



County of El Dorado

Chief Administrative Office

Parks Division

330 Fair Lane
Placerville, CA 95667-4197

Terri Daly
Chief Administrative Officer

Phone (530) 621-5360
Fax (530) 642-0301

California Housing and Community Development
Housing-Related Parks Program - 2013 Designated Program Year
Grant Application January 22, 2014

TABLE OF CONTENTS

ITEM	PAGE NUMBER
Grant Application	1
Draft Resolution	7
Resolution 167-2013 Authorized Official	9
HOME 6952 Rental Unit Inventory (SetUp/Completion) Report	10
Bonus Criteria and Supporting Documentation	-
A. New Construction	-
Building Permit Verification	17
B. Extremely Low Income Units	-
HOME Regulatory Agreement	20
Term of Regulatory Agreement (55 yr)	23
Rent Limitations (income restrictions)	25
C. Infill Projects	-
Aerial Site Photo with Former Dwelling Unit	50
Project Environmental Report with Adjacent Land Use	51
D. Disadvantaged Community	N/A
E. Park Deficient Community	-
CA Park Community Fact Finder Report	90
Park Project Location Map	91
Park Project Site Aerial I Map	92
Park Project Site Photos	93
Park Project Area Photos	94



Department of Housing and Community Development HOUSING-RELATED PARKS PROGRAM

Grant Application 2013 Designated Program Year NOFA

Applicant Information

Applicant:	COUNTY OF EL DORADO		
Mailing Address:	330 FAIR LANE, BLDG. A		
City:	PLACERVILLE		
State:	California	Zip Code:	95667
County:	EL DORADO		
Website:	www.edcgov.us		
Authorized Representative Name:	KIMBERLY A. KERR		
Authorized Representative Title:	Assistant Chief Administrative Officer		
Phone:	530-621-7695	Fax:	530-642-0301
Email:	kimberly.kerr@edcgov.us		
Contact Person Name:	VICKIE SANDERS		
Contact Person Title:	PARKS AND TRAILS MANAGER		
Phone:	530-621-7695	Fax:	530-642-0301
Email:	vickie.sanders@edcgov.us		

Applicant Certification

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the HRP Program, the COUNTY OF EL DORADO assumes the responsibilities specified in the HRP Program Notice of Funding Availability and Program Guidelines and certifies that the information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct.

Signature: _____ Name: Kimberly A. Kerr

Date: _____ Title: Assistant Chief Administrative Officer

Updated 12/10/2013

Legislative Information

Please list all representatives for the City/County. Attach additional sheets if necessary.
Legislative information is available at <http://www.leginfo.ca.gov>.

Applicant: COUNTY OF EL DORADO

	District	Legislator Name
Federal Congressional District:	4	Tom McClintock
State Assembly District:	4	Beth Gaines
State Senate District:	1	Ted Gaines

Eligibility Threshold Requirements

Applicant: COUNTY OF EL DORADO

1. HOUSING ELEMENT COMPLIANCE

Does the applicant have an adopted housing element which has been found to be in substantial compliance with Housing Element Law pursuant to Government Code Section 65585 which was submitted to the Department by the issuance date of the NOFA?

YES Date of HCD Review Letter: 11/13/13 NO

2. ELIGIBLE UNITS

Did the applicant issue building permits or certificates of occupancy for Eligible Units during the Designated Program Year 2013 which meet the affordability requirements for extremely low-, very low- or low-income households?

2010 2011 2012 2013

3. ANNUAL PROGRESS REPORT SUBMITTAL

Has the applicant submitted to the Department the Annual Progress Report (APR) for the applicable calendar years, pursuant to Government Code Section 65400, on the jurisdiction's progress in implementing the housing element prior to January 22, 2014?

For example: applicants must submit the 2009 APR in order to be eligible to receive funding for Eligible Units from 2010. To receive funding for 2011 Eligible Units, the 2010 APR must be submitted to the Department. If applying for funds based on Eligible Units from both 2010 and 2011, both the CY 2009 and 2010 APRs must be submitted. Please refer to the chart below:

Eligible Units from:	APR	Date Submitted
January 1- December 31, 2010	<input checked="" type="checkbox"/> 2009 CY Report	3/25/2010
January 1- December 31, 2011	<input checked="" type="checkbox"/> 2010 CY Report	3/23/2011
January 1- December 31, 2012	<input checked="" type="checkbox"/> 2011 CY Report	3/29/2012
January 1- June 30, 2013	<input checked="" type="checkbox"/> 2012 CY Report	3/18/2013

4. MINIMUM GRANT AMOUNT

Does the applicant meet the minimum grant amount of \$75,000, including any bonus awards, based on Eligible Units from the 2013 Designated Program Year?

YES NO

Note: If the applicant has answered NO to any of the questions above, the application will not be reviewed further and the applicant is ineligible for funding.

Park and Recreation Facility (Park Project) Description

Applicant:	COUNTY OF EL DORADO		
Park Project Name:	El Dorado County Historic Railroad Park		
Park Project Location (include address, if known, or otherwise indicate nearest intersection):			
Oriental Street near Pleasant Valley Road, El Dorado CA			
Park Project Census Tract: <small>(please use 11-digit census tract number as detailed in instructions)</small>	06-017-031502		
Senate & Assembly District for Park Project Location:	Senate District:	1 Ted Gaines	
	Assembly District:	4 Beth Gaines	

Park Project Summary:
 ADA compliant restrooms for park facility. Current park is approx. 6.3 acre area (approx. 0.25 miles in length and 200 feet in width), with reproduction Depot building, picnic areas, open space and natural areas located in the underserved, unincorporated town of El Dorado, adjacent to the El Dorado Community Hall. The park is located within the existing Sacramento-Placerville Transportation Corridor (SPTC) right of way.

Will the Park Project be in support of any Infill developments, as described in Section 106(F)? * If so, please name at least one development and indicate the development status (indicate N/A if not applicable) **OR** Does the jurisdiction's adopted General Plan conform to the region's adopted Regional Blueprint Plan? If so, please complete the Regional Blueprint Bonus Coversheet (next tab) and attach supporting documentation as required.

Infill-Supporting		OR	Regional Blueprint		If claiming Infill-Supporting, provide name/address of at least one infill development and status: Sunset Lane Apartments (aka Trailside Terrace Apartments), 4050 Sunset Lane, Shingle Springs, CA - Construction completed 8/2/13
NO	YES		NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Will the Park be located within a Disadvantaged Community, as described in Section 106(D)? * Please note: to receive bonus funds the application must include supporting documentation.

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the Park be located within a Park-Deficient Community, as described in Section 106(E)? * Please note: to receive bonus funds the application must include supporting documentation.

