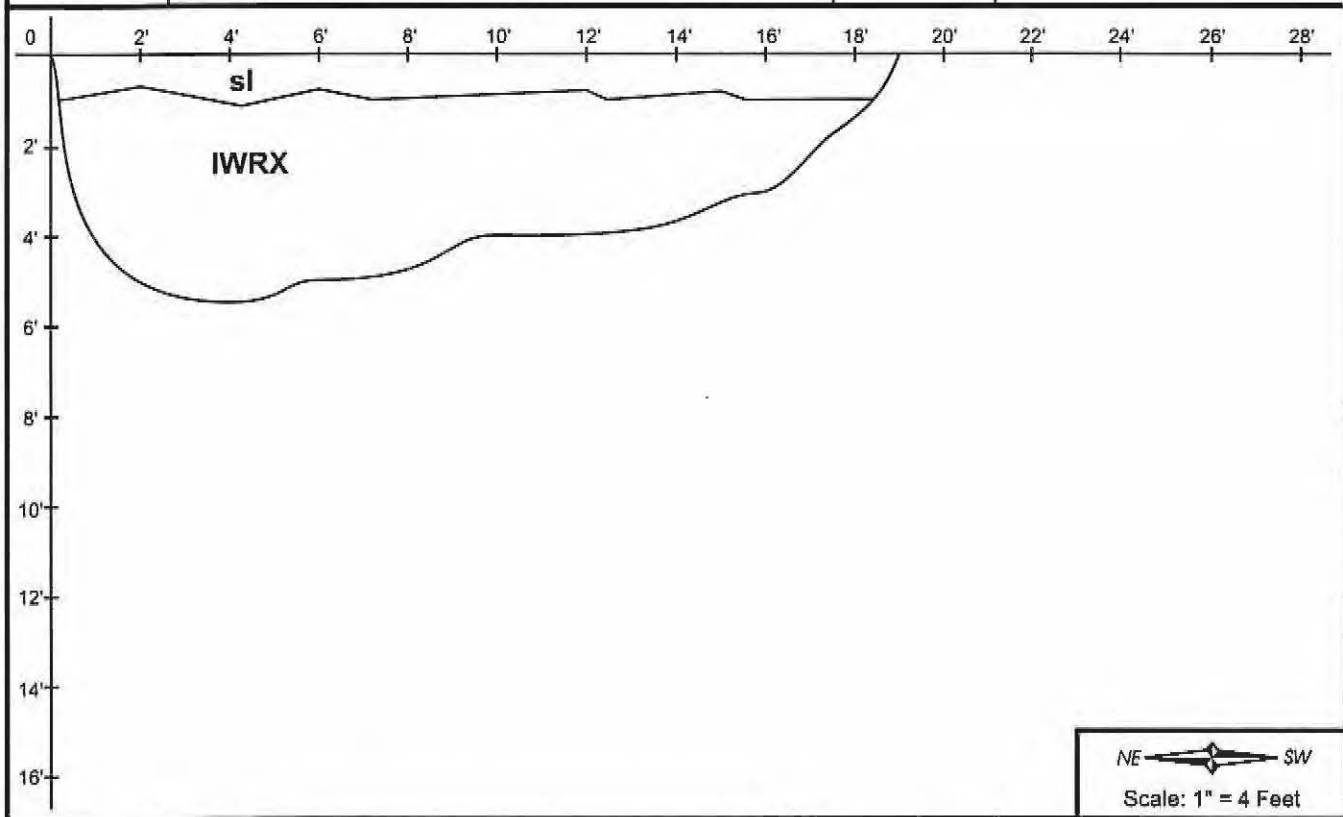
Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 5% gravel, no redoximorphic features, medium blocky structure, few fine tubular pores, friable, non-plastic, non-sticky, few fine roots, diffuse irregular boundary, dry		
@ 1' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few fine interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 8' No free groundwater encountered No caving noted		




Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71974 / W121.06766	Pit No. TP-9
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 60°	Elevation: ~ 723'	

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 20% gravel, 10% cobble, no redoximorphic features, medium blocky structure, common medium tubular pores, very friable, non-plastic, non-sticky, few medium roots, abrupt irregular boundary, dry		
@ 1' - 5.5'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few fine interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 5.5' (practical refusal) No free groundwater encountered No caving noted		

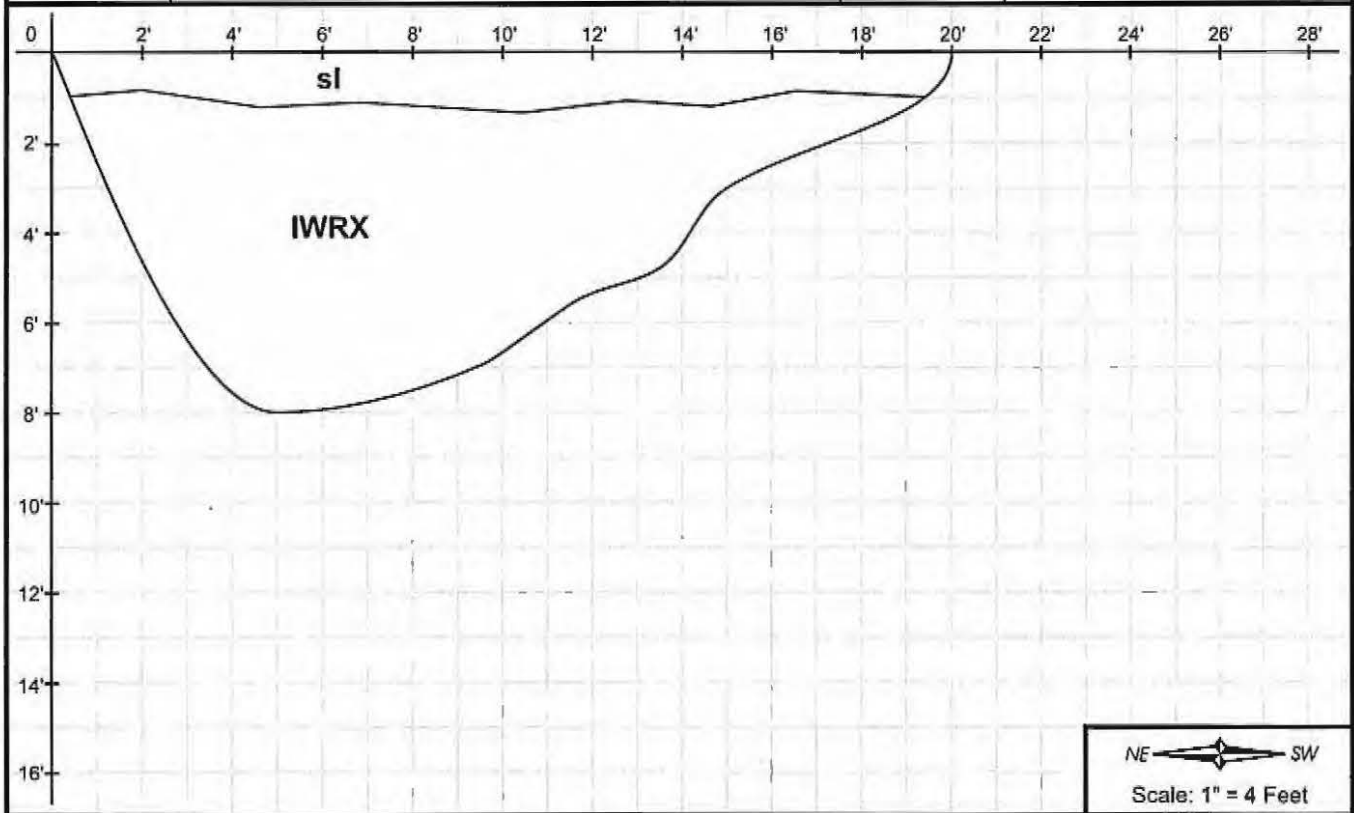


Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.


 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 12
	October 2015		

Logged By: DCS	Date: 17 September 2015	Lat / Lon: N38.71904 / W121.06487	Pit No.
Equipment: John Deere 410 G With 24" Bucket	Pit Orientation: 72°	Elevation: ~ 820'	TP-10

Depth (Feet)	USDA Classification	Sample	Tests & Comments
@ 0 - 1'	Reddish brown (5YR 4/4) SANDY LOAM, (sl) , 10% gravel, no redoximorphic features, medium blocky structure, common medium tubular pores, very friable, non-plastic, non-sticky, common medium roots, abrupt irregular boundary, dry		
@ 1' - 8'	Gray green, INTENSELY WEATHERED ROCK (IWRX) , highly to completely weathered, few red brown and black redoximorphic concentrations on fractures, blocky, few fine interstitial pores, very firm, non-plastic, non-sticky, few medium roots, dry		
	Test pit terminated at 8' No free groundwater encountered No caving noted		



Note: The test pit log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.

 YOUNGDAHL CONSULTING GROUP, INC. <small>GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING</small>	Project No.: E15193.000	EXPLORATORY TEST PIT LOG The Vineyards At El Dorado Hills El Dorado Hills, California	FIGURE 13
	October 2015		

USDA CLASSIFICATION SYSTEM

TEXTURE

s	= sand
sc	= sandy clay
c	= clay
scl	= silty clay loam
ls	= loamy sand
scl	= sandy clay loam
cl	= clay loam
sil	= silty loam
sl	= sandy loam
l	= loam
slc	= silty clay
sl	= silt
DRX	= bedrock
IWRX	= intensely weathered rock
MWRX	= moderately weathered rock
DG	= decomposed granite

ROCK FRAGMENTS

gravel (avg. diameter: 0.078 inches[2mm] to 3 inches)
 cobbels (avg. diameter: 3 inches to 10 inches)
 stones and boulders (avg. diameter: > 10 inches)

COLOR

Color of a moist soil matrix, broken ped face, using
 Munsell Soil Color Chart or other standard soil
 color books.

REDOXYMORPHIC FEATURES

few < 2% common 2-20% many >20%
 RC = Redox concentrations; noted using Munsell chart or other standard soil color books.
 RD = Redox depletions; noted using Munsell chart or other standard soil color books.
 RM = Redox matrices; noted using Munsell chart or other standard soil color books.

STRUCTURE

	<u>granular/platy</u>	<u>blocky/prismatic</u>
fine	<1/8 inch (<2mm)	<3/8 inch (10mm)
medium	1/8-3/16 in (2-5mm)	3/8-3/4 inch (10-20mm)
coarse	>3/16 inch (>5mm)	>3/4 inch (>20mm)

SOIL PORES

fine	<1/8 inch (2mm)
medium	1/8-3/16 inch (2-5mm)
coarse	>3/16 inch (>5mm)
inters	interstitial
tubular	tubular

PLASTICITY

np	non-plastic
sp	slightly plastic
mp	moderately plastic
vp	very plastic

STICKINESS

ns	non-sticky
ss	slightly sticky
ms	moderately sticky
vs	very sticky

CONSISTENCE

l	= loose
vfr	= very friable
fr	= friable
f	= firm
vf	= very firm
ef	= extremely firm

ROOTS

vf	<1/16 inch (1mm)
f	1/16-1/8 inch (1-2mm)
m	1/8-3/16 inch (2-5mm)
c	>3/16 inch (>5mm)

BOUNDARY DISTINCTNESS

a	= abrupt <1 inch
c	= clear 1-2 inches
g	= gradual 2-6 inches
d	= diffuse >6 inches












BOUNDARY TOPOGRAPHY

s	= smooth
w	= wavy
i	= irregular
b	= broken

SOIL GRAIN SIZE

U.S. STANDARD SIEVE	6"	3"	¾"	4	10	40	200		
	BOULDER	COBBLE	GRAVEL		SAND			SILT	CLAY
			COARSE	FINE	COARSE	MEDIUM	FINE		
SOIL GRAIN SIZE IN MILLIMETERS	150	75	19	4.75	2.0	.425	0.075	0.002	

KEY TO TEST DATA

 Standard Penetration test  2.5" O.D. Modified California Sampler  3" O.D. Modified California Sampler  Shelby Tube Sampler  2.5" Hand Driven Liner  Bulk Sample  Water Level At Time Of Drilling  Water Level After Time Of Drilling  Perched Water	 Water Seepage  Moisture Density Test NFWЕ No Free Water Encountered FWE Free Water Encountered REF Sampling Refusal DD Dry Density (pcf) MC Moisture Content (%) LL Liquid Limit PI Plasticity Index PP Pocket Penetrometer UCC Unconfined Compression (ASTM D2166) TVS Pocket Torvane Shear EI Expansion Index (ASTM D4829)
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APPENDIX A
Report of Percolation Tests

REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	
Date of Test:	9/21/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

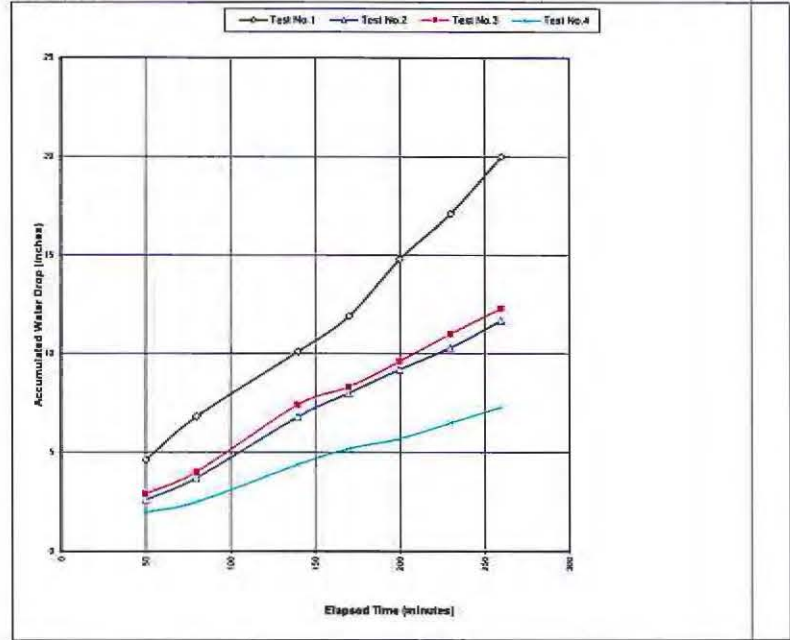
Depth (ft)	SOIL TYPE AND NOTES
Surface	0.0'
0.00	lo
	lo
0.0'	
0.0'	

PERCOLATION DATA

Test No. 1						Test No. 2					
Time			Depth (inch): 24			Time			Depth (inch): 24		
Start	End	Elap.	Start	End	Rate (min/in)	Start	End	Elap.	Start	End	Rate (min/in)
1:10 p	1:40 p	0	9.20	6.70	12	1:10 p	1:40 p	0	10.00	8.60	21
1:43 p	2:13 p	0	9.40	7.40	15	1:43 p	2:13 p	0	9.50	8.60	33
2:14 p	2:44 p	0	7.40	6.20	25	2:14 p	2:44 p	0	8.60	7.80	38
2:45 p	3:15 p	0	6.20	5.30	33	2:45 p	3:15 p	0	7.80	7.20	50
3:17 p	3:47 p	0	9.70	7.60	14	3:17 p	3:47 p	0	7.20	6.50	43
3:48 p	4:18 p	0	7.60	6.40	25	3:48 p	4:18 p	0	6.50	6.00	60
4:18 p	4:48 p	0	6.40	5.60	38	4:18 p	4:48 p	0	6.00	5.40	50
4:48 p	5:18 p	0	5.60	4.90	43	4:48 p	5:18 p	0	5.40	4.80	50
12:00 a		0		0.00		12:00 a		0			
Last Five Averaged: 31						Last Five Averaged: 51					
Test No. 3						Test No. 4					
Time			Depth (inch): 29			Time			Depth (inch): 33		
Start	End	Elap.	Start	End	Rate (min/in)	Start	End	Elap.	Start	End	Rate (min/in)
1:10 p	1:40 p	0	9.30	8.20	27	1:10 p	1:40 p	0	8.80	8.00	38
1:43 p	2:13 p	0	9.30	8.70	50	1:43 p	2:13 p	0	9.00	8.90	300
2:14 p	2:44 p	0	8.70	8.10	50	2:14 p	2:44 p	0	8.90	8.50	75
2:45 p	3:15 p	0	8.10	7.50	50	2:45 p	3:15 p	0	8.50	8.20	100
3:17 p	3:47 p	0	7.50	6.70	38	3:17 p	3:47 p	0	8.20	7.80	75
3:48 p	4:18 p	0	6.70	6.00	43	3:48 p	4:18 p	0	7.80	7.50	100
4:18 p	4:48 p	0	6.00	5.50	60	4:18 p	4:48 p	0	7.50	7.20	100
4:48 p	5:18 p	0	5.50	5.00	60	4:48 p	5:18 p	0	7.20	7.00	150
12:00 a		0				12:00 a		0			
Last Five Averaged: 50						Last Five Averaged: 105					

Average Percolation Rate = 59 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	The Vineyards
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	TP-2
Date of Test:	10/15/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

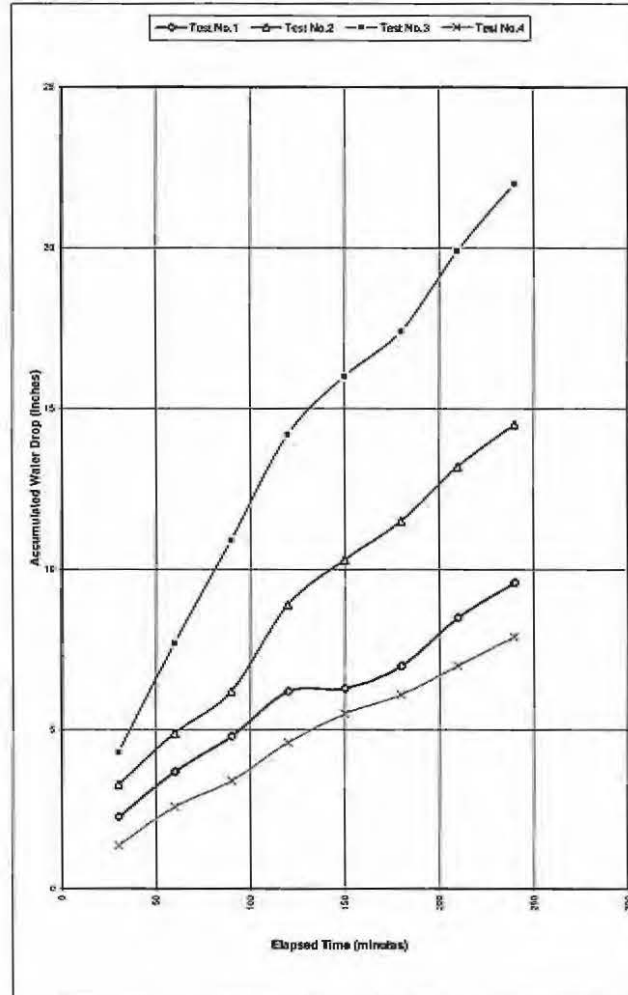
Depth (ft)	SOIL TYPE AND NOTES
Surface	See test pit log for TP-2
to	
to	