YES	NO	CA State parks Community Fact Finder Report attached.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Project Cost Breakdown and Other Funding Sources

Project Cost				
Subproject	Estimated Cost		Subproject	Estimated Cost
Site Prep for Restrooms	\$24,000.00		Prefab Dbl Unit Restroom Bldg	\$71,750.00
Water hook up and fees	\$40,500.00			
Plumbing and Electrical	\$14,000.00			
Total Project Cost:				\$150,250.00

Other Funding Sources

Name of Source	Dollar Amount		Name of Source	Dollar Amount
Total Other Funds				

* Applicable Bonus Funds as detailed in Section 106 of the Program Guidelines
 2013 DPY Housing-Related Parks Program Application

Comprehensive Unit Listing

Applicant: COUNTY OF EL DORADO

Please provide a listing, by unique project identifier used in the Housing Project Cover Sheet, of all units contained in this application. The Department will use this listing in both reviewing the application to determine eligibility of each project and calculating the final grant award amount. There should be a separate line entry for each of the Housing Project Cover Sheets included in the application. Please list the projects in the same order as they appear in the application to facilitate the application review process.

If necessary, please add additional rows to accommodate all eligible projects but be sure to copy formatting to carry forward associated formulas

Project Cover Sheet #	Project Name/Identifier from Housing Project Cover Sheet	Unit Count							Base Award Amount	Bonus Awards						TOTAL Total Award Amount
		A # of ELI units	B # VL units	C # of L units	D # of ELI bedrooms	E # of VL bedrooms	F # of L bedrooms	G Total # of bedrooms		New Construction Units?	Infill Units?	Infill-Supporting/Regional Blueprint?	Park-Deficient Community?	Disadvantaged Community?	Total Bonus Funds	
	SAMPLE PROJECT	1	24	30	3	50	31	84	\$56,000	No	No	Yes	No	No	\$8,400	\$64,400
1	Sunset Lane Apartments	5	34	0	11	71	0	82	\$64,250	Yes	Yes	No	Yes	No	\$86,100	\$150,350
2								0	\$0						\$0	\$0
3								0	\$0						\$0	\$0
4								0	\$0						\$0	\$0
5								0	\$0						\$0	\$0
6								0	\$0						\$0	\$0
7								0	\$0						\$0	\$0
8								0	\$0						\$0	\$0
9								0	\$0						\$0	\$0
10								0	\$0						\$0	\$0
11								0	\$0						\$0	\$0
12								0	\$0						\$0	\$0
13								0	\$0						\$0	\$0
14								0	\$0						\$0	\$0
15								0	\$0						\$0	\$0
16								0	\$0						\$0	\$0
17								0	\$0						\$0	\$0
18								0	\$0						\$0	\$0
19								0	\$0						\$0	\$0
20								0	\$0						\$0	\$0
21								0	\$0						\$0	\$0
22								0	\$0						\$0	\$0
23								0	\$0						\$0	\$0
24								0	\$0						\$0	\$0
25								0	\$0						\$0	\$0
26								0	\$0						\$0	\$0
27								0	\$0						\$0	\$0
TOTAL		5	34	0	11	71	0	82	\$64,250						\$86,100	\$150,350

Housing Project Cover Sheet - 1

***** Please complete and submit a separate Project Cover Sheet for each Residential Project *****

Applicant:	COUNTY OF EL DORADO		
Project Name, Address and/or other Identifier: (please note, it is critical that project identifier is consistent or readily identifiable across all required documentation)	Sunset Lane Apartments, 4050 Sunset Lane, Shingle Springs CA 95682 (aka Trailside Terrace Apartments)		
Type of Project:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Substantial Rehabilitation, Conversion, or Preservation* *Note: Applicant must also fill out Housing Project Attachment		
Building Permit(s) Issuance Date(s): (for new construction units)	3/23/2012		
Date(s) of Certificate(s) of Occupancy: (units rehabilitated, converted, or preserved)	8/2/2013		
Are Eligible Units considered Infill, pursuant to Section 106(C)(1)-(3)?	Yes		Please include supporting documentation
If yes, please identify how units determined to be infill (refer to Section 106(C) of Program Guidelines) and include supporting documentation.	<input checked="" type="checkbox"/> site previously developed <input checked="" type="checkbox"/> 75 percent of perimeter adjoins parcels currently developed with urban uses		

Affordability Documentation (Mark appropriate box and provide supporting documentation)

Rental Units

Deed-Restricted
 Method of Restriction/
 Type of Subsidy Used: HOME grant 11-HOME-6952 with Regulatory Agreement and Deed of Trust recorded 3/23/12

Length of Deed Restriction: *Rental units must be restricted for a minimum of 55 years

Ownership Units

Deed-Restricted
 Method of Restriction/
 Type of Subsidy Used:

Length of Deed Restriction: *Ownership units must be restricted for a minimum of 20 years

Non-Restricted Units
 Sales Price & Initial
 Occupant's Income

* Please note if counting non-restricted ownership units, supporting documentation must include both the initial sales price and household income of initial occupant considering household size.

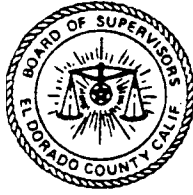
Project Summary Table

Number of Bedrooms By Unit Type and Affordability

*Extremely Low-Income Units		Unit Type	Very Low-Income Units		Unit Type	Low-Income Units	
Number of Units	Total Bdrms		Number of Units	Total Bdrms		Number of Units	Total Bdrms
0	0	Studio	0	0	Studio		0
1	1	1-Bed	7	7	1-Bed		0
2	4	2-Bed	17	34	2-Bed		0
2	6	3-Bed	10	30	3-Bed		0
	0	4-Bed		0	4-Bed		0
	0	5-Bed		0	5-Bed		0
5	11	Totals	34	71	Totals	0	0

Project Description:

Mercy Housing California new construction multi-family work force housing rental project includes 40 units: 5 units of Extremely Low Income Units (MHSA); 34 units for tenants earning >50% AMI; and, 1 unrestricted staff unit. Primarily funded with CA Tax Credits and HOME grant with 55-year affordability requirements.



RESOLUTION NO.