PERCOLATION DATA

Test No.1			Depth (inch): 29			Test No.2			Depth (inch): 27								
Time			Readings (in)			Rate			Time			Readings			Rate		
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)	Start	End	(min/in)	Start	End	(min/in)
12:21 p	12:51 p	30	11.20	8.90	13	12:21 p	12:51 p	30	10.80	7.50	9						
12:51 p	1:21 p	60	8.90	7.50	21	12:51 p	1:21 p	60	7.50	5.90	19						
1:21 p	1:51 p	90	7.50	6.40	27	1:21 p	1:51 p	90	5.90	4.60	23						
1:51 p	2:21 p	120	6.40	5.00	21	1:51 p	2:21 p	120	10.00	7.30	11						
2:21 p	2:51 p	150	5.00	4.90	300	2:21 p	2:51 p	150	7.30	5.90	21						
2:51 p	3:21 p	180	4.90	4.20	43	2:51 p	3:21 p	180	5.90	4.70	25						
3:23 p	3:53 p	210	10.10	8.60	20	3:23 p	3:53 p	210	8.20	6.50	18						
3:53 p	4:23 p	240	8.60	7.50	27	3:53 p	4:23 p	240	6.50	5.20	23						
Last Five Averaged:						98			Last Five Averaged:						22		
Test No.3			Depth (inch): 27			Test No.4			Depth (inch): 28								
Time			Readings (in)			Rate			Time			Readings (in)			Rate		
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)	Start	End	(min/in)	Start	End	(min/in)
12:21 p	12:51 p	30	10.00	5.70	7	12:21 p	12:51 p	30	9.10	7.70	21						
12:51 p	1:21 p	60	10.00	6.60	9	12:51 p	1:21 p	60	7.70	6.50	25						
1:21 p	1:51 p	90	10.00	6.80	9	1:21 p	1:51 p	90	9.00	8.20	38						
1:51 p	2:21 p	120	10.00	6.70	9	1:51 p	2:21 p	120	8.20	7.00	25						
2:21 p	2:51 p	150	6.70	4.90	17	2:21 p	2:51 p	150	7.00	6.10	33						
2:51 p	3:21 p	180	4.90	3.50	21	2:51 p	3:21 p	180	6.10	5.50	50						
3:23 p	3:53 p	210	9.20	6.70	12	3:23 p	3:53 p	210	8.40	7.50	33						
3:53 p	4:23 p	240	6.70	4.60	14	3:53 p	4:23 p	240	7.50	6.60	33						
Last Five Averaged:						16			Last Five Averaged:						38		

Average Percolation Rate = 43 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15195.000
Lot No.:	
Date of Test:	9/21/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

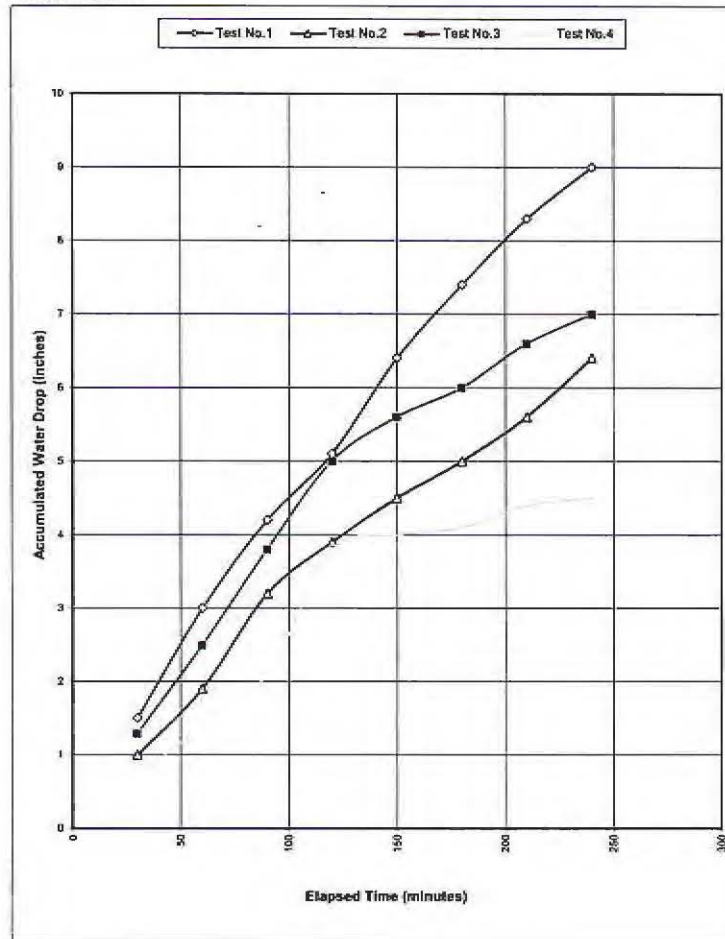
Depth (ft)	SOIL TYPE AND NOTES
Surface	
to	See log for TP-3
to	

PERCOLATION DATA

Test No.1						Test No.2					
Time			Readings (in)			Time			Readings (in)		
Start	End	Elap.	Start	End	Rate (min/in)	Start	End	Elap.	Start	End	Rate (min/in)
11:51 a	12:21 p	30	9.00	7.50	20	11:51 a	12:21 p	30	9.20	8.20	30
12:22 p	12:52 p	60	7.50	6.00	20	12:22 p	12:52 p	60	8.20	7.30	33
12:54 p	1:24 p	90	6.00	4.80	25	12:54 p	1:24 p	90	7.30	6.00	23
1:27 p	1:57 p	120	8.00	7.10	33	1:27 p	1:57 p	120	6.00	5.30	43
1:58 p	2:28 p	150	7.10	5.80	23	1:58 p	2:28 p	150	5.30	4.70	50
2:29 p	2:59 p	180	5.80	4.80	30	2:29 p	2:59 p	180	4.70	4.20	60
2:59 p	3:29 p	210	4.80	3.90	33	2:59 p	3:29 p	210	4.20	3.60	50
3:31 p	4:01 p	240	7.70	7.00	43	3:31 p	4:01 p	240	7.00	6.20	38
Last Five Averaged: 33						Last Five Averaged: 48					
Test No.3						Test No.4					
Time			Readings (in)			Time			Readings (in)		
Start	End	Elap.	Start	End	Rate (min/in)	Start	End	Elap.	Start	End	Rate (min/in)
11:51 a	12:21 p	30	9.80	8.30	23	11:51 a	12:21 p	30	9.00	8.30	43
12:22 p	12:52 p	60	8.30	7.10	25	12:22 p	12:52 p	60	8.30	7.60	43
12:54 p	1:24 p	90	7.10	5.80	23	12:54 p	1:24 p	90	7.60	6.90	43
1:27 p	1:57 p	120	5.80	4.60	25	1:27 p	1:57 p	120	6.90	5.20	18
1:58 p	2:28 p	150	4.60	4.00	50	1:58 p	2:28 p	150	5.20	5.00	150
2:29 p	2:59 p	180	4.00	3.60	75	2:29 p	2:59 p	180	5.00	4.90	300
2:59 p	3:29 p	210	3.60	3.00	50	2:59 p	3:29 p	210	4.90	4.60	100
3:31 p	4:01 p	240	5.60	5.20	75	3:31 p	4:01 p	240	5.00	4.90	300
Last Five Averaged: 55						Last Five Averaged: 174					

Average Percolation Rate = 77 minutes per Inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15195.000
Lot No.:	
Date of Test:	9/18/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

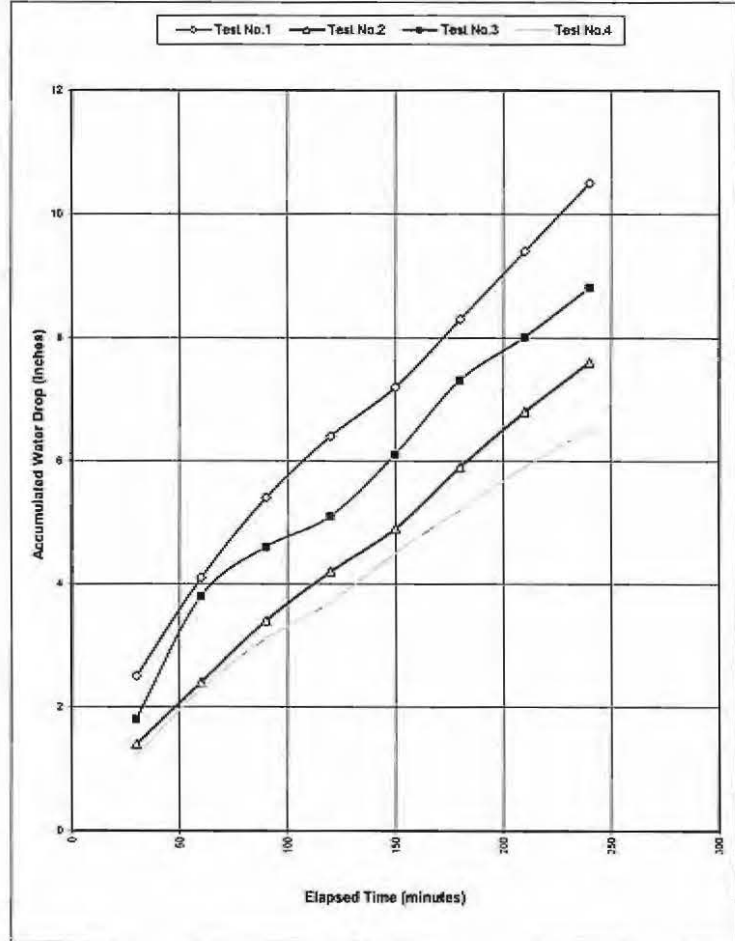
Depth (ft)	SOIL TYPE AND NOTES
Surface	
to	See log for TP-4
to	

PERCOLATION DATA

Test No.1						Test No.2					
Time			Depth (inch): 24		Rate	Time			Depth (inch): 27		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
1:27 p	1:57 p	30	10.10	7.60	12	1:27 p	1:57 p	30	10.40	9.00	21
2:00 p	2:30 p	60	10.00	8.40	19	2:00 p	2:30 p	60	10.00	9.00	30
2:31 p	3:01 p	90	8.40	7.10	23	2:31 p	3:01 p	90	9.00	8.00	30
3:02 p	3:32 p	120	7.10	6.10	30	3:02 p	3:32 p	120	8.00	7.20	38
3:33 p	4:03 p	150	6.10	5.30	38	3:33 p	4:03 p	150	7.20	6.50	43
4:06 p	4:36 p	180	10.00	8.90	27	4:06 p	4:36 p	180	10.00	9.00	30
4:37 p	5:07 p	210	8.90	7.60	27	4:37 p	5:07 p	210	9.00	8.10	33
5:08 p	5:38 p	240	7.80	6.70	27	5:08 p	5:38 p	240	8.10	7.30	38
Last Five Averaged:					30	Last Five Averaged:					36
Test No.3						Test No.4					
Time			Depth (inch): 28		Rate	Time			Depth (inch): 28		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
1:27 p	1:57 p	30	9.80	8.00	17	1:27 p	1:57 p	30	9.60	8.40	25
2:00 p	2:30 p	60	10.00	8.00	15	2:00 p	2:30 p	60	10.00	8.90	27
2:31 p	3:01 p	90	8.00	7.20	38	2:31 p	3:01 p	90	8.90	8.10	38
3:02 p	3:32 p	120	7.20	6.70	60	3:02 p	3:32 p	120	8.10	7.50	50
3:33 p	4:03 p	150	6.70	5.70	30	3:33 p	4:03 p	150	7.50	6.70	38
4:06 p	4:36 p	180	10.00	8.80	25	4:06 p	4:36 p	180	10.00	9.30	43
4:37 p	5:07 p	210	8.80	8.10	43	4:37 p	5:07 p	210	9.30	8.60	43
5:08 p	5:38 p	240	8.10	7.30	38	5:08 p	5:38 p	240	8.60	8.00	50
Last Five Averaged:					39	Last Five Averaged:					45

Average Percolation Rate = 37 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15195.000
Lot No.:	
Date of Test:	9/21/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

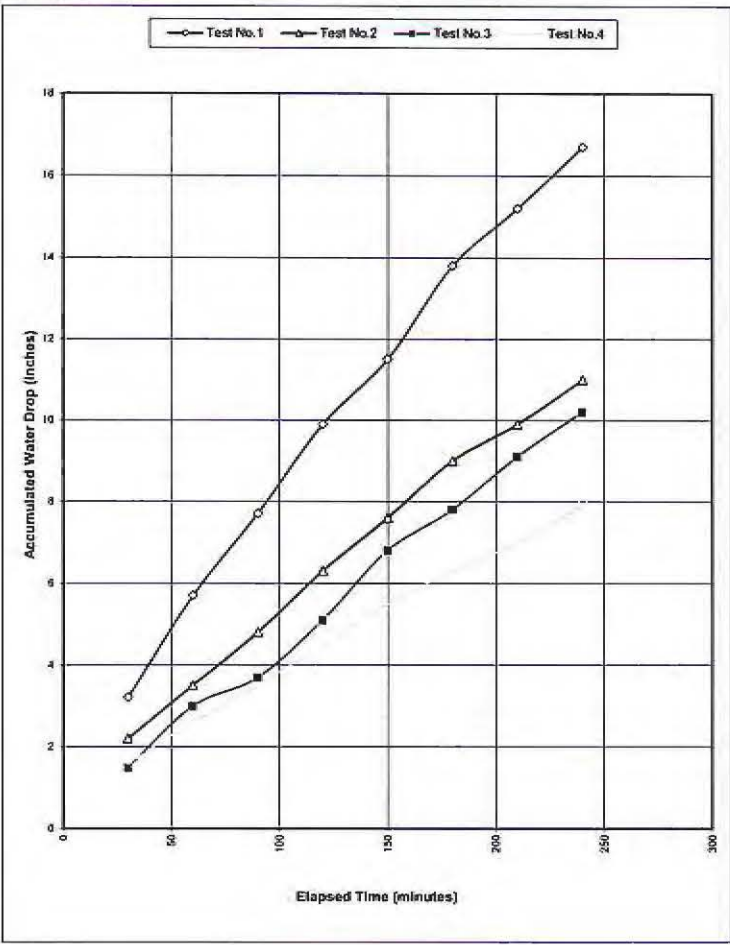
Depth (ft)	SOIL TYPE AND NOTES
Surface	
to	See log for TP-5
to	

PERCOLATION DATA

Test No.1			Depth (inch): 24			Test No.2			Depth (inch): 24														
Time			Readings (in)			Rate			Time			Readings			Rate								
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	Elap.						
11:39 a	12:09 p	30	10.00	6.80	9	11:39 a	12:09 p	30	6.50	4.30	14												
12:10 p	12:40 p	60	6.80	4.30	12	12:10 p	12:40 p	60	4.30	3.00	23												
12:43 p	1:13 p	90	8.70	6.70	15	12:43 p	1:13 p	90	6.00	4.70	23												
1:14 p	1:44 p	120	6.70	4.50	14	1:14 p	1:44 p	120	4.70	3.20	20												
1:49 p	2:19 p	150	8.20	6.60	19	1:49 p	2:19 p	150	5.80	4.50	23												
2:20 p	2:50 p	180	6.60	4.30	13	2:20 p	2:50 p	180	4.50	3.10	21												
2:50 p	3:20 p	210	4.30	2.90	21	2:50 p	3:20 p	210	3.10	2.20	33												
3:22 p	3:52 p	240	8.30	6.80	20	3:22 p	3:52 p	240	5.70	4.60	27												
Last Five Averaged:						17						Last Five Averaged:						25					
Test No.3			Depth (inch): 25			Test No.4			Depth (inch): 25														
Time			Readings			Rate			Time			Readings (in)			Rate								
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	Elap.						
11:39 a	12:09 p	30	7.70	6.20	20	11:39 a	12:09 p	30	7.60	6.00	19												
12:10 p	12:40 p	60	6.20	4.70	20	12:10 p	12:40 p	60	6.00	5.00	30												
12:43 p	1:13 p	90	6.20	5.50	43	12:43 p	1:13 p	90	6.00	5.10	33												
1:14 p	1:44 p	120	5.50	4.10	21	1:14 p	1:44 p	120	5.10	4.10	30												
1:49 p	2:19 p	150	7.60	5.90	18	1:49 p	2:19 p	150	7.40	6.40	30												
2:20 p	2:50 p	180	5.90	4.90	30	2:20 p	2:50 p	180	6.40	5.60	38												
2:50 p	3:20 p	210	4.90	3.60	23	2:50 p	3:20 p	210	5.60	4.90	43												
3:22 p	3:52 p	240	6.30	5.20	27	3:22 p	3:52 p	240	6.60	5.70	33												
Last Five Averaged:						24						Last Five Averaged:						35					

Average Percolation Rate = 25 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	
Date of Test:	9/21/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

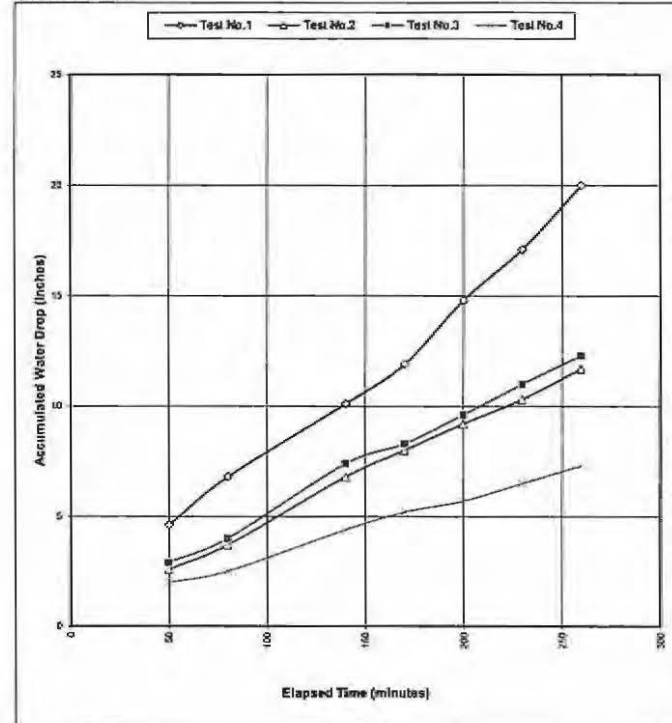
Depth (ft)	SOIL TYPE AND NOTES
Surface to 0.0'	
0.00 to 1.0	See log for TP-6
0.0'	
0.0'	