DRAFT-2014

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
AUTHORIZING AN APPLICATION FOR THE PROGRAM YEAR 2013 HOUSING-RELATED PARKS
GRANT FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS The California Department of Housing and Community Development (the “Department”) has announced the availability of Housing-Related Parks funds through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, Health and Safety Code Section 53545, and is authorized to make these funds available to jurisdictions, and

WHEREAS On October 2, 2013, the Department issued a Notice of Funding Availability (the “NOFA”) announcing the availability of funds under the Housing-Related Parks Program (the “HRP”), and

WHEREAS In response to the 2013 NOFA, the County of El Dorado (the “Applicant”), desires to apply for an allocation of HRP funds up to the maximum amount available to support parks and recreation projects that benefit the community and add to the quality of life, and

WHEREAS The Department is authorized to approve funding allocations for the HRP Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement, and

WHEREAS A goal of the El Dorado County General Plan Housing Element is to encourage the enhancement of residential environments to include access to parks and trails in the unincorporated area of the county.

THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of El Dorado as follows:

SECTION 1:

Applicant is hereby authorized and directed to apply for and submit to the Department the HRP Program Application Package released October 2013 for the 2013 Designated Program Year. If the application is approved, the Assistant Chief Administrative Officer, or successor, is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) contingent upon acceptance by the Board of Supervisors per Board Policy B-2 and approval by County Counsel and Risk Management, and any and all other documents required or deemed necessary or appropriate to secure the HRP Program Grant from the Department, and all amendments thereto (collectively, the “HRP Grant Documents”).

SECTION 2:

If the application is approved and upon Board acceptance of the grant, the Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. If awarded and accepted, the Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.

SECTION 3:

That the Assistant Chief Administrative Officer, or successor, is authorized to execute in the name of Applicant the HRP Program Application Package and the HRP Grant Documents, if awarded and accepted by the Board, as required by the Department for participation in the HRP Program.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____, 2014, by the following vote of said Board:

Attest:	Ayes:
James S. Mitrisin	Noes:
Clerk of the Board of Supervisors	Absent:

By: _____

Deputy Clerk *Chair, Board of Supervisors*

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: JAMES S. MITRISIN, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____



RESOLUTION NO. 167-2013

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

APPOINT ASSISTANT CHIEF ADMINISTRATIVE OFFICER, OR DESIGNEE,
AS THE AUTHORIZED OFFICIAL TO EXECUTE AND ADMINISTER HOUSING, COMMUNITY
AND ECONOMIC DEVELOPMENT STATE AND FEDERAL GRANT PROGRAMS

WHEREAS, the Housing, Community and Economic Development Block Grant Programs (HCED), under the Chief Administrative Office, receives and administers Community Development Block Grant (CDBG) grants, Home Investment Partnerships Program (HOME) grants, and other state and federal program grants on behalf of the County; and

WHEREAS, on September 23, 2013, the Board of Supervisors adopted the County fiscal year 2013-14 budget and transferred HCED Programs from the Health and Human Services Agency to the Chief Administrative Office; and

WHEREAS, state and federal grant guidelines require the Board to appoint by resolution an authorized official to act on behalf of the County under the grant agreements; and

WHEREAS, the Director of Health and Human Services Agency, or successor, was previously appointed as the authorized official by the Board;

NOW, THEREFORE, BE IT RESOLVED that the authority for the authorized official for all Housing, Community and Economic Development Program grants (previously appointed by Board resolutions as Director of Health and Human Services Agency, or successor,) be transferred to the Assistant Chief Administrative Officer, or designee, and as the authorized official the Assistant Chief Administrative Officer, or designee, has the authority to execute and administer grant agreements and any subsequent amendments that do not affect the dollar amount or the term, contingent upon approval by County Counsel and Risk Management, and other grant and activity-related documents.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 5 day of November, 2013 by the following vote of said Board:

Ayes: Mikulaco, Veerkamp, Briggs, Santiago
Noes: None
Absent: None
None: Nutting

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

By: [Signature]
Deputy Clerk

[Signature]
Chair, Board of Supervisors
Ron Briggs

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

Attest: James S. Mitrisin, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: [Signature]
Deputy Clerk

Date: 11-8-13

<p>HOME Program</p> <p>Rental Housing</p> <p>Project Setup Report / Completion Report</p>	<u>Rep Initial & Date</u>	<u>FOR FISCAL USE ONLY</u>
	<u>Mgr. Initial & Date</u>	
	<p>Complete this form as a Setup Report, a Completion Report or a Setup and Completion Report and submit to:</p> <p>Department of Housing and Community Development, HOME Program. 1800 3rd Street, MS 390-3, P.O. Box 952054 Sacramento, CA 95811</p>	<p><input type="checkbox"/> Original Setup</p> <p><input checked="" type="checkbox"/> Revised Setup</p>
<p>If Revised, Why? Final Financials</p>		<p><input type="checkbox"/> Cancel, Why? </p>

Part A: Contractor & Activity Information

1. Project Number (HCD Assigned)	2. HUD Activity Number (HCD Assigned)	3. HOME Recipient
M 116952-01	22538	County of El Dorado

4. Name of Person Completing Form

Jayne Raab, Administrative Subcontractor for County of El Dorado

4a. Phone	4b. Fax	4c. e-mail
916-372-6100	916-419-6108	iraab@laurinassociates.com

5. Project Name

Sunset Lane Apartments (AKA Trailside Terrace)

5a. Project Address	5b. County & County Code.
4050 Sunset Lane	El Dorado County 017

5c. City	5d. State	5e. Zip Code	6. HOME Funds (Activity & ADC, no Admin or PI)
Shingle Springs	CA	95682	\$3,050,000

7. Proposed Total Units	8. Proposed HOME-Assisted units
40	39

<p>9. Contract Activity (Check one)</p> <p>a. <input checked="" type="radio"/> Rental New Construction</p> <p>b. <input type="radio"/> Rental-Rehab with or without Acquisition</p>	<p>10. Special Purpose of Activity (Check all that apply)</p> <p><input type="checkbox"/> Help Homeless</p> <p><input type="checkbox"/> Prevent Homelessness</p> <p><input type="checkbox"/> HIV/AIDS</p> <p><input type="checkbox"/> Help person w/Disabilities</p>
---	--

11. Does Project Have Rent Exception?	12. Mixed Income Project?	13. Mixed Use Project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

14. Special areas where Activity is located: (Check all that apply)

Yes <input type="checkbox"/> CDBG strategy area	Yes <input type="checkbox"/> Brownfield redevelopment area
Yes <input type="checkbox"/> Local target area	Yes <input type="checkbox"/> Conversion from non-residential to residential use
Yes <input type="checkbox"/> Presidentially-declared major disaster area	Yes <input type="checkbox"/> Colonia
Yes <input type="checkbox"/> Historic preservation area	