PERCOLATION DATA

Test No.1			Depth (inch): 26			Test No.2			Depth (inch): 24		
Time			Readings (in)		Rate	Time			Readings		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
11:36 a	12:06 p	0	8.30	5.50	11	11:36 a	12:06 p	0	8.70	6.40	13
12:17 p	1:07 p	0	8.00	4.90	16	12:17 p	1:07 p	0	8.20	5.80	21
1:10 p	1:40 p	0	8.10	6.10	15	1:10 p	1:40 p	0	7.50	6.30	25
1:40 p	2:40 p	0	6.10	3.00	19	1:40 p	2:40 p	0	6.30	4.00	26
2:40 p	3:10 p	0	8.80	6.80	15	2:40 p	3:10 p	0	9.20	7.60	19
3:12 p	3:42 p	0	6.80	4.50	13	3:12 p	3:42 p	0	7.60	6.30	23
3:42 p	4:12 p	0	4.50	3.30	25	3:42 p	4:12 p	0	6.30	5.40	33
		0						0			
12:00 a		0		0.00		12:00 a		0			
Last Five Averaged:			18			Last Five Averaged:			25		
Test No.3			Depth (inch): 26			Test No.4			Depth (inch): 28		
Time			Readings (in)		Rate	Time			Readings (in)		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
11:36 a	12:06 p	0	8.40	5.50	10	11:36 a	12:06 p	0	7.50	5.50	15
12:17 p	1:07 p	0	7.10	4.50	19	12:17 p	1:07 p	0	5.80	4.30	33
1:10 p	1:40 p	0	7.60	6.00	19	1:10 p	1:40 p	0	5.80	5.10	43
1:40 p	2:40 p	0	6.00	2.40	17	1:40 p	2:40 p	0	5.10	2.80	26
2:40 p	3:10 p	0	8.30	6.80	20	2:40 p	3:10 p	0	7.50	6.50	30
3:12 p	3:42 p	0	6.80	5.50	23	3:12 p	3:42 p	0	6.50	5.40	27
3:42 p	4:12 p	0	5.50	3.80	18	3:42 p	4:12 p	0	5.40	4.50	33
		0						0			
12:00 a		0				12:00 a		0			
Last Five Averaged:			19			Last Five Averaged:			29		

Average Percolation Rate = 23 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	Vineyards at El Dorado Hills
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	
Date of Test:	9/21/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

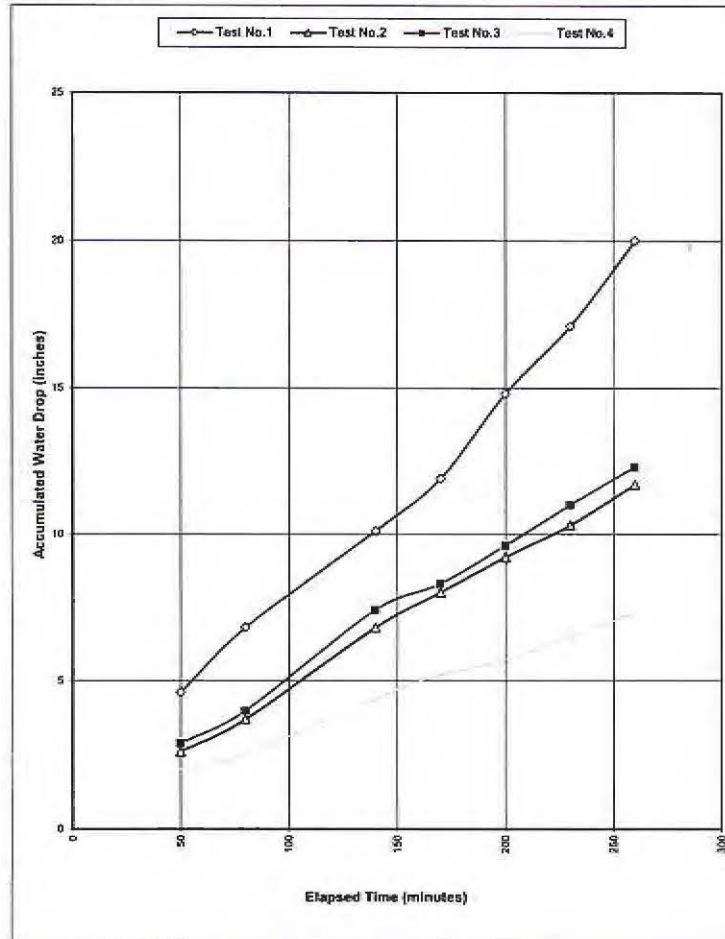
Depth (ft)	SOIL TYPE AND NOTES
Surface	
to	See log for TP-8
to	

PERCOLATION DATA

Test No.1			Depth (inch): 26			Test No.2			Depth (inch): 24		
Time			Readings (in)		Rate	Time			Readings		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
12:10 p	1:00 p	50	8.30	3.70	11	12:10 p	1:00 p	50	9.40	6.80	19
1:00 p	1:30 p	80	7.30	5.10	14	1:00 p	1:30 p	80	7.50	6.40	27
1:30 p	2:30 p	140	5.10	1.80	18	1:30 p	2:30 p	140	6.40	3.30	19
2:39 p	3:09 p	170	8.50	6.70	17	2:39 p	3:09 p	170	9.40	8.20	25
3:09 p	3:39 p	200	6.70	3.80	10	3:09 p	3:39 p	200	8.20	7.00	25
3:39 p	4:09 p	230	10.00	7.70	13	3:39 p	4:09 p	230	7.00	5.90	27
4:10 p	4:40 p	260	7.70	4.80	10	4:10 p	4:40 p	260	5.90	4.50	21
Last Five Averaged: 13						Last Five Averaged: 25					
Test No.3			Depth (inch): 26			Test No.4			Depth (inch): 28		
Time			Readings		Rate	Time			Readings (in)		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
12:10 p	1:00 p	50	8.00	5.10	17	12:10 p	1:00 p	50	10.10	8.10	25
1:00 p	1:30 p	80	7.00	5.90	27	1:00 p	1:30 p	80	8.50	8.00	60
1:30 p	2:30 p	140	5.90	2.50	18	1:30 p	2:30 p	140	8.00	6.10	32
2:39 p	3:09 p	170	6.70	5.80	33	2:39 p	3:09 p	170	9.20	8.40	38
3:09 p	3:39 p	200	5.80	4.50	23	3:09 p	3:39 p	200	8.40	7.90	60
3:39 p	4:09 p	230	7.90	6.50	21	3:39 p	4:09 p	230	7.90	7.10	38
4:10 p	4:40 p	260	6.50	5.20	23	4:10 p	4:40 p	260	7.10	6.30	38
Last Five Averaged: 25						Last Five Averaged: 43					

Average Percolation Rate = 26 minutes per inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	The Vineyards
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	
Date of Test:	10/16/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

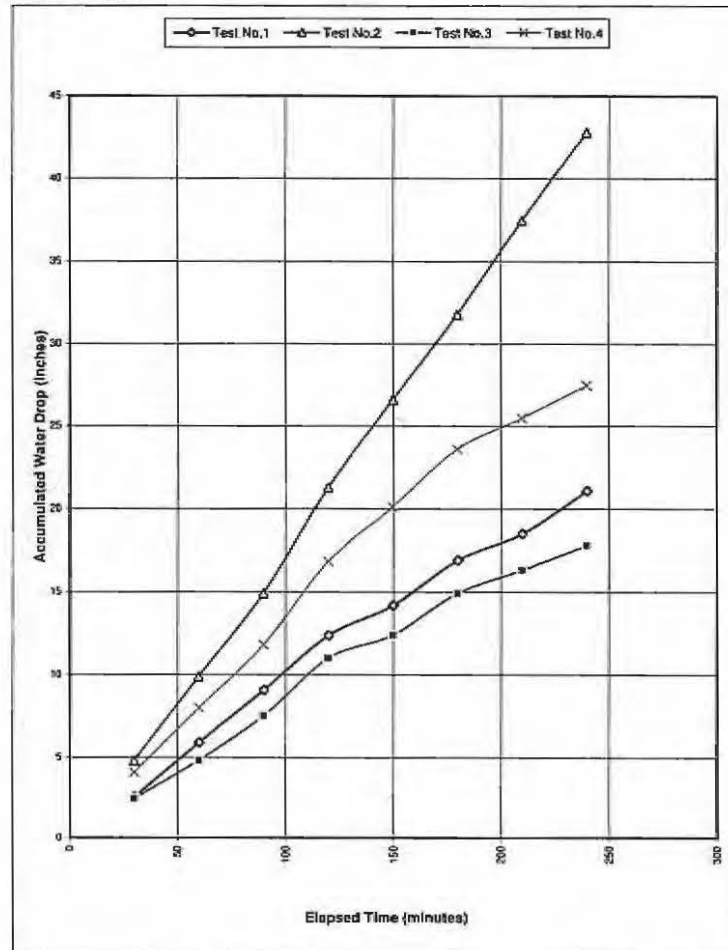
Depth (ft)	SOIL TYPE AND NOTES
Surface	See test pit log for TP-9
to	
to	

PERCOLATION DATA

Test No.1			Depth (inch): 25			Test No.2			Depth (inch): 30		
Time			Readings (in)		Rate	Time			Readings		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
10:18 a	10:48 a	30	7.80	5.20	12	10:18 a	10:48 a	30	7.30	2.50	6
10:49 a	11:19 a	60	8.70	5.40	9	10:49 a	11:19 a	60	7.80	2.70	6
11:20 a	11:50 a	90	9.20	6.00	9	11:20 a	11:50 a	90	7.70	2.70	6
1:09 p	1:39 p	120	8.60	5.30	9	1:09 p	1:39 p	120	9.10	2.70	5
1:40 p	2:10 p	150	5.30	3.50	17	1:40 p	2:10 p	150	8.00	2.70	6
2:12 p	2:42 p	180	8.00	5.30	11	2:12 p	2:42 p	180	8.00	2.80	6
2:42 p	3:12 p	210	5.30	3.70	19	2:42 p	3:12 p	210	8.70	3.00	5
3:12 p	3:42 p	240	8.00	5.40	12	3:12 p	3:42 p	240	8.00	2.70	6
Last Five Averaged:					13	Last Five Averaged:					5
Test No.3			Depth (inch): 24			Test No.4			Depth (inch): 36		
Time			Readings		Rate	Time			Readings (in)		Rate
Start	End	Elap.	Start	End	(min/in)	Start	End	Elap.	Start	End	(min/in)
10:18 a	10:48 a	30	8.10	5.60	12	10:18 a	10:48 a	30	8.60	4.50	7
10:49 a	11:19 a	60	8.40	6.10	13	10:49 a	11:19 a	60	9.10	5.20	8
11:20 a	11:50 a	90	8.90	6.20	11	11:20 a	11:50 a	90	9.50	5.70	8
1:09 p	1:39 p	120	9.60	6.10	9	1:09 p	1:39 p	120	10.80	5.80	6
1:40 p	2:10 p	150	6.10	4.70	21	1:40 p	2:10 p	150	9.00	5.70	9
2:12 p	2:42 p	180	9.00	6.50	12	2:12 p	2:42 p	180	10.00	6.50	9
2:42 p	3:12 p	210	6.50	5.10	21	2:42 p	3:12 p	210	6.50	4.60	16
3:12 p	3:42 p	240	5.10	3.60	20	3:12 p	3:42 p	240	4.60	2.60	15
Last Five Averaged:					17	Last Five Averaged:					11

Average Percolation Rate = 12 minutes per Inch

DATA GRAPH



REPORT OF PERCOLATION TEST

PROPERTY INFORMATION

Project Name:	The Vineyards
Project Location:	El Dorado Hills
Project No.:	E15193.000
Lot No.:	
Date of Test:	10/16/2015
A.P.N.:	
Phase No.:	

SOIL PROFILE

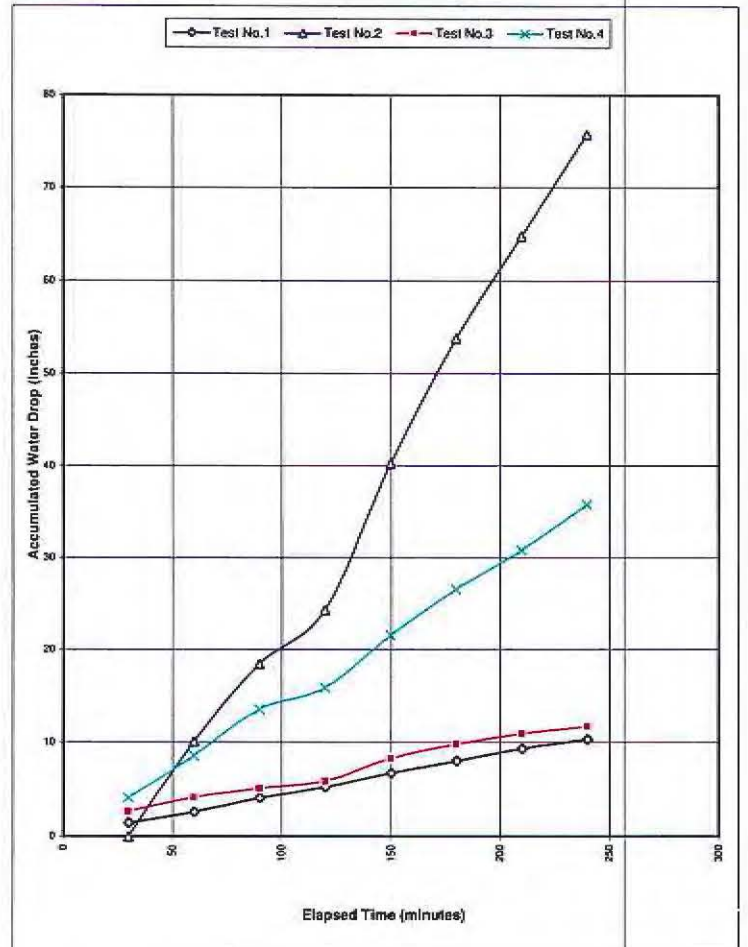
Depth (ft)	SOIL TYPE AND NOTES
Surface	See test pit log for TP-10
10	
10	

PERCOLATION DATA

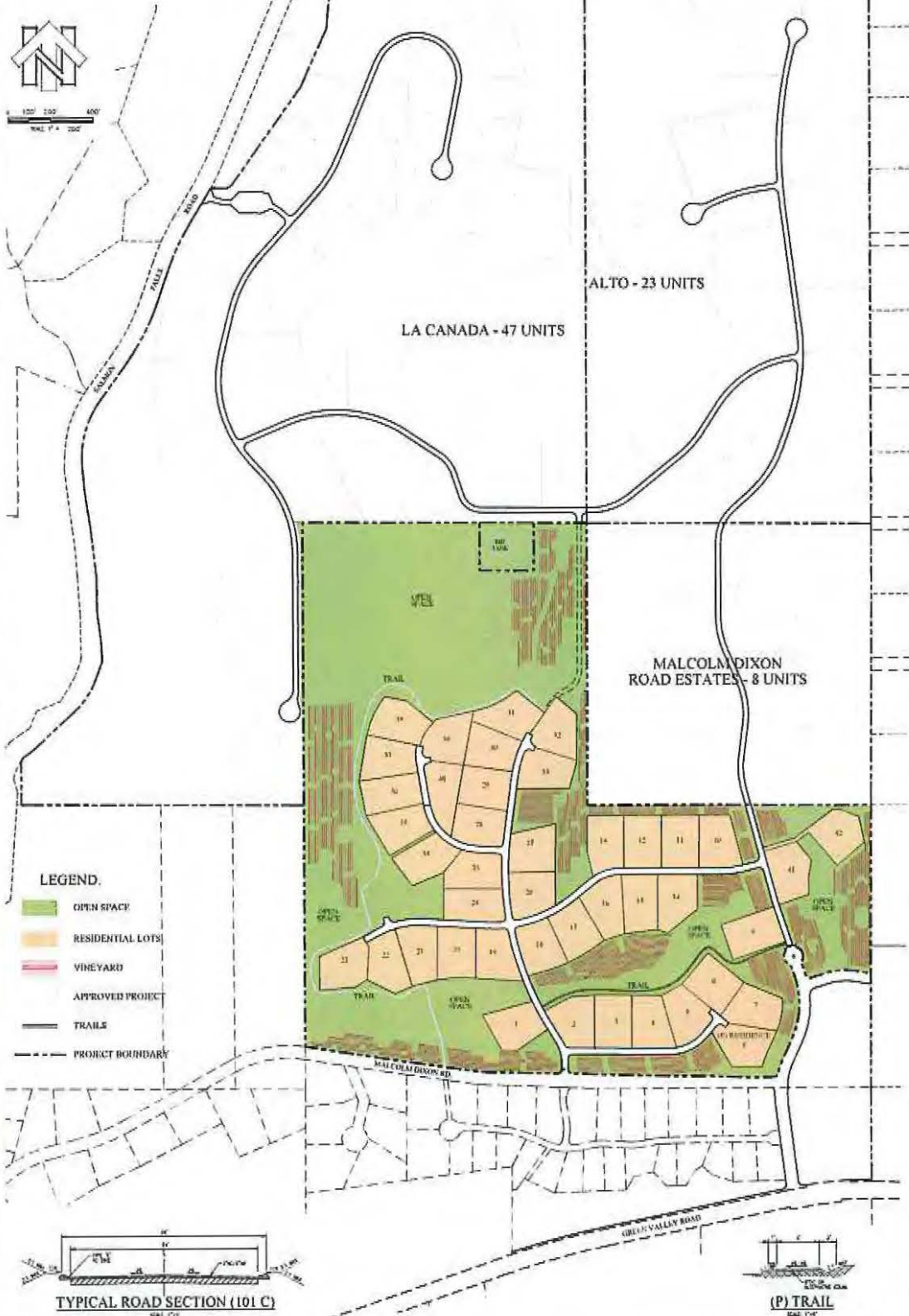
Test No.1						Test No.2					
Time			Depth (inch):		Rate (min/in)	Time			Depth (inch):		Rate (min/in)
Start	End	Elap.	Start	End		Start	End	Elap.	Start	End	
10:08 a	10:38 a	30	5.30	3.90	21	10:08 a	10:38 a	30			#DIV/0!
10:38 a	11:08 a	60	5.50	4.40	27	10:38 a	11:08 a	60	10.10		3
11:10 a	11:40 a	90	6.40	4.90	20	11:10 a	11:40 a	90	8.40		4
11:41 a	12:11 p	120	4.90	3.70	25	11:41 a	12:11 p	120	5.80		5
12:57 p	1:27 p	150	7.00	5.50	20	12:57 p	1:27 p	150	16.00		2
1:28 p	1:58 p	180	5.50	4.20	23	1:28 p	1:58 p	180	13.50		2
1:59 p	2:29 p	210	4.20	2.90	23	1:59 p	2:29 p	210	11.00		3
2:31 p	3:01 p	240	5.60	4.60	30	2:31 p	3:01 p	240	11.00		3
Last Five Averaged:					24	Last Five Averaged:					3
Test No.3						Test No.4					
Time			Depth (inch):		Rate (min/in)	Time			Depth (inch):		Rate (min/in)
Start	End	Elap.	Start	End		Start	End	Elap.	Start	End	
10:08 a	10:38 a	30	8.60	6.00	12	10:08 a	10:38 a	30	8.00	3.90	7
10:38 a	11:08 a	60	7.00	5.50	20	10:38 a	11:08 a	60	8.90	4.40	7
11:10 a	11:40 a	90	5.50	4.50	30	11:10 a	11:40 a	90	9.50	4.50	6
11:41 a	12:11 p	120	4.50	3.70	38	11:41 a	12:11 p	120	5.50	3.20	13
12:57 p	1:27 p	150	8.80	6.40	13	12:57 p	1:27 p	150	10.50	4.80	5
1:28 p	1:58 p	180	6.40	4.90	20	1:28 p	1:58 p	180	9.50	4.50	6
1:59 p	2:29 p	210	4.90	3.80	27	1:59 p	2:29 p	210	8.90	4.60	7
2:31 p	3:01 p	240	3.80	3.00	38	2:31 p	3:01 p	240	9.80	4.80	6
Last Five Averaged:					27	Last Five Averaged:					7

Average Percolation Rate = 15 minutes per inch

DATA GRAPH



VINEYARDS AT EL DORADO HILLS
 SITE PLAN EXHIBIT
 EL DORADO HILLS, CALIFORNIA
 FEBRUARY 2018



C:\Users\eric\Documents_VINEYARDS\AUTOCAD\EXHIBITS\EXHIBIT H - CONCEPTUAL SITE PLAN.dwg, 2/22/2018 4:46:49 PM, mca, 1:2, 12964

APPROVED

EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE February 25, 2020

EXHIBIT H - CONCEPTUAL SITE PLAN

BY *Tiffany Schmid/dre*
 EXECUTIVE SECRETARY



El Dorado Irrigation District

Letter No.: EEO 2016-0308

March 21, 2016

Martin Boone
Omni Financial
1260 41st Avenue, Suite O
Capitola, CA 95010

Subject: Facility Improvement Letter (FIL), Vineyards -**Annexation**
Assessor's Parcel No. 126-100-24 (Outside)

Dear Mr. Boone:

This letter is in response to your request dated February 4, 2016 and is valid for a period of three years. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new FIL 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 is a 42-lot residential subdivision on 113.11 acres. Water service and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained.

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

As of January 1, 2015, there were approximately 5,094 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 44 EDUs of water supply.

Water Facilities

The Salmon Falls Tank and an 18-inch water line are located in the northern portion of this project. An 8-inch water line is located south of the property to be developed in Alta Vista Court. A 12-inch water line is located in Green Valley Road. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure.

The hydraulic grade line for the Salmon Falls Tank and associated 18-inch water line is 800 feet above mean sea level at static conditions. In order to provide fire flow and domestic service from this tank, a new booster pump station would be required near the tank site. Any adjacent lands that would need to be served by the pump station must be identified and included in the sizing of the station.

EXHIBIT I - EL DORADO IRRIGATION DISTRICT FACILITY IMPROVEMENT LETTER

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 25, 2016
BY Tiffany Schmid/dre
EXECUTIVE SECRETARY

VIA FIRST-CLASS MAIL

The hydraulic grade line of the 8-inch water line in Alta Vista Court is 886 feet above mean sea level at static conditions and 816 feet above mean sea level during fire flow and maximum day demands. This water line as it is currently configured is not able to serve the development without additional connections and looping.

As stated above, these facilities have different hydraulic grade lines that will need to be evaluated in the FPR. The flow and pressures predicted above were developed using a computer model and is not an actual field flow test.

Sewer Facilities

The project, as proposed, would be served by individual septic systems permitted by the County. District sewer service is not being requested.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under "content" in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water 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 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 improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for any pre-existing facilities located on or near the property subject to this FIL, any existing 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 off-site and on-site 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 waste water 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.

Annexation

The applicant is charged for all costs associated with the annexation process. On January 25, 2016 the District's Board of Directors conditionally approved the annexation of the subject property (formally known as Diamante Estates). The Local Agency Formation Commission (LAFCO) conditionally approved the annexation on August 27, 2014. The United States Bureau of Reclamation is currently reviewing the annexation package. The annexation process is not complete as of the date of this letter.

Summary

Service to this proposed development is contingent upon the following:

- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission;
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation);
- Inclusion of lands into the District's service area from the United States Department of the Interior Bureau of Reclamation (Contact Development Services for more information);
- 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 a Facility Plan Report by the District;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and,
- 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,



Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map
FPR guidelines and transmittal

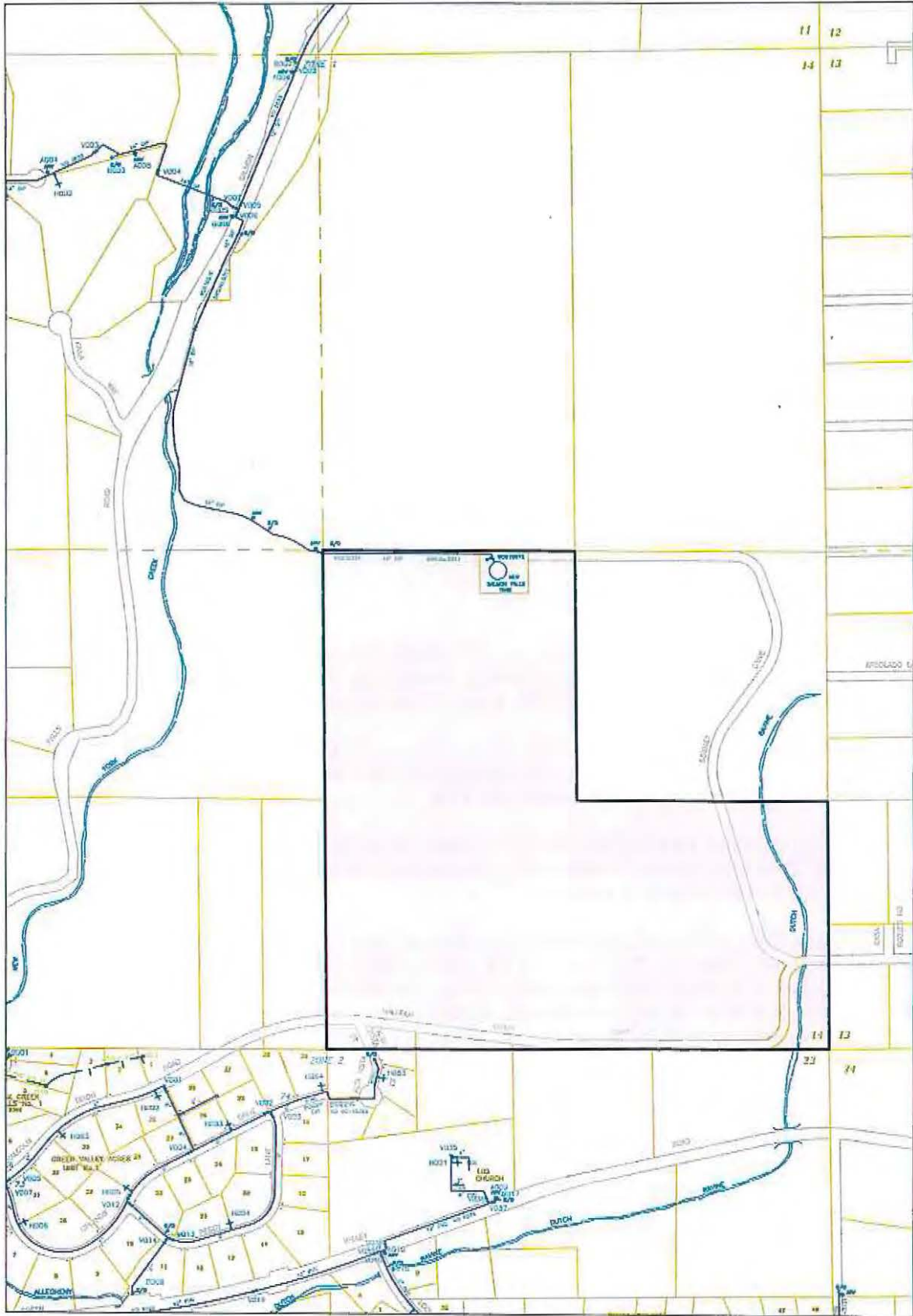
~~cc-w/ System-Map:~~

Marshall Cox – Fire Marshal
El Dorado Hills Fire Department
Via email - mcox@edhfire.com

Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us

Olga Sciorelli
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

José C. Henriquez, Executive Officer
El Dorado County LAFCO
550 Main Street, Suite E
Placerville, CA 95667



El Dorado Irrigation District
System Map

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

- WATERLINE
- SEWERLINE

DATE: March 18, 2016

Vineyard at El Dorado Hills—Annexation

APN: 126-100-24



Scale: 1" = 500'



ENGINEERING FACILITY PLAN REPORT (FPR) GUIDELINES

PURPOSE

The District requires the submittal of an engineering Facility Plan Report (FPR) for the extension of District facilities for subdivisions, commercial projects and industrial developments. The purpose of the report is to establish an understanding between the developer and the District on what system improvements the developer must construct prior to receiving service. This will help avoid misunderstandings and costly revisions in the plan review process, and will help the developer determine the costs that will be incurred for water and wastewater service.

For most development projects, the FPR includes a detailed analysis of all proposed water, sewer and recycled water facilities. However, a Master Plan FPR is often appropriate for large, multi-phased developments. Master Plan FPRs focus on major trunk sewers and water transmission facilities and do not include minor subdivision and collection facilities. One or more subsequent detailed FPRs would be required after the overall master plan has been approved.

PROCEDURE

1. The developer's engineer will submit a packet containing a completed EID FPR Transmittal Form (template attached), two copies of a Draft FPR, an additional electronic copy (pdf format) of the report on CD, and a deposit of \$2,000.00, to an EID Development Services Section representative.

All FPRs must be bound and conform to the outline describe in the FPR CONTENT section of this document. If the project is to be constructed in phases, the number of parcels and the number of EDUs for each phase must be indicated in the FPR.

2. An initial screening for completeness will be conducted by the Development Engineer. If the report is found to be unacceptable because it is not substantially complete, it will be returned to the developer's engineer without a review.
3. Complete FPRs will be reviewed by the Development Engineer **within approximately six weeks** and returned with comments, if necessary. If there are no comments, the Final FPR will be approved and returned to the engineer along with a review letter. The FPR must be approved prior to the first submittal of facility improvement plans for District review. Any re-submittal of an FPR must contain two hardcopies and one .pdf electronic copy of the revised report and also include a copy of the previous review letter(s) in the FPR appendix.
4. After approval of the FPR, the developer's engineer may submit the facility improvement plans for review. If significant changes are required to the improvement plans during the review process, which affect the Final FPR, such changes must be reflected in an addendum to the Final FPR.

Any questions regarding FPRs or facility improvement plan reviews should be directed to the District's Development Engineer.

EXPIRATION

The approved FPR is valid for two years from the date of approval.



FPR CONTENT

The complexity of the report will depend upon the size of the project, the number of phases and the extent of improvements that are required. The report must conform to the following outline, which is based on Section 2 of the District's Water Design and Construction Standards (Design Standards). All FPR's will be bound and, at a *minimum*, include:

Section I – General

- Completed EID FPR Transmittal Form (A hardcopy is attached, and electronic copies are available on request. Please use this form as a master for future transmittals.)
- Cover page containing the project name; the name, address and telephone number of the engineer and owner/developer; the date of submittal and the Assessor's Parcel Number(s)
- Introduction
- Background including:
 - a. Statement of whether or not the property is within the District's service area boundary
 - b. Existing County zoning designation(s)
 - c. Identification of the CEQA document prepared for the project and a statement regarding whether the entire project, including offsite water and/or sewer lines, are addressed
- Project description
- Vicinity map
- Project phasing (if applicable)
- A general project boundary map, showing adjacent developments and their existing or proposed EDU's
- Description of adjacent developments impacting or having the potential to impact this project
- Typical street cross section showing all utilities and separations

Section II – Water

- Contour map showing the location and size of all water facilities, including pressure reducing stations and pump stations (if applicable)
- Contour map showing proposed pressure zone boundaries (if applicable)
- Proposed source(s) of water (existing District facilities, individual wells)
- Description of water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Description of any storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node

Section III – Sewer

- Proposed sewage treatment location (such as El Dorado Hills WWTP, Deer Creek WWTP, Camino Heights)
- Description of average dry weather flow (ADWF) sewage generation, based upon the equivalent dwelling unit (EDU) concept; and peak wet weather flow (PWWF) sewage generation, based upon criteria as provided in the Design Standards
- Contour map showing all sewer facilities, including the size and slope of sewer mains, the location of sewage lift stations, pumped lots and offsite contributions (if applicable)
- Description of sewage lift station facilities, including capacity and head, and any proposed individual hours pump installations (if applicable)
- Table showing proposed sewer hydraulics, such as capacities, flows, velocities, depth of flow



Section IV – Recycled Water

- Contour map showing the location and size of all reclaim water facilities, including pressure reducing stations and pump stations (if applicable)
- Proposed source(s) of water (such as existing District facilities, irrigation wells)
- Description of reclaimed water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Descriptions of any reclaimed water storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node
- Preliminary irrigation plan

Appendix

- Copy of Facility Improvement Letter(s)
- Letter from appropriate Fire Department stating required fire flow and duration for the project
- Copy of the tentative map (if applicable)
- Copy of pertinent calculations and hydraulic modeling analysis
- Water, sewer and recycled water exhibits



Facility Plan Report (FPR) Transmittal Form

Submittal Requirements: Two (2) copies of Facility Plan Report (FPR) and one (1) electronic copy in pdf format and a \$2,000 deposit must be submitted along with this completed Transmittal Form.

Project Name: _____

Contact Person: _____

Address: _____

Telephone Number: _____ FAX Number: _____

1. Assessor's Parcel No(s): _____

2. Location: _____

3. This development will be constructed in _____ phases.

4. The property requires Annexation to EID _____ Yes, _____ No.

5. The total acreage of the development is _____ acres.

6. The number of parcels proposed is _____.

7. The number of water EDU's requested is _____.

8. The number of sewer EDU's requested is _____.

9. The estimated maximum day water demand is _____ gpm and peak hour demand of _____ gpm.

10. The fire flow requirement is _____ gpm for _____ hours duration at _____ psi.

11. Pressure reducing stations are required? _____ Yes, _____ No.

12. The estimated average dry weather sewer flow is _____ gpm.

13. The estimated peak wet weather sewer flow is _____ gpm.

14. Recycled water proposed for irrigation _____ Yes, _____ No. Number of EDU's _____.

15. Estimated maximum day recycled demand is _____ gpm and peak hour demand of _____ gpm.

16. The engineer's cost estimates for all facilities to be built is attached _____ Yes, _____ No.

17. Are any lift stations, pump stations or water tanks proposed? If so provide the following for each:

latitude: _____ longitude: _____ elevation: _____

Exceptions: _____

FPR submitted by:

Final FPR approved by:

Developer's Engineer

EID Development Engineer

RCE# _____

RCE# _____

Date _____

Date _____

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Vineyards at El Dorado Hills Project (Project). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR, some of which were revised after the Draft EIR were prepared. These revisions are shown in Chapter 3.0 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the Project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

IMPLEMENTATION AND MONITORING RESPONSIBILITIES

The County of El Dorado will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project. The El Dorado County Planning Services department, through the Director of Planning (Director), and his/her duly appointed subordinates shall have the primary responsibility for implementation, compliance, and enforcement of this MMRP. If the Director finds that there is reasonable cause to believe that non-compliance with this Program exists, he or she shall take such measures as necessary or expedient, pursuant to existing enforcement provisions of the El Dorado County Code, to enforce and secure compliance with the provisions of this Program.

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Superior Visits
 DATE February 25, 2020
 BY Johany Schmidt
 EXECUTIVE SECRETARY

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

PROCEDURES TO ENSURE IMPLEMENTATION

As a condition of project approval, the project applicant shall agree to enter into an Agreement to Implement the Mitigation Monitoring and Reporting Program. This Agreement shall be executed and recorded by the applicant no later than sixty (60) days after project approval or prior to the issuance of the first permit, plan approval, or commencement of construction on the project, whichever event occurs first. In no event shall an applicant be deemed to have fully satisfied all conditions of approval of a project unless this Agreement has been executed and recorded.

NONCOMPLIANCE

- A. Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the Town of Portola Valley in written form providing specific information on the asserted violation. The Town of Portola Valley shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Town shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.
- B. If the applicant fails to comply with any adopted mitigation measure in the MMRP, County Planning Services staff shall issue a "Stop Work Order," a "Notice of Violation," or a notice of County's intent to pursue a Code Enforcement action. An applicant who desires to remedy the non-compliance shall be given an opportunity to consult with the Planning Services to determine the extent of the violation and to take any necessary remedial action.
- C. The project applicant shall consult with Planning Services within 15 days of the issuance of a "Stop Work Order," a "Notice of Violation," or a notice of County's intent to pursue a Code Enforcement action. Failure of the applicant to take remedial action to the satisfaction of the Director shall result in Code Enforcement action through the appropriate County Department or through any appropriate County law enforcement agency.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AIR QUALITY				
<p>Impact 3.2-3: Project construction has the potential to cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation</p>	<p>Mitigation Measure 3.2-1: The project proponent shall ensure that no more than 12 acres of ground are worked on at any one time during all proposed project construction activities, or, prior to construction activities, the project applicant shall pay mitigation fees in accordance with the established mitigation fee program provided by the El Dorado County AQMD (or such program in another district that is acceptable to the District).</p> <p>Mitigation Measure 3.2-2: At least one of the following measures must be implemented during all project construction activities, including grading, site improvements, and development of all project components (residential and vineyard):</p> <ul style="list-style-type: none"> • Require the prime contractor to provide an approved plan demonstrating that heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve, at a minimum, a fleet-averaged 15 percent NOx reduction compared to the most recent CARB fleet average. Successful implementation of this measure requires the prime contractor to submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. Usually the inventory includes the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. In addition, the inventory list is updated and submitted monthly throughout the duration of when the construction activity occurs. • Require the prime contractor to use an alternative fuel, other than diesel, verified by the Coliformia Air Resources Board or otherwise documented through emissions testing to have the greatest NOx and PM₁₀ reduction benefit available, provided each pollutant is 	<p>El Dorado County Air Quality Management District</p> <p>El Dorado County Planning Department</p>	<p>During all proposed construction activities, or prior to construction activities</p> <p>During all project construction activities, including grading, site improvements, and development of all project components (residential and vineyard)</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>reduced by at least 15%.</p> <ul style="list-style-type: none"> • Require the prime contractor to use aqueous emulsified fuel verified by the California Air Resources Board or otherwise documented through emissions testing to have the greatest NO_x and PM₁₀ reduction benefit available, provided each pollutant is reduced by at least 15%. <p>Mitigation Measure 3.2-3: During construction activities, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in the CEQA Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act (El Dorado County AQMD, 2002).</p> <p>1a. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR 1a-1. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</p> <p>1b. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.</p> <p>1c. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining areas</p>	El Dorado County Planning Department	During construction activities	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.</i></p> <p><i>2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.</i></p> <p><i>2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.</i></p> <p><i>3a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; OR 3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR 3c. Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR 3d. Utilize any combination of control actions 3a, 3b and 3c such that, in total, they apply to all inactive disturbed surface areas.</i></p> <p><i>4a. Water all roads used for any vehicular traffic at least once per every two hours of active operations; OR 4b. Water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph; OR 4c. Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.</i></p> <p><i>5a. Apply chemical stabilizers; OR 5b. Apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR 5c. Install a three-sided enclosure with walls with no more than 50 percent porosity that extend, at a minimum, to the top of the pile.</i></p> <p><i>6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of</i></p>			