Part B: Project information			
1. Name of Owner (Entity Name) Mercy Housing California 55, L.P.			
2. Mailing Address of Owner 3120 Freeboard Drive, Suite 202			
2a. City West Sacramento	2b. State CA	2c. Zip Code 95691	2d. County Yolo
3. CHDO Type <input type="checkbox"/> Owned <input type="checkbox"/> Sponsored <input type="checkbox"/> Developed		4. CHDO Pre Const or TA Loan <input type="checkbox"/> Yes <input type="checkbox"/> No	
		5. Faith-Based Organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6. Ownership Type (Check one) <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Not for profit <input type="checkbox"/> Publicly Owned <input type="checkbox"/> Other	7. Project Type (Select one category 1-5) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Acquisition & New Construction <input type="checkbox"/> Acquisition & Rehabilitation <input type="checkbox"/> Rehabilitation Only		8. Property Type (Check one) <input type="checkbox"/> Single Room Occupancy <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Other

Part C: Performance Measurements		
1. Period of affordability: <input type="checkbox"/> 10 Years <input type="checkbox"/> 15 Years <input type="checkbox"/> 20 Years <input checked="" type="checkbox"/> 55 Years <input type="checkbox"/> Other <input type="text" value=""/> Years		
	Total Units	HOME-Assisted
2. Completed Units	40	39
Of The Units Completed	Total Units	HOME Units
3. Meeting Energy Star Standard	40	39
4. 504 Accesible	2	2
5. HIV /AIDS	0	0
6. Of the number in 5, the number of chronically homeless	0	0
7. Homelessness	5	5
8. Of the number in 7, the number of chronically homeless	0	0

PROJECT FUNDING SOURCE DETAIL

Contract # **11 HOME 6952**

For Submittal with each Project Set-Up/Completion Report and any subsequent revisions

Part E Project Funding and Program Income

1. State Recipients are required to identify, at least once per month, their undistributed balance of Program Income/Recaptured
 a) Date of Balance: **October 31, 2013** b) Balance (If balance is Zero enter 0): **\$298**

2. Of the Total Project Cost, provide the following breakdown according to funding source. Funding Source Codes and Descriptions are available on the Project Funding Source Detail Listing (HOME-3) form.

Funding Source Detail

(1) Funding Source Code	(2) Check Here If Match	(3) Funding Source Description (Redevelopment Agency, State HCD, State Other, Federal, Tax Credit, Private, Local or other (Specify))	(4) Name of Source (Union Bank, County of Santa Cruz Redevelopment Agency, MHP, etc.)	(5) Amount(s) Part of Project Total (no Cents)	(6) Amount(s) Not Part of Project Total
01	<input type="checkbox"/>	HOME Funds-		\$3,000,000	
11	<input type="checkbox"/>	HOME Funds- Activity Delivery Costs		\$50,000	
02	<input type="checkbox"/>	HOME Funds- Grants			
N/A		Total HOME Funds		\$3,050,000	
Y	<input type="checkbox"/>	Local Program Income (PI)			
X1	<input type="checkbox"/>	Federal-LIHTC			
09	<input type="checkbox"/>	Federal-Other	CDBG	\$483,000	
X2	<input type="checkbox"/>	State-LIHTC	Investor Equity - State Credit	\$1,407,000	
E	<input type="checkbox"/>	State-Bonds			
G	<input type="checkbox"/>	State-Bonds (CalHFA)			
H	<input type="checkbox"/>	State-CalHFA Bond Proceeds			
U	<input type="checkbox"/>	Private-Other	AHP Loan	\$390,000	
F	<input checked="" type="checkbox"/>	State	MHSA Capital Loan	\$540,800	
Q3	<input checked="" type="checkbox"/>	Local - Fee Waiver	County of El Dorado	\$1,060,020	
R	<input type="checkbox"/>	Private	Citibank Loan	\$428,000	
W	<input type="checkbox"/>	Private	Investor Equity-Fed Credit	\$6,413,000	
S	<input type="checkbox"/>	Private	GP Contribution	\$782	
	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total Project Costs				\$13,772,602	0.00

Part D: Household Characteristics.

Complete one line for each unit to be assisted with HOME funds. Enter one code only in each block. If project is a 2-4 unit owner occupied project with rental unit, provide household characteristics for each occupied unit. For projects which include multiple addresses, complete a separate Household Characteristics (Part C) for each address. For all units vacant or occupied enter, unit number, number of bedrooms, occupancy, total rent, and % of area median income. If information is not available enter 9.

Project Address: 4050 Sunset Lane Shingle Springs CA 95682 Project Number: 0500

(1) Unit No.	(2) No. Of Bedrooms	(3) Occupancy	Monthly Rent (Including Paid Utilities)				Income Data (8) % of Area Median Income	Household Data				
			(4) Tenant Contribution	(5) Subsidy Amount	(6) Total Rent	(7) Monthly Gross Income		Head of Household Ethnicity		(11) Size of Household	(12) Type of Household	(13) Rental Assistance
								(9) Hispanic	(10) Race			
101	2	T	\$0	\$714	\$714	\$0	1	N	11	2	5	3
102	2	T	\$714	\$0	\$714	\$31,020	2	N	11	3	3	4
103	1	T	\$601	\$0	\$601	\$17,858	2	N	11	1	1	4
104	2	T	\$714	\$0	\$714	\$20,080	2	Y	11	2	3	4
105	2	T	\$714	\$0	\$714	\$20,878	2	N	11	2	3	4
106	3	T	\$641	\$0	\$641	\$27,040	2	N	11	4	4	4
107	1	T	\$216	\$385	\$601	\$15,489	2	N	11	1	1	1
108	2	T	\$552	\$0	\$552	\$21,696	2	N	19	2	3	4
110	3	T	\$829	\$0	\$829	\$22,022	2	N	11	4	5	4
111	3	T	\$0	\$0	\$829	\$0	1	N	11	3	5	3
112	1	T	\$196	\$0	\$405	\$8,838	1	N	11	1	1	3
113	2	T	\$714	\$0	\$714	\$30,336	2	Y	11	5	4	4
114	2	T	\$552	\$0	\$552	\$15,652	1	N	11	2	3	4
115	3	T	\$829	\$0	\$829	\$35,121	2	Y	11	4	4	4

(2) No. of Bedrooms	(8) % of Area Median	(10) Household Race	(11) Household Size	(12) Type of Household
0 - 0 Bedroom	1 - 0-30%	09 - Vacant Unit	1 - 1 Person	1 - Single/non-Elderly
1 - 1 Bedroom	2 - 30-50%	10 - Managers Unit	2 - 2 Persons	2 - Elderly
2 - 2 Bedrooms	3 - 50-60%	11 - White	3 - 3 Persons	3 - Related/Single Parent
3 - 3 Bedrooms	4 - 60-80%	12 - Black/African American	4 - 4 Persons	4 - Related/Two Parent
4 - 4 Bedrooms	9 - Vacant	13 - Asian	5 - 5 Persons	5 - Other
5 - 5 or more Bedrooms		14 - American Indian/Alaskan Native	6 - 6 Persons	9 - Vacant
	(9) Hispanic Ethnicity Head of Household	15 - Native Hawaiian/Other Pacific Islander	7 - 7 Persons	(13) Rental Assistance
(3) Occupancy	Y - Hispanic	16 - American Indian/Alaskan Native & White	8 - 8 Persons	1 - Section 8
1 - Tenant	N - Not Hispanic	17 - Asian & White	9 - Vacant	2 - HOME TBRA
2 - Owner		18 - Black/African American & White		3 - OTHER
		19 - American Indian/Alaskan Native & African American		4 - None
		20 - Other Multiracial		9 - Vacant Unit

Part D: Household Characteristics.