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet; OR 6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.</i></p> <p><i>7a. Any other control measures approved by the District.</i></p> <p>Mitigation Measure 3.2-4: <i>During construction activities in high wind conditions, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in the CEQA Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act (El Dorado County AQMD, 2002).</i></p> <p><i>1a. Cease all active operations, OR 2A. Apply water to soil not more than 15 minutes prior to moving such soil.</i></p> <p><i>1b. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR 1B. Apply chemical stabilizers prior to a wind event; OR 2B. Apply water to all unstabilized disturbed areas 3 times per day; if there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR 3B. Take the actions specified in Table B.6, Item 3c; OR 4B. Utilize any combination of control actions specified in Table 1, Items 1B, 2B and 3B, such that, in total, they apply to all disturbed surfaced areas.</i></p> <p><i>1c. Apply chemical stabilizers prior to a wind event; OR 2C. Apply water twice per hour during active operation; OR 3C. Stop all vehicular traffic.</i></p>	<p>El Dorado County Planning Department</p>	<p>During construction activities in high wind conditions</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>1d. Apply water twice per hour; OR 2D. Install temporary coverings.</p> <p>1e. Cover all haul vehicles; OR 2E. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.</p> <p>1f. Any other control measures approved by the District.</p> <p>Mitigation Measure 3.2-5: During construction activities, including during the architectural coatings phase, the project applicant shall project ensure compliance with the most recent version of El Dorado County AQMD Rule 215 (effective beginning January 1, 2018), which limits VOC content for architectural coatings.</p>	<p>El Dorado County Planning Department</p>	<p>During construction activities, including during the architectural coatings phase</p>	
BIOLOGICAL RESOURCES				
<p>Impact 3.3-1: Project implementation may result in direct or indirect effects on special-status invertebrate species</p>	<p>Mitigation Measure 3.3-1: The project proponent shall implement the following measures to avoid or minimize impacts on valley elderberry longhorn beetle:</p> <ul style="list-style-type: none"> • All on-site elderberry shrubs shall be avoided and preserved on-site through site design, as feasible. • All elderberry shrubs that are located adjacent to construction areas shall be fenced and designated as environmentally sensitive areas. These areas shall be avoided by all construction personnel. Fencing shall be placed at least 100 feet from each shrub, unless otherwise approved by USFWS. • No insecticides, herbicides, or other chemicals that might harm the beetle or its host plant shall be used within 100 feet of the elderberry shrubs. • If the shrub(s) cannot be avoided through design, as determined by the El Dorado County Planning Department in conjunction with the project applicant, the project applicant shall mitigate for potential impacts to the shrub(s) by either (1) purchasing VELB conservation 	<p>El Dorado County Planning Department</p>	<p>Prior to construction, during construction, and during the lifetime of the project</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>credits from a USFWS-approved conservation bank, or (2) transplanting the individual shrub(s) that is not avoided to a suitable mitigation site in a manner consistent with the USFWS' 1999 Conservation Guidelines for the VELB. The mitigation shall be overseen by a qualified biologist, approved by the El Dorado County Planning Department and USFWS.</i></p>			
<p>Impact 3.3-2: Project implementation may result in direct or indirect effects on special-status reptile and amphibian species</p>	<p>Mitigation Measure 3.3-2: Prior to construction activities for any phase of the project, a focused survey for western pond turtle shall be conducted by a qualified Biologist no more than 24 hours prior to onset of construction. If no western pond turtles are observed, no further mitigation would be necessary. If this species is observed on or adjacent to the project site, a qualified biologist, in coordination with the CDFW, will capture and relocate the turtle to appropriate habitat at a safe distance from the construction site.</p> <p>Mitigation Measure 3.3-3: Prior to construction activities for any phase of the project, conduct a preconstruction CRLF survey a minimum of 48 hours (but no more than two weeks) before the onset of work activities. If any life stage of the CRLF is found on the project site, the USFWS and CDFW shall be contacted and the regulatory agency shall provide the appropriate course of action.</p>	<p>El Dorado County Planning Department California Department of Fish and Wildlife</p> <p>El Dorado County Planning Department California Department of Fish and Wildlife U.S. Fish and Wildlife</p>	<p>Prior to construction activities for any phase of the project</p> <p>Prior to construction activities for any phase of the project</p>	
<p>Impact 3.3-4: Project implementation may result in direct or indirect effects on special-status bird species</p>	<p>Mitigation Measure 3.3-4: The project proponent shall implement the following measure to avoid or minimize impacts on other protected bird species that may occur on the site:</p> <ul style="list-style-type: none"> • Preconstruction surveys for active nests of special-status birds shall be conducted by a qualified biologist in all areas of suitable habitat 	<p>El Dorado County Planning Department</p>	<p>Prior to construction activities for any phase of the project</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>within 500 feet of project disturbance. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area.</i></p> <ul style="list-style-type: none"> <i>If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.</i> 			
<p>Impact 3.3-5: Project implementation may result in direct or indirect effects on special-status mammal species</p>	<p>Mitigation Measure 3.3-5: <i>The project proponent shall implement the following measures to avoid or minimize impacts on special-status bats:</i></p> <ul style="list-style-type: none"> <i>If removal of trees with suitable roost cavities and/or dense foliage must occur during the bat pupping season (April 1 through July 31), surveys for active maternity roosts shall be conducted by a qualified biologist in trees designated for removal. The surveys shall be conducted from dusk until dark.</i> <i>If a special-status bat maternity roost is located, appropriate buffers around the roost sites shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. The size of the buffer shall depend on the species, roost location, and specific construction activities to be performed in the vicinity. No project activity shall commence within the buffer areas until the end of the pupping season (August 1) or until a qualified biologist confirms the maternity roost is no longer active.</i> 	<p>El Dorado County Planning Department</p>	<p>If removal of trees with suitable roost cavities and/or dense foliage must occur during the bat pupping season (April 1 through July 31), and if a special-status bat maternity roost is located on-site during the surveys</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
<p>Impact 3.3-6: Project implementation may result in direct or indirect effects on candidate, sensitive, or special-status plant species</p>	<p>Mitigation Measure 3.3-6: The project proponent shall implement the following measure to avoid or minimize impacts on special-status plant species:</p> <p><i>Before the commencement of ground-disturbing activities, a preconstruction plant survey shall be conducted during the appropriate floristic period. If special-status plant species are found on the site that cannot be avoided during project construction or operation, the County and the appropriate regulatory agency shall be notified to determine the appropriate course of action, which may include transplanting the plants and/or seed bank that would be affected by the project to open space areas within Lots A through E. If the survey(s) do not reveal the presence of these plants, then the project is free to move forward with ground disturbance activities, subject to all permits and other Project mitigation requirements.</i></p>	El Dorado County Planning Department	Before the commencement of ground-disturbing activities	
<p>Impact 3.3-7: The proposed project has the potential to effect protected wetlands and jurisdictional waters</p>	<p>Mitigation Measure 3.3-7: Prior to any construction activities that would disturb any portion of the 1.57-acres of on-site "other waters of the U.S." or any off-site improvements that would disturb any waters of the U.S. (e.g., transportation mitigation measures), the project applicant shall obtain authorization and the appropriate permits from the applicable regulatory agencies (USACE-404 permit, RWQCB-401 certification, 1602 Streambed Alteration Agreement). All requirements of a permit shall be adhered to throughout the construction phase.</p> <p>Mitigation Measure 3.3-8: The project shall be designed in accordance with Section 130.30.030.G.3.d of the County's Site Planning and Project Design Standards, which states that "ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet of any intermittent stream, wetland or sensitive riparian habitat, or 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources." By employing proper best management practices (BMP), the biological resource evaluation prepared for the project has determined that potential encroaching development can be implemented without affecting aquatic resources. The project shall</p>	El Dorado County Planning Department El Dorado County Planning Department	Prior to any construction activities that would disturb any portion of the 1.57-acres of on-site "other waters of the U.S." Prior to approval of site plans, during construction, and during the lifetime of the project	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>implement the following BMPs during construction and operation:</i></p> <ul style="list-style-type: none"> • <i>The use of nutrients, pesticides, fuel, or other potential pollutants shall be prohibited within 50 feet of any aquatic resource.</i> • <i>A qualified biologist shall monitor all construction to ensure that no resource violations related to the U.S. Clean Water Act (CWA), the California Porter- Cologne Act (PCA), or California Fish and Game Code (FGC) occur.</i> • <i>No grading, site construction, or other disturbance shall occur within 10 feet of any aquatic feature at any time.</i> • <i>Disturbance within, but more than 10 feet from, the above-mentioned setbacks shall not occur until silt fencing, fiber rolls, or other similar BMP is installed at least 10 feet away and along the perimeter of the encroached feature.</i> • <i>No machinery shall operate closer than 15 feet from an aquatic resource. Required grading between 10 and 15 feet from the resource shall use only hand tools.</i> • <i>Machinery operating between 15 and 25 feet from an intermittent drainage, or between 25 and 50 feet from a perennial drainage, shall be checked daily for fuel or oil discharge and moved outside these setbacks if discharge is found.</i> • <i>No grading shall occur within aquatic resources setbacks for after 14 days following a storm event or 14 days before the next anticipated storm event.</i> • <i>Graded areas shall be covered with straw, mats, or natural wood chips with no artificial dyes or preservatives, or other erosion control measure within 72 hours of exposure.</i> • <i>Grading that increases existing slope by more than 10 percent shall include a means for diffusing water velocity at the toe of slope such</i> 			

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>as a water bar.</p> <ul style="list-style-type: none"> • Any site construction that increases the overland runoff coefficient (e.g. pavement) shall incorporate a water bar or other velocity reducing detention solution before runoff can enter an aquatic resource. • On completion of construction, disturbed areas shall be replanted with locally native seed mix distributed through a hydroseed applicator and mixed with a tackifier. • Installed landscaping shall be irrigated with above-ground temporary irrigation equipment and removed once plantings have established. Irrigation timing and flow should be gradually reduced to naturally occurring rainfall after the first three months. Landscaping shall be conducted under the direction of a qualified landscape designer or landscape architect. • All construction and erosion control materials shall be removed from the construction site after work is completed unless needed for temporary stabilization. If materials are necessary after construction, contractor or owner's representative shall designate a future removal time. <p>Mitigation Measure 3.3-9: Deed restrictions shall be placed on the parcels of residential lots 1, 9, 20, and 21 to ensure that private residential use of the property does not impact the nearby wetland, as follows:</p> <ul style="list-style-type: none"> • A fence shall be installed along the property lines of each of these parcels capable of preventing access to the aquatic features by homeowners, or other individuals. • A bioswale with a three-foot minimum width and French drain or similar structure shall be installed inside the residential property along the entire length of fencing in a manner that ensures capture and detention of any irrigation or storm runoff. <p>Mitigation Measure 3.3-10: The on-site open space areas shall be effectively</p>	<p>El Dorado County Planning Department</p> <p>El Dorado County</p>	<p>Prior to approval of improvement plans</p> <p>Prior to approval of</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>managed by a Homeowner's Association (HOA) that is capable of creating and enforcing the following conditions, covenants, and restrictions (CC&Rs) in perpetuity and without an option to arbitrarily and unilaterally dilute these CC&Rs in the future. The HOA shall also be required to provide ongoing funding for management and maintenance of wetlands and riparian areas.</i></p> <p><i>The following shall be employed in order to protect resources while also installing these amenities in a controlled fashion:</i></p> <ul style="list-style-type: none"> <i>• The HOA shall prepare an approval process for special uses that includes preparation and review of improvement plans.</i> <i>• Plans for proposed special uses shall include perimeter buffer zones such as bioswales or hedge plantings that impede, detain, and filter surface runoff.</i> <i>• Any use of a potential pollutant within designated open space shall be set back from aquatic resources by a minimum of 50 feet and be reviewed by El Dorado County or a qualified professional capable of understanding potential pollutant impacts and reviewing improvement plans. Qualified professionals include licensed civil engineers or landscape architects.</i> <i>• Any ground disturbance within open space, regulated under the County's grading ordinance, shall require a permit prior to grading.</i> <i>• Any agricultural use of open space, such as vineyards regulated by the Regional Water Quality Control Board under the irrigated lands program, shall first obtain approval from the agency and abide by any associated requirements, including additional setbacks prior to installation and operation.</i> <p><i>Additionally, the HOA shall be the designated manager of the open space areas and as such shall be ultimately responsible for ensuring that passive uses are carried out in harmony with adjacent aquatic resources. The following measures shall be implemented in order to provide the HOA with the tools it needs to carry out its long-term responsibilities related to these</i></p>	<p>Planning Department</p>	<p>improvement plans, and during the lifetime of the project</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>resources:</i></p> <ul style="list-style-type: none"> • <i>Prior to the public use/access of open space areas, a formal Open Space Management Plan shall be prepared by a qualified professional and included with management and maintenance schedules in the HOA CC&Rs.</i> • <i>A qualified biologist shall be annually engaged to monitor the ecological health of these on-site aquatic resources and direct specific maintenance activities to minimize establishment of invasive or nonnative species. The biologist shall also ensure that activities in Open Space areas have not occasioned to affect any wetland or riparian area.</i> 			
<p>Impact 3.3-10: Project implementation may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance</p>	<p>Mitigation Measure 3.3-11: Pursuant to El Dorado County's General Plan Policy 7.4.4.4, the project shall mitigate on-site for removed oak woodland canopy using the County's required ratio of 200 one-gallon oak trees per acre of canopy impacted or 600 locally-sourced acorns per acre of canopy impacted. Replanting shall be consistent with the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills and shall include the following measures:</p> <ul style="list-style-type: none"> • <i>Replacement Planting Location: Tree Replacement Area A shall be given priority for replacement planting.</i> • <i>Installation Monitoring: The monitoring process will include meeting with the installation staff and verifying the planting plans and plant material, the steps to be followed during the installation, irrigation design and installation, and the site maintenance. Tree or acorn selection and placement shall be in accordance with Appendix B of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills. Installation of trees or acorns shall be in accordance with the Tree Planting Specifications established in Appendix A of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills.</i> • <i>Acorn Monitoring – Years 1 through 15: The replacement acorns</i> 	<p>El Dorado County Planning Department</p>	<p>Prior to approval of improvement plans</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>shall be maintained to achieve oak canopy coverage at a density and acreage equal to the canopy coverage removed within 15 years from the date of planting. If the project plants replacement acorns, the project shall be monitored regularly by a qualified professional, with quarterly monitoring for the first year, bi-annual monitoring the second year, and annual monitoring the third year through fifteenth years.</i></p> <ul style="list-style-type: none"> • <i>Tree Monitoring – Years 1 through 15: The replacement trees shall be maintained to achieve oak canopy coverage at a density and acreage equal to the canopy coverage removed within 10 years from the date of planting. If the project plants replacement saplings or trees, the project shall be monitored regularly by a qualified professional, with quarterly monitoring for the first year, bi-annual monitoring the second year, and annual monitoring the third year through tenth years.</i> • <i>Monitoring – Significant Events: If any significant events such as a significant storm with large hail, heavy snow, or fire occur during the 10-year (replacement tree) or 15-year (replacement acorn) monitoring period, the site shall be monitored within two weeks of the significant event to check for severity of damage and to implement appropriate measures to maintain or replace trees, if necessary.</i> • <i>Maintenance: Maintenance shall be performed in accordance with Appendix A, Paragraph 10, and Appendix C of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills.</i> <p>Mitigation Measure 3.3-12 <i>Prior to any construction activities, the project applicant shall develop a detailed tree preservation plan that identifies trees to be retained that incorporates and addresses the tree protection measures identified in Appendices C and D of the Oak Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills dated February 28, 2018.</i></p>	<p>El Dorado County Planning Department</p>	<p>Prior to any construction activities</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>including use of a metal detector to check for related artifacts or features, preparation of a field map documenting the route and features of the roadway, and large-scale photographs of any physical evidence found of the route.</p> <p>Mitigation Measure 3.4-3: Prior to any ground-disturbing activities on the project site, a qualified archaeologist shall conduct pre-construction worker cultural and paleontological resources sensitivity training. The training session shall focus on the recognition of the types of historical, cultural, including Native American, and paleontological resources that could be encountered on the project site, procedures to be followed if resources are found, and pertinent laws protecting these resources. Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to attend the training. Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to monitor ground-disturbing activities during construction and shall be provided with any safety requirements that shall be followed during any ground-disturbing and construction activities.</p> <p>Mitigation Measure 3.4-4: If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction activities, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s) and until the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community have been contacted and invited to review and document the find.</p> <p>Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; 3) not a significant Public Trust Resource; 4) adequate information has been collected to document the resource and the resource may be avoided and preserved in place or removed or reburied under the supervision of a qualified archaeologist; or 5) for</p>	<p>archaeologist</p> <p>El Dorado County Planning Department</p> <p>Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community</p> <p>El Dorado County Planning Department</p> <p>Qualified archaeologist</p> <p>Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community</p>	<p>Prior to any ground-disturbing activities on the project site</p> <p>If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>Native American finds, that the resource has been reburied (based on the recommendation of the Shingle Springs Band of Miwok Indians during AB 52 consultation) within the permanent open space lot (Lot A, B, C, D, or E) that is closest in location to the find under the supervision of a qualified Native American monitor at the project applicant's expense.</i></p>		activities	
<p>Impact 3.4-2: Project implementation would not cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5, a significant tribal cultural resource, as defined in Public Resources Code §21074</p>	<p>Implement Mitigation Measure 3.4-3 and 3.4-4.</p>	See Mitigation Measures 3.4-3 and 3.4-4	See Mitigation Measures 3.4-3 and 3.4-4	
<p>Impact 3.4-3: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource</p>	<p>Mitigation Measure 3.4-5: <i>If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, El Dorado County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.</i></p>	El Dorado County Planning Department Qualified paleontologist	If paleontological resources are discovered during the course of construction	
<p>Impact 3.4-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries</p>	<p>Mitigation Measure 3.4-6: <i>If human remains are discovered during the course of construction during any phase of the project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the El Dorado County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i></p> <ul style="list-style-type: none"> <i>The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the</i> 	El Dorado County Planning Department El Dorado County Coroner Native American Heritage Commission	If human remains are discovered during the course of construction.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</i></p> <ul style="list-style-type: none"> • <i>The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</i> <ul style="list-style-type: none"> ○ <i>The Native American Heritage Commission is unable to identify a descendent.</i> ○ <i>The descendant identified fails to make a recommendation.</i> ○ <i>El Dorado County or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</i> 			
GEOLOGY AND SOILS				
<p>Impact 3.5-2: Implementation and construction of the proposed project may result in substantial soil erosion or the loss of topsoil</p>	<p>Mitigation Measure 3.5-1: <i>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. Final selection of BMPs will be subject to approval by El</i></p>	<p>El Dorado County Planning Department Regional Water Quality Control Board</p>	<p>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>Dorado County and the RWQCB. The SWPPP shall be kept on site during construction activity and shall be made available upon request to representatives of the RWQCB.</i>			
Impact 3.5-5: 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	<p>Mitigation Measure 3.5-3a: <i>The project applicant shall comply with the following to ensure that the septic system proposed for each residential lot is adequate and can be accommodated on the proposed lot:</i></p> <ul style="list-style-type: none"> • <i>Prior to approval and recommendation of the Final Map, the project proponent shall demonstrate to the satisfaction of the County Environmental Health Department that the recommendations of the Septic Feasibility Study are implemented, including additional exploration to be conducted to demonstrate the feasibility of the on-site sewage disposal for each lot in the proposed project area. The project proponent shall demonstrate that the disposal area for each lot is consistent with the sizing requirements identified in the subsequent exploration and that each lot size is adequate to comply with the County's requirements, including setbacks, for an on-site septic system.</i> • <i>Prior to the issuance of a building permit the project proponent shall demonstrate to the satisfaction of the County Environmental Health Department that the requirements of the County, including conformance with the County Code and the County's Design Standards for the Site Evaluation and Design of Sewage Disposal Systems are met.</i> 	El Dorado County Environmental Health Department	<p>Prior to approval and recommendation of the Final Map; and</p> <p>Prior to the issuance of a building permit</p>	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.7-1: The project may have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the	Mitigation Measure 3.7-1: <i>If any underground septic tanks, fuel tanks, or wells are uncovered from past site uses during construction, the project proponent shall retain an environmental professional to assist with the removal consistent with the El Dorado County Environmental Management Department regulations, including the Underground Storage Tank Ordinance, Underground Storage Tank Closure Application requirements and Well Permit Application requirements. Any well abandonment work shall be completed by a C-57 State licensed well contractor.</i>	El Dorado County Environmental Management Department	If any underground septic tanks, fuel tanks, or wells are uncovered from past site uses during	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
environment	<p>Mitigation Measure 3.7-2: The applicant shall hire a qualified consultant to perform additional testing prior to the issuance of grading permits or demolition permits for construction activities in areas that have been deemed to have potential hazardous conditions present, which include the schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and the residence and outbuildings in the southeast area of the site.</p> <p>The intent of the additional testing is to investigate whether any of the buildings, facilities, or soils contain hazardous materials. If asbestos-containing materials and/or lead are found in the buildings, a Cal-OSHA certified ACBM and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility. If surface staining is found on the project site, a hazardous waste specialist shall be engaged to further assess the stained area.</p> <p>Mitigation Measure 3.7-3: The applicant shall work with the Home Owners' Association (HOA) or its designee to create a plan for operation of the on-site vineyard which specifies, among other topics, who would be responsible for</p>	<p>El Dorado County Planning Department</p> <p>El Dorado County</p>	<p>construction</p> <p>Prior to issuance of grading permits of demolition permits for construction activities in areas that have been deemed to have potential hazardous conditions present, which include the schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and the residence and outbuildings in the southeast area of the site</p> <p>Prior to</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>ensuring that operation of the vineyard complies with all applicable County and State regulations regarding pesticide and herbicide control and application, pest control, runoff management, and any other relevant topics. Potentially applicable regulations, forms, and/or permits which the applicant and/or HOA may need to comply with include: Agricultural Grading Application, Restricted Materials Pesticide Permit, Small Farm Irrigation Rate Application, Agricultural Pest Control Adviser County Registration Form, and Registration and Fieldworker Safety Requirements for Farm Labor Contract. The applicable regulations would depend on the ultimate design and use of the on-site vineyard (i.e., the ultimate size of the vineyard, and the ultimate use of the harvested materials). The operation plan shall be submitted to the El Dorado and Alpine Counties Department of Agriculture Weights and Measures for review and approval. The operation plan may be amended from time to time and shall be submitted to the Agriculture Department for review and approval of any substantive amendments. The HOA formation documents shall require the HOA to implement and abide by the operations plan.</i></p>	Planning Department	operation of the project	
<p>Impact 3.7-5: The project has the potential to expose people or structures to a risk of loss, injury or death from wildland fires</p>	<p>Mitigation Measure 3.7-4: <i>The Wildland Fire Safe Plan (Vineyards at El Dorado Hills Draft EIR, Appendix G.1.) shall be adhered to throughout all phases of project construction, development, and operation.</i></p> <p><i>All improvement plans submitted for the project shall incorporate the applicable measures of the Wildland Fire Safe Plan as described below.</i></p> <p>Grading Plans (site preparation) – <i>All grading plans shall incorporate the requirements of the Wildland Fire Safe Plan. It is noted that the Wildland Fire Safe Plan improvements may be phased and completed in conjunction with grading and site preparation efforts for individual phases of the project, but shall be completed for all open space areas abutting residential lots associated with an individual phase.</i></p> <p>Grading and Improvement Plans (individual residential lots). <i>All grading and improvement plans shall be consistent with the Wildland Fire Safe Plan and applicable state and local regulations and shall be submitted to the El Dorado Hills Fire Department and El Dorado County for review and approval.</i></p>	El Dorado Hills Fire Department and El Dorado County	Throughout all phases of project construction, development, and operation	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>Individual Homeowner Responsibility. All purchasers of residential lots shall be provided with a copy of the Wildland Fire Safe Plan and shall sign on agreement to comply with the requirements of the Wildland Fire Safe Plan and applicable requirements of federal, state, and local regulations. This requirement shall be recorded against the property and shall apply to all subsequent property owners and shall include the following specifications.</p> <p>A. Property shall be landscaped and maintained in perpetuity consistent with the fuel clearance and maintenance requirements described in the Wildland Fire Safe Plan.</p> <p>B. All improvement plans, building permits, grading permits, and any fencing and access improvements (driveways, gates, etc.) shall be consistent with the the Wildland Fire Safe Plan and any applicable laws and regulations. Such permits and plans shall be submitted to El Dorado Hills Fire Department and El Dorado County for review for compliance with the Wildland Fire Safe Plan and applicable laws and regulations.</p> <p>Homeowner Association Responsibility. The Homeowner Association, or other entity identified to the satisfaction of the County of El Dorado, shall be responsible for maintaining the fuel hazard reduction zones in the common open space areas and along the road. The common open space lots shall be maintained annually consistent with the Wildland Fire Safe Plan and any applicable requirements of state and local law. Maintenance shall include, but not be limited to:</p> <p>A. Annually by June 1st, cut or remove all grass and brush to a 2" stubble within 50' along the inner property lines adjacent to the residential lots and 10' along streets/trails and 100' along Malcolm Dixon Road adjacent to the project perimeter.</p> <p>B. Remove all gray pines, all dead trees, and all fallen dead trees and dead tree limbs within 100' of all property lines.</p> <p>C. Remove all dead limbs from live trees that are within 10' of the ground.</p>			

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	<p>D. <i>Limb all trees within 30' of the inner property lines at least 8' above the ground as measured on the uphill side of the tree.</i></p> <p>E. <i>Open space areas may be landscaped and irrigated. Natural areas will follow the open space guidelines for fuel treatment.</i></p> <p>F. <i>Maintain the oaks in the open space areas as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 8' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.</i></p> <p>G. <i>Permanent wet areas within the open space lots may be allowed to have a variety of vegetation provided the wet areas are isolated with a fuel hazard reduction zone if outside of an existing fuel hazard reduction zone.</i></p> <p>H. <i>The Homeowner Association shall coordinate with the El Dorado Hills Fire Department for review of the Wildland Fire Safe Plan within five years to determine its adequacy. Any modifications required by the El Dorado Hills Fire Department shall be implemented as necessary.</i></p>			
HYDROLOGY AND WATER QUALITY				
Impact 3.8-1: The proposed project has the potential to violate water quality standards or waste discharge requirements during construction	<i>Implement Mitigation Measure 3.5-1 (from Section 3.5 Geology and Soils).</i>	See Mitigation Measure 3.5-1	See Mitigation Measure 3.5-1	
Impact 3.8-5 The proposed project has the potential to otherwise substantially degrade water quality	<i>Implement Mitigation Measure 3.5-1 (from Section 3.5 Geology and Soils) and Mitigation Measure 3.3-7, 3.3-8, and 3.3-9 (from Section 3.3 Biological Resources).</i>	See Mitigation Measures 3.5-1, 3.3-7, 3.3-8, and 3.3-9	See Mitigation Measures 3.5-1, 3.3-7, 3.3-8, and 3.3-9	

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NOISE				
<p>Impact 3.9-2: Construction of the proposed project may generate unacceptable noise levels at existing receptors</p>	<p>Mitigation Measure 3.9-1: <i>The construction contractor shall employ noise-reducing construction practices so that construction noise does not exceed construction noise standards specified in County General Plan Table 6-5, to the extent feasible.</i></p> <ul style="list-style-type: none"> • <i>Measures that may be used to limit noise include, but are not limited to, the following:</i> • <i>Prohibiting noise-generating construction activity between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 5:00 p.m. to 8:00 a.m. on weekends and federally recognized holidays.</i> • <i>Locating equipment as far as feasible from noise sensitive uses.</i> • <i>Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.</i> • <i>Not idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes).</i> • <i>Prohibiting gasoline or diesel engines from having unmuffled exhaust.</i> • <i>Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people.</i> • <i>Using noise-reducing enclosures around noise-generating equipment (minimum 15 dB insertion loss).</i> • <i>Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier</i> 	<p>El Dorado County Planning Department</p>	<p>During construction activities</p>	

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	<p><i>features (terrain, structures) to block sound transmission.</i></p> <p><i>The use of these noise-reducing construction practices shall be noted on the project Improvement Plans.</i></p>			
TRANSPORTATION AND CIRCULATION				
<p>Impact 3.11-1: The proposed project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system for intersections</p>	<p><u>Mitigation Measure 3.11-1: Prior to issuance of building permits for the project, the project applicant shall pay the applicable TIM fees towards the improvement of the Green Valley Road at El Dorado Hills Boulevard/Salmon Falls Road intersection (Capital Improvement Program Project #73151).</u></p> <p><u>Mitigation Measure 3.11-2: Prior to approval of Improvement Plans the start of construction of residential units (e.g. issuance of building permits) associated with the tentative subdivision map phase containing the 11th single family residence, the project proponent shall construct a two-way left-turn lane shall be construction along Green Valley Road in the immediate vicinity of the Green Valley Road at Loch Way intersection. The addition of a two-way left-turn lane would provide a left-turn lane for westbound left-turning traffic and would allow for vehicles making a northbound left-turn movement to clear eastbound traffic and wait for a gap in westbound traffic. This improvement shall be reflected on the Improvement Plans, subject to review by the County Planning Department of Transportation. The project shall cause plans to be prepared, subject to review and approval by the County Engineer, and enter into a Road Improvement Agreement with County for such work.</u></p> <p><u>Implementation of this measure shall comply with all applicable mitigation measures for construction and ground-disturbing activities, including but not limited to Mitigation Measure 3.3-7, Mitigation Measures 3.2-2, 3.2-3, and 3.2-4, Mitigation Measures 3.3-4, 3.3-5, and Mitigation Measure 3.3-7, and Mitigation Measure 3.3-11, and shall be consistent with the County's Design and Improvements Standards Manual and the Drainage Manual standards.</u></p>	<p>El Dorado County Planning Department</p> <p>El Dorado County Planning Department</p> <p>El Dorado County Planning Department</p>	<p>Prior to issuance of building permits for the project</p> <p>Prior to issuance of the building permit for the 11th single family residence</p> <p>Prior to issuance of the building permit for the 9th single family</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><u>Mitigation Measure 3.11-3: Prior to approval of Improvement Plans the start of construction of residential units (e.g. issuance of building permits) associated with the tentative subdivision map phase containing the 9th single family residence, the project proponent shall fully fund improvements that restrict the southbound left-turn movement at the Green Valley Road at Chartraw Road intersection shall be restricted. This restriction shall be achieved by funding shall be adequate to either 1) constructing a median curb along Green Valley Road, 2) by constructing an island along the Chartraw Road approach. As a result of this turn restriction, those vehicles originally making the subject southbound left-turn would be rerouted to the Green Valley Road/Malcom Dixon Road intersection.</u></p> <p><u>This improvement shall be included in the Capital Improvement Program as a funded project. The County shall monitor this intersection and construct the improvements at such time that the intersection triggers the following delays: 2.8 seconds in the AM peak hour (48.3 seconds southbound) or 1.5 seconds in the PM peak hour (71.2 seconds southbound).</u></p> <p><u>This improvement shall be reflected on the Improvement Plans, subject to review by the County Planning Department.</u></p> <p><u>Implementation of this measure shall comply with all applicable mitigation measures for construction and ground-disturbing activities, including but not limited to Mitigation Measures 3.2-2, 3.2-3, and 3.2-4 and Mitigation Measures 3.3-4 and 3.3-5, and shall be consistent with the County's Design and Improvements Standards Manual and the Drainage Manual standards.</u></p>		residence	

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EXHIBIT Q

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATION

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATION

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE *February 25, 2020*

FOR THE

BY *Tiffany Schmid/cre* VINEYARDS AT EL DORADO HILLS PROJECT
EXECUTIVE SECRETARY

REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Public Resources Code, Section 21000 et seq)

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires the County of El Dorado (County), as the CEQA lead agency to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

These findings explain how the County, as the lead agency, approached the significant and potentially significant impacts identified in the EIR prepared for the Vineyards at El Dorado Hills Project (project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the project that override any significant environmental impacts that would result from the project.

As required under CEQA, the Final EIR describes the project, adverse environmental impacts of the project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the County's independent judgment regarding the potential adverse environmental impacts of the project.

The Final EIR (which includes the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, and revisions to the Draft EIR) for the project examined several alternatives to the project that are not chosen as part of the approved project (the No Project (Diamante Estates) Alternative and the Revised Project B Alternative) and examines the alternative that is selected as part of the approved project.

The Findings of Fact and Statement of Overriding Considerations set forth below ("Findings") are presented for adoption by the County Board of Supervisors (Board) as the County's findings under CEQA (Public Resources Code, §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.) relating to the project. The Findings provide the written analysis and conclusions of this Board regarding the project's environmental impacts, mitigation measures, alternatives to the project, and the overriding considerations, which in this Board's view, justify approval of the project, despite its environmental effects.

II. GENERAL FINDINGS AND OVERVIEW

Procedural Background

The County of El Dorado circulated a Notice of Preparation (NOP) of an EIR for the proposed project and an Initial Study on October 11, 2017 to trustee agencies, the State Clearinghouse (SCH # 2017102026) and the public. A scoping meeting was held on October 26, 2017 in the County of El Dorado. Those present at the scoping meeting included representatives from the County of El Dorado and De Novo Planning Group. The NOP and comments received during the NOP comment period are presented in Appendix A of the Draft EIR.

The County of El Dorado published a public Notice of Availability (NOA) for the Draft EIR on November 7, 2018 inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2017102026) and the County Clerk and was published in a local newspaper pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review and comment from November 7, 2018 through February 5, 2019, allowing a 90-day public review.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant Irreversible environmental changes, growth-inducing impacts and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

The County received 19 comment letters regarding the Draft EIR from public agencies, organizations and members of the public during the public comment period. In accordance with CEQA Guidelines Section 15088, a Final EIR was prepared that responded to the written comments received, as required by CEQA. The Final EIR document and the Draft EIR, as amended by the Final EIR, constitute the Final EIR.

Record of Proceedings and Custodian of Record

For purposes of CEQA and the findings set forth herein, the record of proceedings for the County's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, NOA, and all other public notices issued by the County in relation to the Vineyards at El Dorado Hills Project Draft EIR.
- The Vineyards at El Dorado Hills Project Final EIR, including comment letters and technical materials cited in the document.
- All non-draft and/or non-confidential reports and memoranda prepared by the County of El Dorado and consultants in relation to the EIR.
- Minutes of the discussions regarding the project and/or project components at public hearings held by the County.

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATION

- Staff reports associated with Planning Commission and Board meetings on the project.
- Those categories of materials identified in Public Resources Code Section 21167.6.

The County Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the El Dorado County Recorder Clerk office at: 360 Fair Lane, Placerville, CA 95667.

Consideration of the Environmental Impact Report

In adopting these Findings, this Board finds that the Final EIR was presented to this Board, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the Vineyards at El Dorado Hills Project. By these findings, this Board ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The Board finds that the Final EIR was completed in compliance with the California Environmental Quality Act. The Final EIR represents the independent judgment and analysis of the County.

SEVERABILITY

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Vineyards at El Dorado Hills Project, shall continue in full force and effect unless amended or modified by the County.

III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

A. AESTHETICS AND VISUAL RESOURCES

1. PROJECT IMPLEMENTATION MAY SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER QUALITY OF THE SITE AND ITS SURROUNDINGS (EIR IMPACT 3.1-2)
 - (a) Potential Impact. The potential for the project to substantially degrade the existing visual character quality of the site and its surroundings is discussed on pages 3.1-5 and 3.1-6 of the Draft EIR.
 - (b) Mitigation Measures. No feasible mitigation measures have been adopted for this impact.
 - (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that:
 - (1) Effects of Mitigation and Remaining Impacts. No feasible mitigation measures have been adopted for this impact. While the project would be consistent with and implements General Plan policies intended to reduce visual impacts, the conversion of the existing undeveloped grasslands and oak woodlands on the site

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~~to residential uses will change the visual character of the project area in perpetuity.~~ The project has been designed to reduce visual impacts to the maximum extent feasible, through provision of extensive areas of open space that would provide for views of open space, oak woodlands, and the project's natural features from public vantage points, while accommodating allowed residential units in a clustered fashion designed to minimize impacts to natural aquatic and riparian features, oak woodland canopy, and areas of the site with steeper slopes. Compliance with the County's General Plan policies and compliance with Zoning Ordinance standards, including those addressing density, height, bulk, setbacks, and open space requirements, would reduce visual impacts to the greatest extent feasible; however, the project would permanently convert the current undeveloped uses to urbanized uses. This would represent a significant and unavoidable impact of the project.

- (2) Overriding Considerations. The environmental, economic, social and other benefits of the project override any remaining significant adverse impact of the project associated with impacts related to aesthetics and visual resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

2. THE PROJECT MAY CONTRIBUTE TO THE CUMULATIVE DEGRADATION OF THE EXISTING VISUAL CHARACTER OF THE REGION (EIR IMPACT 4.1)

- (a) Potential Impact. The potential for the project to contribute to the cumulative degradation of the existing visual character of the region is discussed on pages 4.0-3 and 4.0-4 of the Draft EIR.
- (b) Mitigation Measures. No feasible mitigation measures have been adopted for this impact.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that:
 - (1) Effects of Mitigation and Remaining Impacts. Development of the proposed project would convert the site from its existing condition of primarily grassland and oak woodland to developed single family residential uses, and will include recreation trail, open space areas, and developed vineyard areas. Implementation of the proposed project would change the visual character of the project site by introducing new residential uses to a generally undeveloped site. The project has been designed to reduce visual impacts to the maximum extent feasible, through provision of extensive areas of open space that would provide for views of open space, oak woodlands, and the project's natural features from public vantage points, while accommodating allowed residential units in a clustered fashion designed to minimize impacts to natural aquatic and riparian features, oak woodland canopy, and areas of the site with steeper slopes. Project implementation would contribute to cumulatively significant adverse impacts to

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the visual character or quality of the site. Development of the proposed project, in addition to other future projects in the area, would change the existing visual and scenic qualities of the County. There are no mitigation measures that could reduce this cumulative impact except a ceasing of, or extreme limitations on, all future development, which is not a feasible option. This would represent a significant and unavoidable impact of the project.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the project override any remaining significant adverse impact of the project associated with impacts related to aesthetics and visual resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

B. CULTURAL AND TRIBAL RESOURCES

1. **PROJECT IMPLEMENTATION HAS THE POTENTIAL TO CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A SIGNIFICANT HISTORICAL RESOURCE, AS DEFINED IN CEQA GUIDELINES §15064.5 (EIR IMPACT 3.4-1)**

(a) **Potential Impact.** The potential for the project to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, is discussed on pages 3.4-16 through 3.4-20 of the Draft EIR.