Complete one line for each unit to be assisted with HOME funds. Enter one code only in each block. If project is a 2-4 unit owner occupied project with rental unit, provide household characteristics for each occupied unit. For projects which include multiple addresses, complete a separate Household Characteristics (Part C) for each address. For all units vacant or occupied enter, unit number, number of bedrooms, occupancy, total rent, and % of area median income. If information is not available enter 9.

Project Address: 4050 Sunset Lane, Shingle Springs CA Project Number: 0500

(1) Unit No.	(2) No. Of Bedrooms	(3) Occupancy	Monthly Rent (Including Paid Utilities)				Income Data (8) % of Area Median Income	Household Data				
			(4) Tenant Contribution	(5) Subsidy Amount	(6) Total Rent	(7) Monthly Gross Income		Head of Household Ethnicity		(11) Size of Household	(12) Type of Household	(13) Rental Assistance
								(9) Hispanic	(10) Race			
201	2	T	\$552	\$0	\$552	\$15,852	1	N	11	2	3	4
202	2	T	\$552	\$0	\$552	\$22,018	2	N	11	2	3	4
203	1	T	\$601	\$0	\$601	\$24,294	2	N	11	2	5	4
204	2	T	\$714	\$0	\$714	\$27,456	2	N	11	2	3	4
205	2	T	\$714	\$0	\$714	\$24,960	2	Y	11	3	4	4
206	3	T	\$829	\$0	\$829	\$27,547	2	N	11	3	5	4
207	1	T	\$601	\$0	\$601	\$20,453	2	N	11	1	1	4
208	2	T	\$714	\$0	\$714	\$27,766	2	N	11	2	5	4
209	2	T	\$714	\$0	\$714	\$23,867	2	N	11	3	3	4
210	3	T	\$265	\$564	\$829	\$16,929	1	N	11	3	3	3
211	3	T	\$829	\$0	\$829	\$27,845	2	N	11	4	4	4
212	1	T	\$466	\$0	\$466	\$19,780	2	N	11	1	2	4
213	2	T	\$226	\$0	\$226	\$15,171	1	Y	11	2	3	4
214	2	T	\$714	\$0	\$714	\$15,171	2	Y	11	2	3	4

(2) No. of Bedrooms	(8) % of Area Median	(10) Household Race	(11) Household Size	(12) Type of Household
0 - 0 Bedroom	1 - 0-30%	09 - Vacant Unit	1 - 1 Person	1 - Single/non-Elderly
1 - 1 Bedroom	2 - 30-50%	10 - Managers Unit	2 - 2 Persons	2 - Elderly
2 - 2 Bedrooms	3 - 50-60%	11 - White	3 - 3 Persons	3 - Related/Single Parent
3 - 3 Bedrooms	4 - 60-80%	12 - Black/African American	4 - 4 Persons	4 - Related/Two Parent
4 - 4 Bedrooms	9 - Vacant	13 - Asian	5 - 5 Persons	5 - Other
5 - 5 or more Bedrooms		14 - American Indian/Alaskan Native	6 - 6 Persons	9 - Vacant
	(9) Hispanic Ethnicity Head of Household	15 - Native Hawaiian/Other Pacific Islander	7 - 7 Persons	(13) Rental Assistance
	Y - Hispanic	16 - American Indian/Alaskan Native & White	8 - 8 Persons	1 - Section 8
(3) Occupancy	N - Not Hispanic	17 - Asian & White	9 - Vacant	2 - HOME TBRA
1 - Tenant		18 - Black/African American & White		3 - OTHER
2 - Owner		19 - American Indian/Alaskan Native & African American		4 - None
		20 - Other Multiracial		9 - Vacant Unit

Part D: Household Characteristics.

Complete one line for each unit to be assisted with HOME funds. Enter one code only in each block. If project is a 2-4 unit owner occupied project with rental unit, provide household characteristics for each occupied unit. For projects which include multiple addresses, complete a separate Household Characteristics (Part C) for each address. For all units vacant or occupied enter, unit number, number of bedrooms, occupancy, total rent, and % of area median income. If information is not available enter 9.

Project Address: _____ Project Number: _____

(1) Unit No.	(2) No. Of Bedrooms	(3) Occupancy	Monthly Rent (Including Paid Utilities)				Income Data (8) % of Area Median Income	Household Data				
			(4) Tenant Contribution	(5) Subsidy Amount	(6) Total Rent	(7) Monthly Gross Income		Head of Household Ethnicity		(11) Size of Household	(12) Type of Household	(13) Rental Assistance
								(9) Hispanic	(10) Race			
215	3	T	\$829	\$0	\$829	\$35,672	2	N	11	5	4	4
301	3	T	\$829	\$0	\$829	\$31,783	2	N	11	3	4	4
302	1	T	\$601	\$0	\$601	\$19,176	2	N	11	1	1	4
303	2	T	\$714	\$0	\$714	\$21,692	2	N	11	3	4	4
304	2	T	\$433	\$281	\$714	\$21,274	2	N	11	2	5	3
305	3	T	\$641	\$0	\$641	\$17,867	1	N	11	4	4	4
306	3	T	\$829	\$0	\$829	\$26,600	2	N	11	5	4	4
307	1	T	\$601	\$0	\$601	\$21,935	2	N	11	1	1	4
308	2	T	\$714	\$0	\$714	\$20,708	2	N	11	3	4	4
309	2	T	\$714	\$0	\$714	\$21,136	2	N	11	2	3	4
310	3	T	\$829	\$0	\$829	\$30,228	2	N	11	4	4	4

(2) No. of Bedrooms	(8) % of Area Median	(10) Household Race	(11) Household Size	(12) Type of Household
0 - 0 Bedroom	1 - 0-30%	09 - Vacant Unit	1 - 1 Person	1 - Single/non-Elderly
1 - 1 Bedroom	2 - 30-50%	10 - Managers Unit	2 - 2 Persons	2 - Elderly
2 - 2 Bedrooms	3 - 50-60%	11 - White	3 - 3 Persons	3 - Related/Single Parent
3 - 3 Bedrooms	4 - 60-80%	12 - Black/African American	4 - 4 Persons	4 - Related/Two Parent
4 - 4 Bedrooms	9 - Vacant	13 - Asian	5 - 5 Persons	5 - Other
5 - 5 or more Bedrooms		14 - American Indian/Alaskan Native	6 - 6 Persons	9 - Vacant
	(9) Hispanic Ethnicity Head of Household	15 - Native Hawaiian/Other Pacific Islander	7 - 7 Persons	(13) Rental Assistance
	Y - Hispanic	16 - American Indian/Alaskan Native & White	8 - 8 Persons	1 - Section 8
(3) Occupancy	N - Not Hispanic	17 - Asian & White	9 - Vacant	2 - HOME TBRA
1 - Tenant		18 - Black/African American & White		3 - OTHER
2 - Owner		19 - American Indian/Alaskan Native & African American		4 - None
		20 - Other Multiracial		9 - Vacant Unit

Part F: Financial Structure of Project				
Section 2: Project Financing				
1. HOME FUNDS Only 1A. Project Costs	1. Direct Loan	Annual Interest Rate	Amortization Period	\$3,000,000
			Years	
	2. Grant (Type:)			\$0
	3. Deferred Payment Loan	Annual Interest Rate	Amortization Period	
		3.000%	55 Years	
4. Other/Activity Delivery Costs			\$50,000	
Total HOME Funds			\$3,050,000	
2. Public Funds	1. Other Federal Funds		483,000	
	2. State/Local Appropriated Funds		1,600,820	
	3. State/Local Tax-Exempt Bond Proceeds			
	Total Public Funds			\$2,083,820
3. Private Funds	1. Private Loan Funds		818,000	
	2. Owner Cash Contribution		782	
	3. Private Grants			
	Total Private Funds			\$818,782
4. Low Income Tax Credit Syndication Proceeds			\$7,820,000	
5. HOME Program Income			\$0	
6. Total Project Costs			\$13,772,602	

OFFICE

RESIDENTIAL
03/23/2012

BUILDING

NEW

APARTMENTS

44

15:01:57

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 204532

APN: 090-430-21-1

JOB ADDRESS: 4050 SUNSET LN

DIRECTIONS: MAP PAGE 218 E4; SOUTH ON PONDEROSA TO SOUTH SHINGLE,
LEFT ON SUNSET LANE TO BECKER LN.

APPL DATE: 11/18/2011

ISSUE DATE: 03/23/2012

EXP DATE: 03/23/2014

APPLICANT: MEDEIROS, MATT
APPL PHONE: (530) 666-5635

NOTE: BLDG "C" "SUNSET LANE APARTMENTS"

15 UNIT APT BLDG.

CNST TYPE:

LOT SIZE:

1.980 CNTY RD:

WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
DWELLING	R3 V-N	16,017	FIRE/SPRINKLR	-	16,017

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
2. SETBACK	9/27/12	JMS	40. MAIN PANEL	8/2/13	JMS
110. TRPA HEIGHT	9/27/12	JMS	41. SUB PANEL	8/2/13	JMS
4. FOOTINGS/FND	9/27/12	JMS	42. UND FLR DUCTS	/	/
5. SITE BMP INTERME	/	/	43. DUCTWORK	/	/
6. CONC.BLK COMPLET	/	/	44. GAS FLUES	/	/
7. CONC.BLK 8	/	/	45. DIRECT VENTS	/	/
8. TILT-UP PANELS	/	/	52. HVAC-UNIT	8/2/13	JMS
9. SLAB	10/8/12	DEM	53. A/C UNIT	8/2/13	JMS
10. GIRDERS	12/19/12	JMS	55. EQUIPT	/	/
14. INT SHEAR/BR WAL	3/11/13	JMS	57. SOLAR	/	/
15. EXT SHEAR/BR WAL	2/14/13	JMS	58. VENTILATION	/	/
16. ROOF NAIL/DECK	3/7/13	JMS	59. COMRCL KIT HOOD	/	/
17. FRAMING 3-7-13	3/7/13	JMS	60. FLOOR INSULATION	3/14/13	JMS
221. GUARDRAIL	/	/	61. WALL INSULATION	3/14/13	JMS
18. SHEETROCK	8/2/13	JMS	62. CEIL INSULATION	/	/
19. FIREWALL	8/2/13	JMS	63. INSUL-BLOWN	/	/
20. LATHING	/	/	67. TEMPORARY POWER	/	/
21. STUCCO/SCRATCH	/	/	68. PERMANENT POWER	5/22/13	DEM 125 A
22. T-BAR CEILING	/	/	69. GAS SER LP/NAT	/	/
24. WATER SUPPLY	2/11/13	JMS	104. PAD CERTIFICATIO	/	/
25. SEWER	/	/	77. TRENCH/BEDDING	/	/
26. SLAB PLUMBING	9/10/12	DEM	80. PRE-CON	/	/
27. UND FLR PLUMBING	3/5/13	JMS	300. ENERGY FORMS	8/2/13	JMS
28. TOPOUT PLUMBING	8/3/13	JMS	301. AGENCY FORMS	8/2/13	JMS
29. SHOWER PAN	8/3/13	JMS	99. HANDICAP	8/2/13	JMS
30. GAS PIPE	/	/	94. SEPTIC SYSTEM	/	/
32. INT GAS TEST	/	/	95. EID FINAL	/	/
31. EXT GAS TEST	/	/	216. FIRE SPRINKLERS	/	/
34. WATER HEATER	8/2/13	JMS	217. FIRE DEPT. FINAL	/	/
35. GND ELECTRODE	9/11/12	JMS	100. TRPA FINAL	/	/
201. ELECTRIC METER	/	/	101. BUILDING FINAL	8/2/13	JMS
36. TYPE	/	/	102. PERMIT FINAL	8/2/13	JMS
37. UND GROUND ELECT	/	/			
38. GFI/ARC FAULT	8/2/13	JMS			
39. ROUGH ELECT 3-7-13	8/2/13	JMS			

15 1/2 East JMS
 10 0 Vadders Floor 10 17 12 JMS
 12 19 12 JMS
 16 Deck nail EAST 2 units 12 31 12 JMS
 10 Joist west End unit 1 9 13 JMS