(b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program: Mitigation Measures 3.4-1 through 3.4-4.

(c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:

- (1) **Effects of Mitigation and Remaining Impacts.** Mitigation Measure 3.4-1 has been included to address potential impacts to resource P-09-1657 (CA-ELD-1246H), the Live Oak School and associated historical features. Mitigation Measure 3.4-1 requires that prior to development of the proposed project, the Live Oak School building and associated features of P-09-1657 be fully documented with a historic building report, which shall address the steps and cost necessary to stabilize and preserve the school building. Mitigation Measure 3.4-1 further requires that if the school building can be feasibly preserved and stabilized, that a management plan be developed to ensure the long-term preservation and management of the resource. If the school building cannot be feasibly preserved and stabilized, Mitigation Measure 3.4-1 requires the Live Oak School building and associated features to be fully documented, including a Historic American Building Survey report and large-scale photography. While preservation of the Live Oak School building and associated documented resources, further data retrieval, and implementation of the management plan would ensure that impacts to the resource are less than significant, there is the potential for the determination that

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~~the school building cannot be feasibly stabilized and preserved. This would~~ represent a significant and unavoidable impact of the project. It is recognized that loss of the Live Oak School resource has the potential to occur in the long-term without implementation of the project due to the dilapidated condition of the building and lack of maintenance as the structure has already exhibited signs of collapse; the poor condition of the building, including signs of collapse and damage, is documented in the Clarksville Region Historical Society letter, dated December 7, 2017 and the Historic Resources Associates report prepared for the Live Oak School in 2016. However, the project could speed up the potential loss of this resource.

Mitigation Measure 3.4-2 has been included to address potential impacts to the old Coloma Road segment on the project site. Implementation of Mitigation Measure 3.4-2 would ensure the full documentation of the resource, including identification of any physical features associated with the resource, and would reduce potential impacts to less than significant. Further, Mitigation Measure 3.4-2 would provide for signage of this resource, increasing public awareness and education regarding the old Coloma Road route. Implementation of Mitigation Measure 3.4-2 would reduce potential impacts to the old Coloma Road route to less than significant.

Mitigation Measure 3.4-3 would ensure that construction workers are educated regarding resources that could be encountered on the project site and appropriate procedures to follow if a resource is found. Mitigation Measure 3.4-4 would ensure that if a previously undiscovered historic resource is encountered, appropriate steps will be taken to identify the significance of the resource and mitigate any potential impacts. With implementation of Mitigation Measures MM 3.4-3 and 3.4-4, impacts to previously undiscovered historic resources will be less than significant.

- (2) Overriding Considerations. The environmental, economic, social and other benefits of the project override any remaining significant adverse impact of the project associated with impacts related to historic resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

IV. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

A. AIR QUALITY

1. PROJECT CONSTRUCTION HAS THE POTENTIAL TO CAUSE A VIOLATION OF ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION (EIR IMPACT 3.2-3)

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- (a) **Potential Impact.** The potential for the project implementation to cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation is discussed on pages 3.2-19 through 3.2-23 of the Draft EIR.
- (b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.2-1 through 3.2-5.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that implementation of Mitigation Measure 3.2-1 (which ensures that the project applicant would comply with at least one of the above-listed options) and Mitigation Measures 3.2-2 through 3.2-5 would further reduce construction-related emissions through adherence to El Dorado County Air Quality Management District (AQMD) recommended measures and best management practices, the proposed project would not result in violations of the ambient air quality standards during project construction.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

B. BIOLOGICAL RESOURCES

- 1. **PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS INVERTEBRATE SPECIES (EIR IMPACT 3.3-1)**
 - (a) **Potential Impact.** The potential for the project to have a direct or indirect impact on special-status invertebrate species is discussed on pages 3.3-27 and 3.3-28 of the Draft EIR.
 - (b) **Mitigation Measures.** The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-1.
 - (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that the impacts to special-status invertebrate species will be mitigated to a less than significant level as Mitigation Measure 3.3-1 would first require the on-site elderberry shrub(s) to be avoided and preserved on-site through site design, as feasible. All elderberry shrub(s) that are located adjacent to construction areas, but can be avoided, would be fenced and designated as environmentally sensitive areas. These areas would be avoided by all construction personnel. Fencing would also be placed at

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~~least 20 feet from the dripline of each shrub, unless otherwise approved by the U.S. Fish and Wildlife Service (USFWS). The use of insecticides, herbicides, or other chemicals that might harm the beetle or its host plant would be prohibited within 100 feet of the shrubs. If the elderberry shrub(s) cannot be avoided, as determined by the County of El Dorado Public Works Department in conjunction with the project applicant, then the project applicant would be required to mitigate for potential impacts to the shrub(s) by either (1) purchasing VELB conservation credits from a USFWS-approved conservation bank, or (2) transplanting the individual shrub(s) that is not avoided to a suitable mitigation site in a manner consistent with the USFWS' 1999 Conservation Guidelines for the Valley Elderberry Longhorn Beetle. Any remaining impacts related to special-status invertebrate species after implementation of Mitigation Measure 3.3-1 would not be significant.~~

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

2. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS REPTILE AND AMPHIBIAN SPECIES (EIR IMPACT 3.3-2)
 - (a) Potential Impact. The potential for the project to have a direct or indirect impact on special-status reptile and amphibian species is discussed on pages 3.3-28 through 3.3-30 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-2 and 3.3-3.
 - (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts to special-status reptile and amphibian species will be mitigated to a less than significant level as Mitigation Measure 3.3-2 would require a focused survey for western pond turtle. If it is determined from the survey that there are western pond turtles present, then a qualified biologist, in coordination with the California Department of Fish and Wildlife (CDFW), would capture and relocate the turtle to appropriate habitat at a safe distance from the construction site. Further, pursuant to Mitigation Measure 3.3-3, a preconstruction California red-legged frog survey would be completed. If it is determined from the survey that there are California red-legged frog present, then the USFWS and CDFW would be contacted and the regulatory agency shall provide the appropriate course of action. Any remaining impacts related

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to special-status invertebrate species after implementation of Mitigation Measures 3.3-2 and 3.3-3 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

3. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS BIRD SPECIES (EIR IMPACT 3.3-4)

- (a) Potential Impact. The potential for the project to have a direct or indirect impact on special-status bird species is discussed on pages 3.3-30 through 3.3-35 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-4.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts to special-status bird species will be mitigated to a less than significant level as Mitigation Measure 3.3-4 would first require preconstruction surveys for active nests of special-status birds in all areas of suitable habitat within 500 feet of project disturbance. If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites would be determined by a qualified biologist to avoid nest failure resulting from project activities.

Any remaining impacts related to special-status bird species after implementation of Mitigation Measure 3.3-4 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

4. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS MAMMAL SPECIES (EIR IMPACT 3.3-5)

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- (a) ~~Potential Impact.~~ The potential for the project to have a direct or indirect impact on special-status mammal species is discussed on pages 3.3-35 through 3.3-37 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-5.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts to special-status mammal species will be mitigated to a less than significant level as Mitigation Measure 3.3-5 would first require preconstruction surveys to ensure that there are no active maternity bat roosts if removal of any on-site trees with suitable roost cavities (as determined by a qualified biologist) and/or dense foliage must occur during the bat pupping season (April 1 through July 31). If it is determined from the preconstruction survey that there are special-status bat maternity roosts, then appropriate buffers around the roost sites would be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. Any remaining impacts related to special-status mammal species after implementation of Mitigation Measure 3.3-5 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

5. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON CANDIDATE, SENSITIVE, OR SPECIAL-STATUS PLANT SPECIES (EIR IMPACT 3.3-6)
- (a) Potential Impact. The potential for the project to have a direct or indirect impact on candidate, sensitive, or special-status plant species is discussed on pages 3.3-37 and 3.3-38 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-6.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts to candidate, sensitive, or special-status plant species will be mitigated to a less than significant level as Mitigation Measure 3.3-6 would first require the project to retain a qualified biologist to perform a preconstruction plant

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survey during the appropriate floristic period. If any special-status plants are found during the focused survey and cannot be avoided during the project construction or operation, the project proponent would be required to contact the County and the appropriate regulatory agency to determine the appropriate course of action. Any remaining impacts related to candidate, sensitive, or special-status plant species after implementation of Mitigation Measure 3.3-6 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

6. THE PROPOSED PROJECT HAS THE POTENTIAL TO AFFECT PROTECTED WETLANDS AND JURISDICTIONAL WATERS (EIR IMPACT 3.3-7)
 - (a) Potential Impact. The potential for the project to affect protected wetlands and jurisdictional waters is discussed on pages 3.3-38 through 3.3-43 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.3-7 through 3.3-10.
 - (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts to protected wetlands and jurisdictional waters will be mitigated to a less than significant level as Mitigation Measure 3.3-7 requires the applicant to obtain authorization and the appropriate permits from the applicable regulatory agencies. Mitigation Measure 3.3-8 requires the project to be designed in accordance with Section 130.30.030.G.3.d of the County's Site Planning and Project Design Standards, which states that "ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet of any intermittent stream, wetland or sensitive riparian habitat, or 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources." Mitigation Measure 3.3-9 requires deed restrictions on the parcels of residential lots 1, 9, 20, and 21 to ensure that private residential use of the property does not impact the nearby wetland. Mitigation Measure 3.3-10 requires management of the on-site open space areas by a Homeowner's Association (HOA). The HOA would also be required to provide ongoing funding for management and maintenance of wetlands and riparian areas. Any remaining impacts related to protected wetlands and jurisdictional waters

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~~after implementation of Mitigation Measures 3.3-7 through 3.3-10 would not be significant.~~

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

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7. PROJECT IMPLEMENTATION MAY RESULT IN CONFLICTS WITH LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE (EIR IMPACT 3.3-10)
- (a) Potential Impact. The potential for the project to result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, is discussed on pages 3.3-44 through 3.3-46 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.3-11 and 3.3-12.
 - (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the potential for the project to result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, will be mitigated to a less than significant level as Mitigation Measure 3.3-11 would require the applicant to mitigate on-site for removed oak woodland canopy using the County's required ratio. Replanting shall be consistent with the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills. Further, Mitigation Measure 3.3-12 requires development of a detailed tree preservation plan that identifies trees to be retained that incorporates and addresses the tree protection measures identified in Appendices C and D of the Oak Woodland Canopy Analysis, Preservation and Replacement Plan for Vineyards at El Dorado Hills dated February 28, 2018. Any remaining impacts related to local policies or ordinances protecting biological resources after implementation of Mitigation Measures 3.3-11 and 3.3-12 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

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C. CULTURAL AND TRIBAL RESOURCES

1. PROJECT IMPLEMENTATION WOULD NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A SIGNIFICANT ARCHAEOLOGICAL RESOURCE, AS DEFINED IN CEQA GUIDELINES §15064.5, A SIGNIFICANT TRIBAL CULTURAL RESOURCE, AS DEFINED IN PUBLIC RESOURCES CODE §21074 (EIR IMPACT 3.4-2)

(a) Potential Impact. The potential for the project to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5, a significant tribal cultural resource, as defined in Public Resources Code §21074, is discussed on page 3.4-20 and 3.4-21 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.4-3 and 3.4-4.

(c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts to a significant archaeological resource or significant tribal cultural resource will be mitigated to a less than significant level as Mitigation Measures 3.4-3 and 3.4-4 would ensure that construction workers are trained prior to ground-disturbing activities regarding the potential to encounter archaeological resources and Native American resources and procedures to be followed in the event of a discovery, if a previously undiscovered archaeological or tribal cultural resource is accounted, that appropriate steps will be taken to identify the significance of the resource, including contacting local Native American tribes regarding the resource, documentation of the resource, if recommended by the Native American tribe or, for non-Native American resources, documentation by a qualified historian or archaeologist, and ensure the appropriate disposition of the resource, such as reburial of any Native American resource on the project site within the permanent open space as close to the location of the find as possible. Any remaining impacts related to a significant historical resource or significant tribal cultural resource after implementation of Mitigation Measures 3.4-3 and 3.4-4 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

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2. PROJECT IMPLEMENTATION HAS THE POTENTIAL TO DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE (EIR IMPACT 3.4-3)

- (a) Potential Impact. The potential for the project to directly or indirectly destroy a unique paleontological resource is discussed on page 3.4-21 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.4-5.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts to a significant archaeological resource will be mitigated to a less than significant level. If paleontological resources are discovered during the course of construction, Mitigation Measure 3.4-5 would require work to be halted immediately within 50 meters (165 feet) of the discovery, El Dorado County shall be notified, and a qualified paleontologist would be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it would be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes. Any remaining impacts related to a significant archaeological resource after implementation of Mitigation Measure 3.4-5 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

3. PROJECT IMPLEMENTATION HAS THE POTENTIAL TO DISTURB HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES (EIR IMPACT 3.4-4)

- (a) Potential Impact. The potential for the project to disturb human remains, including those interred outside of formal cemeteries, is discussed on page 3.4-22 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.4-6.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts to human remains will be mitigated to a less than significant level as Mitigation Measure 3.4-6 would require that if any human remains are found during

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~~grading and construction activities, work would be halted at the site and at any nearby~~ area reasonably suspected to overlie adjacent human remains until the El Dorado County Coroner has been informed and has determined that no investigation of the cause of death is required. The measure also outlines steps to be taken if the remains are of Native American origin. Any remaining impacts related to human remains after implementation of Mitigation Measure 3.4-6 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

D. GEOLOGY AND SOILS

1. IMPLEMENTATION AND CONSTRUCTION OF THE PROPOSED PROJECT MAY RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL (EIR IMPACT 3.5-2)

- (a) Potential Impact. The potential for the project to result in substantial soil erosion or the loss of topsoil is discussed on pages 3.5-15 through 3.15-17 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.5-1.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts related to substantial soil erosion or loss of topsoil will be mitigated to a less than significant level as Mitigation Measure 3.5-1 requires submittal a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). Any remaining impacts related to substantial soil erosion or the loss of topsoil after implementation of Mitigation Measure 3.5-1 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of

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project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

2. THE PROPOSED PROJECT HAS THE POTENTIAL TO BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF PROJECT IMPLEMENTATION, AND POTENTIALLY RESULT IN LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE (EIR IMPACT 3.5-3)

(a) Potential Impact. The potential for the project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse is discussed on pages 3.5-18 through 3.5-20 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.5-2.

(c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts related to substantial soil erosion or the loss of topsoil will be mitigated to a less than significant level as Mitigation Measure 3.5-2 would require a final geotechnical evaluation of the soils at a design-level as required by the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to onsite soil conditions. The evaluation would be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation would include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures. The grading and improvement plans, as well as the storm drainage outfall and building plans would be designed in accordance with the recommendations provided in the final geotechnical evaluation. Any remaining impacts related to substantial soil erosion or the loss of topsoil after implementation of Mitigation Measure 3.5-2 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

3. 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 (EIR IMPACT 3.5-20)

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- ~~(a) Potential Impact. The potential for the project to 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 is discussed on pages 3.5-20 through 3.5-22 of the Draft EIR.~~
- (b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.5-3a and 3.5-3b.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that the impacts related to septic tanks or alternative waste water disposal systems will be mitigated to a less than significant level as Mitigation Measure 3.5-3a would require conformance with the County Code and the County's Design Standards for the Site Evaluation and Design of Sewage Disposal Systems and that the recommendations of the Septic Feasibility Study are implemented, including additional exploration to be conducted to demonstrate the feasibility of the on-site sewage disposal for each lot in the proposed project area, and that the disposal area for each lot is consistent with the sizing requirements identified in the subsequent exploration complies with the County's requirements for an on-site septic system. Mitigation Measure 3.5-3b would require all permits and approvals for the construction of the lot's on-site septic system from the El Dorado County Environmental Management Department (EMD). Any remaining impacts related to septic tanks or alternative waste water disposal systems after implementation of Mitigation Measures 3.5-3a and 3.5-3b would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

E. HAZARDS AND HAZARDOUS MATERIALS

1. THE PROJECT MAY HAVE THE POTENTIAL TO CREATE A SIGNIFICANT HAZARD THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS OR THROUGH THE REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT (EIR IMPACT 3.7-1)
 - (a) Potential Impact. The potential for the project to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment is discussed on pages 3.7-13 through 3.7-15 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.7-1, 3.7-2, and 3.7-3.
 - (c) Findings. Based upon the EIR and the potential for the project to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, will be mitigated to a less than significant level as Mitigation Measure 3.7-1 requires removal of any potential underground septic tanks, fuel tanks, or wells are uncovered from past site uses during construction. Mitigation Measure 3.7-2 requires additional testing for construction activities in areas that have been deemed to have potentially hazardous conditions present, which include the schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and the residence and outbuildings in the southeast area of the site. Mitigation Measure 3.7-3 requires a plan for operation of the on-site vineyard which specifies, among other topics, who would be responsible for ensuring that operation of the vineyard complies with all applicable County and State regulations regarding pesticide and herbicide control and application, pest control, runoff management, and any other relevant topics. Any remaining impacts related to hazardous materials routine transport, use, disposal, or through accident conditions involving the release of hazardous materials into the environment after implementation of Mitigation Measures 3.7-1, 3.7-2, and 3.7-3 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

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F. ~~HYDROLOGY AND WATER QUALITY~~

1. THE PROJECT MAY VIOLATE WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS DURING CONSTRUCTION (EIR IMPACT 3.8-1)

(a) Potential Impact. The potential for the project to violate water quality standards or waste discharge requirements during construction is discussed on pages 3.8-14 through 3.8-16 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.5-1.

(c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts associated with the potential to violate water quality standards or waste discharge requirements during construction will be mitigated to a less than significant level as Mitigation Measure 3.5-1 requires the preparation of a detailed SWPPP and implementation of BMPs that the RWQCB has deemed effective in controlling erosion, sedimentation, and runoff during construction activities. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement. Any remaining impacts related to water quality standards or waste discharge requirements during construction after implementation of Mitigation Measure 3.5-1 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

2. THE PROPOSED PROJECT HAS THE POTENTIAL TO OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY (EIR IMPACT 3.8-5)

(a) Potential Impact. The potential for the project to otherwise substantially degrade water quality is discussed on pages 3.8-20 through 3.8-22 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.5-1 and 3.3-7.