1st floor Rock nail 3-2-13 JMS
 Joist units 2+3 west 7 1 11 13 JMS
 End 2+3 Floor
 INSULATION 1 & 3rd floor 0130C-18 of 95 JMS
 Pop out frame 2-11-13 JMS

OFFICE

44 * PR

RESIDENTIAL
03/23/2012

BUILDING NEW

APARTMENTS

15:01:17

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 204531

APN: 090-430-21-1

JOB ADDRESS: 4050 SUNSET LN

DIRECTIONS: MAP PAGE 218 E4; SOUTH ON PONDEROSA TO SOUTH SHINGLE,
LEFT ON SUNSET TO BECKEN

APPL DATE: 11/18/2011

ISSUE DATE: 03/23/2012

EXP DATE: 03/23/2014

APPLICANT: MEDEIROS, MATT
APPL PHONE: (530) 666-5635

NOTE: BUILD "B" "SUNSET LANE APARTMENTS"

15 UNIT APT BLDG

CNST TYPE:

LOT SIZE:

1.980 CNTY RD:

WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
DWELLING	R3 V-N	16,017	FIRE/SPRINKLR	-	16,017

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
2. SETBACK	10/29/12	JMS	40. MAIN PANEL	8/2/13	JMS
110. TRPA HEIGHT	10/29/12	JMS	41. SUB PANEL	8/2/13	JMS
4. FOOTINGS/FND	10/29/12	JMS	42. UND FLR. DUCTS	/	/
5. SITE BMP INTERME	/	/	43. DUCTWORK	4/9/13	JMS
6. CONC.BLK COMPLET	/	/	44. GAS FLUES	/	/
7. CONC.BLK 8	/	/	45. DIRECT VENTS	/	/
8. TILT-UP PANELS	/	/	52. HVAC-UNIT	8/2/13	JMS
9. SLAB	11/6/12	DEM	53. A/C UNIT	8/2/13	JMS
10. GIRDERS	3/22/13	JMS	55. EQUIPT	/	/
14. INT SHEAR/BR WAL	3/26/13	JMS	57. SOLAR	/	/
15. EXT SHEAR/BR WAL	2/1/13	CF	58. VENTILATION	/	/
16. ROOF NAIL/DECK	2/1/13	CF	59. COMRCL KIT HOOD	/	/
17. FRAMING	3/22/13	JMS	60. FLOOR INSULATION	/	/
201. GUARDRAIL	8/2/13	JMS	61. WALL INSULATION	4/1/13	JMS
18. SHEETROCK	8/2/13	JMS	62. CEIL INSULATION	/	/
19. FIREWALL	8/2/13	JMS	63. INSUL-BLOWN	/	/
20. LATHING	/	/	67. TEMPORARY POWER	/	/
21. STUCCO/SCRATCH	/	/	68. PERMANENT POWER	5/22/13	DEM 125 AMP
23. T-BAR CEILING	/	/	69. GAS SER LP/NAT	/	/
24. WATER SUPPLY	2/11/13	JMS	104. PAD CERTIFICATIO	/	/
25. SEWER	/	/	77. TRENCH/BEDDING	/	/
26. SLAB PLUMBING	10/17/10	JMS	80. PRE-CON	/	/
27. UND FLR PLUMBING	/	/	300. ENERGY FORMS	8/2/13	JMS
28. TOPOUT PLUMBING	3/22/13	JMS	301. AGENCY FORMS	8/2/13	JMS
29. SHOWER PAN	/	/	99. HANDICAP	8/2/13	JMS
30. GAS PIPE	8/2/13	JMS	94. SEPTIC SYSTEM	/	/
32. INT GAS TEST	/	/	95. EID FINAL	/	/
31. EXT GAS TEST	/	/	216. FIRE SPRINKLERS	/	/
34. WATER HEATER	/	/	217. FIRE DEPT. FINAL	/	/
35. GND ELECTRODE	10/22/12	JMS	100. TRPA FINAL	/	/
201. ELECTRIC METER	/	/	101. BUILDING FINAL	8/2/13	JMS
36. TYPE	/	/	102. PERMIT FINAL	8/2/13	JMS
37. UND GROUND ELECT	/	/			
38. GFI/ARC FAULT	8/2/13	JMS			
39. ROUGH ELECT	3/22/13	JMS			
10 Joist @ West units	12/31/12	JMS			
10 Joist complete 1st floor	1/4/13	JMS			
10 Joist 1st floor	1/7/13	JMS			
Floor nail/EASTEND	1/21-9/13	JMS			
			Floor nail/west Top 2	1/22/13	JMS
			Pop out Frame EASTEND	2/28/13	JMS
			Drywall complete except west popout	3-6-13	
			Dens glass 3-7-13	30 C 19 of 95	
			2+3 INTER SHEET 3-21-13	JMS	
			3rd Floor rock pad Comp	3/25/13	JMS

OFFICE

44 *PR

RESIDENTIAL
03/23/2012

BUILDING NEW

APARTMENTS

15:00:38

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 204529

APN: 090-430-21-1

JOB ADDRESS: 4050 SUNSET LN

DIRECTIONS: MAP PAGE 218 E4; SOUTH ON PONDEROSA TO SOUTH SHINGLE,
LEFT ON SUNSET LN. TO BECKEN LANE

APPLICANT: MADERIOS, MATT *Chuck*
APPL PHONE: (530) 666-5635 *(530) 681-6135*
NOTE: BLDG "A" "SUNSET LANE APARTMENTS"
10 UNIT APT. BLDG
CNST TYPE:

APPL DATE: 11/18/2011
ISSUE DATE: 03/23/2012
EXP DATE: 03/23/2014

LOT SIZE: 1.980 CNTY RD: WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
DWELLING	R3 V-N	9,448	FIRE/SPRINKLR	-	9,448