(c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts associated with violations of water quality standards or waste discharge requirements post-construction will be mitigated to a less than significant level as

Mitigation Measure 3.5-1 requires the preparation of a detailed SWPPP and implementation of BMPs that the RWQCB has deemed effective in controlling erosion, sedimentation, and runoff during construction activities. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement. Mitigation Measure 3.3-7 requires the applicant to obtain authorization and the appropriate permits from the applicable regulatory agencies. Any remaining impacts related to water quality after implementation of Mitigation Measures 3.5-1 and 3.3-7 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

G. NOISE

1. CONSTRUCTION OF THE PROPOSED PROJECT MAY GENERATE INCREASED NOISE LEVELS AT EXISTING RECEPTORS (EIR IMPACT 3.9-2)

- (a) Potential Impact. The potential for the project to generate increased noise levels at existing receptors during construction is discussed on pages 3.9-14 and 3.9-15 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.9-1.
- (c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts associated with generation of increased noise levels at existing receptors during construction will be mitigated to a less than significant level as Mitigation Measure 3.9-1 requires the construction contractor to implement various noise-reducing construction practices in order to ensure noise levels at existing receptors do not exceed the County's construction noise standards. Any remaining impacts related to water quality standards or waste discharge requirements during construction after implementation of Mitigation Measure 3.9-1 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or

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~~alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.~~

H. TRANSPORTATION AND CIRCULATION

1. THE PROPOSED PROJECT COULD CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM FOR INTERSECTIONS (EIR IMPACT 3.11-1)

(a) Potential Impact. The potential for the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system for intersections is discussed on pages 3.11-17 through 3.11-23 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.11-1 through 3.11-3.

(c) Findings. Based upon the EIR and the entire record before this Board, this Board finds that impacts associated with conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system for intersections will be mitigated to a less than significant level as Mitigation Measure 3.11-1 requires payment of the Traffic Impact Mitigation (TIM) Fees towards the improvement of the Green Valley Road at El Dorado Hills Boulevard/Salmon Falls Road intersection (Capital Improvement Program Project #73151), Mitigation Measure 3.11-2 requires construction of a two-way left-turn lane along Green Valley Road in the immediate vicinity of the Green Valley Road at Loch Way intersection. Mitigation Measure 3.11-3 requires restriction of the southbound left-turn movement at the Green Valley Road at Chartraw Road intersection. Any remaining impacts related to conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system for intersections after implementation of Mitigation Measures 3.11-1 through 3.11-3 would not be significant.

As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the County finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the Final EIR. The County further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the County to require, and that this mitigation is appropriate and feasible.

V. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT OR LESS THAN CUMULATIVELY CONSIDERABLE

Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the Draft EIR and Final EIR.

Aesthetics and Visual Resources: The following specific impact was found to be less than significant: 3.1-1 and 3.1-3.

Air Quality: The following specific impacts were found to be less than significant: 3.2-1, 3.2-2, 3.2-4, 3.2-5, 3.2-6, 3.2-7, and 3.2-8.

Biological Resources: The following specific impacts were found to have no impact: 3.3-3, 3.3-8, and 3.3-9.

Geology and Soils: The following specific impacts were found to be less than significant: 3.5-1, 3.5-2, 3.5-3, 3.5-4, and 3.5-5.

Greenhouse Gases and Climate Change: The following specific impacts were found to be less than significant: 3.6-1 and 3.6-2.

Hazards and Hazardous Materials: The following specific impacts were found to be less than significant: 3.7-2, 3.7-3, 3.7-4, 3.7-5, and 3.7-6.

Hydrology and Water Quality: The following specific impacts were found to be less than significant: 3.8-2, 3.8-3, and 3.8-4.

Noise: The following specific impacts were found to be less than significant: 3.9-1 and 3.9-3.

Public Services: The following specific impacts were found to be less than significant: 3.10-1, 3.10-2, 3.10-3, and 3.10-4.

Transportation and Circulation: The following specific impacts were found to be less than significant: 3.11-2, 3.11-3, 3.11-4, and 3.11-5.

Utilities: The following specific impacts were found to be less than significant: 3.12-1, 3.12-2, 3.12-3, 3.12-4, and 3.12-5.

The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.

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~~Air Quality: The following specific impact was found to be less than cumulatively considerable: 4.2.~~

Biological Resources: The following specific impact was found to be less than cumulatively considerable: 4.3.

Cultural and Tribal Resources: The following specific impact was found to be less than cumulatively considerable: 4.4.

Geology and Soils: The following specific impact was found to be less than cumulatively considerable: 4.5.

Greenhouse Gases and Climate Change: The following specific impact was found to be less than cumulatively considerable: 4.6.

Hazards and Hazardous Materials: The following specific impact was found to be less than cumulatively considerable: 4.7.

Hydrology and Water Quality: The following specific impacts were found to be less than cumulatively considerable: 4.8 and 4.9.

Noise: The following specific impacts were found to be less than cumulatively considerable: 4.10.

Public Services: The following specific impact was found to be less than cumulatively considerable: 4.12.

Utilities: The following specific impact was found to be less than cumulatively considerable: 4.11.

Transportation and Circulation: The following specific impacts were found to be less than cumulatively considerable: 4.13 and 3.14.

The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:

- The EIR determined that the impact is less than significant for the project.
- The EIR determined that the project would have a less than cumulatively considerable contribution to the cumulative impact.
- The EIR determined that the impact is beneficial (would be reduced) for the project.
- The EIR determined that the cumulative impact was fully addressed in the General Plan EIR and that the project would not result in new or expanded cumulative impacts.

VI. REVIEW AND REJECTION OF PROJECT ALTERNATIVES

The State CEQA Guidelines Section 15126.6 mandates that every EIR evaluate a no-project alternative, plus a feasible and reasonable range of alternatives to the project or its location. Three alternatives to the proposed project were developed based on County of El Dorado staff and Board input, input from the public during the NOP review period, and the technical analysis performed to identify the environmental effects of the proposed project. Alternatives provide a basis of comparison to the project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable feasible options for minimizing environmental consequences of a project.

Typically, where a project causes significant impacts and an EIR is prepared, the findings must discuss not only how mitigation can address the potentially significant impacts but whether project alternatives can address potentially significant impacts. But where all significant impacts can be substantially lessened, in this case to a less-than-significant level, solely by adoption of mitigation measures, the lead agency, in drafting its findings, has no obligation to consider the feasibility that project alternatives might reduce an impact, even if the alternative would mitigate the impact to a greater degree than the proposed project, as mitigated (Public Resources Code Section 21002; Laurel Hills Homeowners Association v. Board (1978 83 Cal.App.3d 515, 521. Kings County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 730-733; Laurel Heights Improvement Association v. Regents of the University of California (1988) 47 Cal.3d 376, 400-403).

Because not all significant effects can be substantially reduced to a less-than-significant level either by adoption of mitigation measures or by standard conditions of approval, the following section considers the feasibility of the project alternatives as compared to the proposed project.

As explained below, these findings describe and reject, for reasons documented in the Final EIR and summarized below, rejects the No Project (Diamante Estates) Alternative and Revised Project B Alternative, and the County finds that approval and implementation of the proposed Vineyards at El Dorado Hills Project as modified by Revised Project A Alternative is appropriate. The evidence supporting these findings is presented in Section 5.0 of the Draft EIR.

A. IDENTIFICATION OF PROJECT OBJECTIVES

As described above, an EIR is required to identify a “range of potential alternatives to the project [which] shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects.” Chapter 2.0 and Chapter 5.0 of the Draft EIR identify the project’s goals and objectives. The project objectives include:

1. Create a high-quality residential development that is consistent with the General Plan;
2. Emphasize preservation of open space, oak woodlands, natural habitat and wetlands, existing topography, and the schoolhouse site through clustering residential units in order to minimize impacts to open space and habitat on the project site and to receive the associated density bonus;

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- ~~3. Provide community resources through creation of a public trail that traverses the project site and connects to the public road system; and~~
4. Redesign the approved Diamante Estates project to reduce impacts associated with wetland disturbance, loss of open space, and water supply and to incorporate community-oriented features, including a public trail.

B. ALTERNATIVES ANALYSIS IN EIR

1. NO PROJECT (DIAMANTE ESTATES) ALTERNATIVE:

The No Project (Diamante Estates) Alternative is discussed on pages 5.0-4, and 5.0-5 through 5.0-9 of the Draft EIR. The No Project (Diamante Estates) Alternative assumes that the project site would be developed in accordance with the tentative subdivision map for the Diamante Estates Project, which was previously approved by the County in October 2009. The Diamante Estates project included 19 single family lots, ranging in size from 5.0 to 9.9 acres, and one 2.2-acre open space lot. As part of the Diamante Estates approval, the project site was rezoned from Exclusive Agriculture (AE) to Estate Residential 5-acre (RE-5). The Diamante Estates project included public water service from El Dorado Irrigation District (EID) and individual septic systems. The Diamante Estates project required Local Agency Formation Commission (LAFCO) approval of annexation of the project site into both the EID and El Dorado Hills Fire Department boundaries.

Findings: The No Project (Diamante Estates) Alternative is rejected as an alternative because, although it would result in less impacts to seven resource areas and equal impacts to one resource area, this alternative would result in greater impacts to four resource areas. Additionally, this alternative would not meet three of the four project objectives.

Explanation: This alternative results in greater impacts in the following four resources areas: biological resources, cultural and tribal resources, hydrology and water quality, and utilities. This alternative would not realize the benefits of the project nor achieve most of the project objectives. Significantly less open space preservation and decimation of oak woodlands, natural habitat, and wetlands would occur under the No Project (Diamante Estates) Alternative. Further, the No Project (Diamante Estates) Alternative would not receive the density bonus and would not provide a public trail that traverses the site and connects to the public road system. The No Project (Diamante Estates) Alternative would not reduce the significant environmental impacts that would occur under the proposed project and would fail to meet three of the four project objectives identified by the County.

For these reasons, the project is deemed superior to the No Project (Diamante Estates) Alternative.

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2. REVISED PROJECT A ALTERNATIVE:

The Revised Project A Alternative is discussed on pages 5.0-4, and 5.0-10 through 5.0-13 of the Draft EIR. Under this alternative, the project site would be developed similar to the proposed project with up to 42 units, but some of the lots would be shifted in order to be outside of the required wetland buffers in the southern portion of the project site and to provide a buffer to the schoolhouse and associated outbuildings. Specifically, the lot boundaries for Lots 9, 20, and 21 would be shifted in order to be outside of the wetland buffers. Additionally, Lot 1 would be shifted in order to be outside of the wetland buffers and to provide a 25-foot buffer surrounding the schoolhouse and associated outbuildings. The proposed vineyard component, infrastructure improvements, and landscaping improvements would be the same as the proposed project.

Findings: The Revised Project A Alternative is selected because it would reduce some of the significant and unavoidable impacts of the project, particularly impacts to the Live Oak School site including associated buildings. This alternative would also reduce impacts to biological resources.

Explanation: The Revised Project A Alternative would reduce the significant environmental impacts that would occur under the proposed project and would achieve the project objectives. Significant and unavoidable impacts related to degradation of the visual character of the site under the project-level and cumulative condition and the potential removal of the Live Oak Schoolhouse due to its current dilapidated condition, would still occur.

For these reasons, the Revised Project A Alternative is deemed superior to the project.

3. REVISED PROJECT B ALTERNATIVE:

The Revised Project B Alternative is discussed on pages 5.0-4, 5.0-5, and 5.0-13 through 5.0-17 of the Draft EIR. Under this alternative, the project site would be developed similar to the proposed project with up to 42 units, but the vineyard component of the proposed project would be eliminated. Instead, the vineyard areas would be maintained as open space. Additionally, the lot boundaries for Lots 1, 9, 20, and 21 would be shifted in order to be outside of the required wetland buffers and Lot 1 would be shifted to provide a 25-foot buffer to the schoolhouse and associated outbuildings. Some of the required tree replanting areas would be relocated along the length of Malcolm Dixon Road in order to provide visual screening, except in areas where wetlands and/or riparian habitat exists. Under this alternative, fencing would be provided around the schoolhouse area and a trail would loop around the schoolhouse. Signage would be provided along the trail loop that identifies the history of the schoolhouse and the project's location in the context of the old Coloma Road and the area's history. The proposed infrastructure and landscaping improvements would be the same as the proposed project.

Findings: While the Revised Project B Alternative is the environmentally superior alternative, the Revised Project B Alternative is rejected because it would not avoid all

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~~of the significant and unavoidable impacts of the project and would not achieve all of the benefits of the project.~~

Explanation: The Revised Project B Alternative would not reduce the significant environmental impacts that would occur under the proposed project. Significant and unavoidable impacts related to degradation of the visual character of the site under the project-level and cumulative condition would still occur. Further, the environmental, economic, social and other benefits of the project, including those associated with the vineyards, override any remaining significant adverse impact of the project associated as more fully stated in the Statement of Overriding Considerations in Section VII, below.

For these reasons, the project is deemed superior to the Revised Project B Alternative.

VII. STATEMENTS OF OVERRIDING CONSIDERATIONS RELATED TO THE VINEYARDS AT EL DORADO HILLS PROJECT FINDINGS

As described in Section III of these Findings, the following significant and unavoidable impacts could occur with implementation of the project:

- Project implementation may substantially degrade the existing visual character quality of the site and its surroundings (EIR Impact 3.1-2);
- Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074 (EIR Impact 3.4-1);
- The project may contribute to the cumulative degradation of the existing visual character of the region (EIR Impact 4.1).

The adverse effects identified above are substantive issues of concern to the County of El Dorado.

As discussed in detail in the Project Findings (see Staff Report), the Vineyards at El Dorado Hills project is consistent with General Plan and zoning requirements. The project has been designed to provide a substantial amount of open space (65.58 acres or 57.5% of the project site) in order to preserve aesthetic and natural resources on the project site, provide for conservation of the Live Oak School site, and accommodate a public multi-use trail. The project would cluster the residential land uses and road system to conform to the natural topography of the site, maximize open space, and minimize the development footprint of the project, reducing impacts on various natural and cultural resources. The project would provide a public trail that traverses the project site and connects to the public road system, which would result in common public benefit. The project would also cluster the land uses to conform to the natural topography and maximize on-site open space. Further, the project has been designed to minimize impacts on natural resources and historic resources.

The County Board of Supervisors has balanced the benefits of the project against its unavoidable environmental risks in determining whether to approve the project and has determined that the

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benefits of the project outweigh the unavoidable adverse environmental effects. The reasons set forth below are based on the EIR and other information in the record. As set forth in the preceding sections, approving the project will result in significant adverse environmental effects that cannot be reduced to a less-than-significant level, even with the adoption of all feasible mitigation measures. As determined above, however, there are no additional feasible mitigation measures, nor are there feasible alternatives, that would mitigate or substantially lessen the impacts to a less-than-significant level. Therefore, despite these significant environmental effects, the Board, in accordance with Public Resources Code Sections 21001, 21002.1(c), 21081(b) and CEQA Guidelines Section 15093, chooses to approve the Project because, in its judgment, the following economic, social, and other benefits that the Project will produce will render the significant effects acceptable.

Substantial evidence supporting the benefits cited in this Statement of Overriding Considerations can be found in the preceding findings, which are incorporated by reference into this section, and in the documents found in the record of proceedings, as defined in section II, above. Any one of the following reasons is sufficient to demonstrate that the benefits of the project outweigh its unavoidable adverse environmental effects, thereby justifying approval of the project.

1. **Appropriate Development Pattern.** The Vineyards at El Dorado Hills project provides a tentative subdivision map and associated land uses that include a thoughtful development pattern that ensures complimentary land uses, accounts for physical and natural resource constraints, provides for common open space and trails, and provides for a transition between the proposed project's residential lot sizes with development to the east and west by incorporating open space lots to transition between existing and proposed densities. The project has been designed to provide a substantial amount of open space (65.58 acres or 57.5% of the project site) in order to preserve aesthetic and natural resources on the project site, provide for conservation of the Live Oak School site, and accommodate a public multi-use trail that has multiple access points that will be accessible to the public. The project would cluster the residential land uses and road system to conform to the natural topography of the site, maximize open space, and minimize the development footprint of the project, reducing impacts on various natural and cultural resources. The project would provide a public trail that traverses the project site and connects to the public road system, which would result in common public benefit. The project would also cluster the land uses to conform to the natural topography and maximize on-site open space. Further, the project has been designed to minimize impacts on natural resources and historic resources.
2. **Provision for Agricultural Uses.** The County believes in the importance and preservation of open space and agricultural uses. The Project provides for significant open space, more than half the project site, and furthers agricultural uses and supports the agricultural economy in the County by providing a small-scale vineyard that would be commonly owned by the project and managed by the Homeowner's Association or comparable entity. The agricultural component is consistent with

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~~General Plan Goal 8.1, which encourages long-term conservation and use of existing and potential agricultural lands within the County.~~

3. **Development of Housing.** The project would provide housing options and contribute toward an adequate supply of ownership housing in the County of El Dorado to help meet existing housing needs, consistent with City housing policies. Housing Element Policy HO-1.2 aims to ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services. The project site is currently designated for residential uses by the General Plan and is located in an area served by existing community facilities and public services. The project has also been designed to account for the on-site environmental constraints. The project would be consistent with this policy.
4. **Quality Design and Integration of On-Site Amenities.** The project would include a series of multi-use trails within the project site. The project's vicinity is lacking in pedestrian and trail amenities. While there are no existing facilities adjacent the project that the project can connect to, the trail system provides a public resource for recreation, physical activity, and community enjoyment of the project's natural, aesthetic, and open space resources. As noted previously, the trails would be available to the public. The five open space lots, totaling 65.58 acres, have been designed to include the existing Live Oak School site and to preserve portions of oak woodlands and the majority of the identified wetlands and other waters on the project site. The Live Oak School would be preserved within the open space area and the trail system would provide for views of the Live Oak School.
5. **Consistency with the El Dorado County General Plan and Zoning Code.** As discussed in detail in the Project Findings (see Staff Report), the Vineyards at El Dorado Hills project is consistent with and implements General Plan and zoning requirements.

VIII. CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Board finds that the unavoidable adverse environmental impacts identified may be considered "acceptable" due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the proposed project.

The El Dorado County Board of Supervisors has considered information contained in the EIR prepared for the proposed Vineyards at El Dorado Hills Project as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable aesthetic impacts (project-level and cumulative-level) and cultural resources impacts may result from implementation of the proposed project, the Board finds that the benefits of the project and overriding considerations outweigh the adverse effects of the project. Having included all feasible mitigation measures in the Mitigation Monitoring and Reporting Program, and recognized all unavoidable significant impacts, the Board hereby finds that each of the separate

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benefits of the proposed Vineyards at El Dorado Hills Project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants adoption of the proposed project and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption of the proposed Vineyards at El Dorado Hills Project.

Based on the foregoing findings and the information contained in the record, the Board hereby determines that:

1. All significant effects on the environment due to implementation of the proposed Vineyards at El Dorado Hills Project have been eliminated or substantially lessened where feasible;
2. The Revised Project A Alternative is a feasible alternative to the proposed Vineyards at El Dorado Hills Project which would mitigate or substantially lessen the impacts;
3. The No Project (Diamante Estates) and Revised Project B Alternative are not feasible alternatives to the proposed Vineyards at El Dorado Hills Project which would mitigate or substantially lessen the impacts, meet the project objectives, and provide the benefits of the project as described in the Statement of Overriding Considerations; and
4. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.