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
2. SETBACK	/		40. MAIN PANEL	8/2/13	JMS
110. TRPA HEIGHT	/		41. SUB PANEL	8/2/13	JMS
4. FOOTINGS/FND	9/11/12	DEM	42. UND FLR DUCTS	/	
5. SITE BMP INTERME	/		43. DUCTWORK	/	
6. CONC.BLK COMPLET	/		44. GAS FLUES	/	
7. CONC.BLK 8	/		45. DIRECT VENTS	/	
8. TILT-UP PANELS	/		52. HVAC-UNIT	/	
9. SLAB	9/19/12	SUR	53. A/C UNIT	/	
*10. GIRDERS	10/25/12	JMS	55. EQUIPT	/	
14. INT SHEAR/BR WAL	2/4/13	JMS	57. SOLAR	/	
15. EXT SHEAR/BR WAL	2/4/13	JMS	58. VENTILATION	/	
16. ROOF NAIL/DECK	12/7/12	JMS	59. COMRCL KIT HOOD	/	
17. FRAMING	1/31/13	JMS	60. FLOOR INSULATION	/	
221. GUARDRAIL	/		61. WALL INSULATION	2/4/13	JMS
18. SHEETROCK	8/2/13	JMS	62. CEIL INSULATION	/	
19. FIREWALL	8/2/13	JMS	63. INSUL-BLOWN	/	
20. LATHING	/		67. TEMPORARY POWER	/	
21. STUCCO/SCRATCH	/		68. PERMANENT POWER	5/22/13	DEM 125A
23. T-BAR CEILING	/		69. GAS SER LP/NAT	/	
24. WATER SUPPLY	2/7/13	JMS	104. PAD CERTIFICATIO	9/11/12	DEM
25. SEWER	8/2/13	JMS	77. TRENCH/BEDDING	/	
26. SLAB PLUMBING	8/28/12	JMS	80. PRE-CON	/	
27. UND FLR PLUMBING	/		300. ENERGY FORMS	8/2/13	JMS
23. TOPOUT PLUMBING	1/31/13	JMS	301. AGENCY FORMS	8/2/13	JMS
29. SHOWER PAN	/		99. HANDICAP	8/2/13	JMS
30. GAS PIPE	8/2/13	JMS	94. SEPTIC SYSTEM	/	
32. INT GAS TEST	/		95. EID FINAL	/	
31. EXT GAS TEST	/		216. FIRE SPRINKLERS	/	
34. WATER HEATER	8/2/13	JMS	217. FIRE DEPT. FINAL	/	
35. GND ELECTRODE	9/11/12	DEM	100. TRPA FINAL	/	
201. ELECTRIC METER	/		101. BUILDING FINAL	8/2/13	JMS
36. TYPE #2 LV	/		102. PERMIT FINAL	8/2/13	JMS
37. UND GROUND ELECT	/		R-C @ 1st floor only	2/11/13	JMS
38. GFI/ARC FAULT	8/2/13	JMS	R-C COMPLETE	2/12/13	JMS
39. ROUGH ELECT	1/31/13	JMS	Rock nail 1st Layer 2nd floor 2-14-13		JMS
*10 Joist @ East 1/2	10/19/12	JMS	Rock nail 2nd layer 2nd floor 2-20-13 SF		
exp report FRAMING	12/17/12	JMS	Rock nail @ soffits 3-7-14		
19 Firewall South and East walls 1-4-13		JMS			
19 EXT FIRE WALL NORTHWEST WALLS 1-9-13		JMS			

Free Recording in accordance with
California Government Code
Section 6103 and 27383

Recording requesting by:
and when recorded mail to:
County of El Dorado
Health and Human Services Agency
ATTN: HCED
3057 Briw Road, Suite A
Placerville, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2012-0014117-00

Check Number 1415001401

Friday, MAR 23, 2012 12:45:00

Ttl Pd \$0.00 Rcpt # 0001418457

JLR/C1/1-30

Space above this line for Recorder's use

REGULATORY AGREEMENT

between

County of El Dorado

&

Mercy Housing California 55, a California Limited Partnership

in respect to

HOME INVESTMENT PARTNERSHIPS PROGRAM

THIS REGULATORY AGREEMENT is made this 21 day of MARCH, 2012, between Mercy Housing California 55, a California Limited Partnership, with its principal place of business located at 3120 Freeboard Drive, Suite 202, West Sacramento, CA 95691 (hereinafter referred to as the "Borrower") and County of El Dorado, a political subdivision of the State of California (hereinafter referred to as the "County").

Recitals

A. Pursuant to the Standard Agreement between the Department of Housing and Community Development, a public agency of the State of California (the "Department") and the County with respect to the HOME Investment Partnership Program (hereinafter referred to as the "Standard Agreement"), the Department awarded to the County of El Dorado an amount not to exceed Three Million Dollars (\$3,000,000) for the purpose of issuing a loan to the Borrower to assist the Borrower (hereinafter referred to as the "Loan") in the construction of that certain real

HOME Regulatory Agreement

Prep: 03-20-12

Dev.: Mercy Housing California 55, a California Limited Partnership

Contract No.: 11-HOME-6952

Page 1 of 20

14-0130 C 21of 95

property located at Sunset Lane and Becken Lane, Shingle Springs, California, (Assessor's Parcel Numbers 090-430-21-100 and 090-430-22-100), County of El Dorado, and more particularly described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as the "Property").

B. Borrower is a California Limited Partnership whose general partner, Sunset Lane Apartments LLC's sole member is Mercy Housing Calwest, which is organized under Section 501(c)(3) of the Internal Revenue Code. Mercy Housing Calwest's tax exempt purposes include, among other things, the development of multifamily affordable rental housing in Shingle Springs, unincorporated El Dorado County, California.

C. The Loan is being made pursuant to the HOME Investment Partnership Program (hereinafter referred to as the "HOME Program") established and governed by the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended by the Housing and Community Development Act of 1992 (hereinafter referred to as the "ACT"), as implemented by and subject to Title 24 Code of Federal Regulations Part 92.

D. The Loan is composed of an amount not to exceed Three Million Dollars (\$3,000,000) received from the HOME Program. The Loan is evidenced by that certain development agreement between Borrower and the County (hereinafter referred to as the "Development Agreement"), and the promissory note (hereinafter referred to as the "Note") dated of even date herewith and is secured by that certain Deed of Trust of even date herewith.

E. As a condition of receiving Loan funds for the construction of forty (40) rental units, of which thirty-nine (39) units are considered to be HOME-assisted (hereinafter referred to as the "Project"), the Borrower must agree to place specified restrictions upon the use and transfer of the Property; the restrictions are found at 24 CFR 92.252. It is the intent of the parties hereto to evidence the Borrower's compliance with the Loan requirements of the HOME Program and place such restrictions upon the use and transfer of the Property, to ensure continued Project affordability, as are required by HOME Program regulations.

NOW THEREFORE, in consideration of the Loan and other valuable consideration, the parties hereto covenant and agree as follows:

1. Recitals

The foregoing recitals are a part of this Agreement.

2. Definitions

Except to the extent modified or supplemented by the Standard Agreement between the County and Department, attached as Exhibit C to the Development Agreement, any term defined in the ACT or the HOME Program regulations at 24 CFR Part 92, as amended, shall have the same meaning when used herein.

- a. "AMI" means the Area Median Income for the Project area as determined by HUD.
- b. "Displacement" means the temporary or permanent movement of a household and/or its personal property from the Property as a direct result of the rehabilitation, demolition, and/or acquisition (or written notice of intent to acquire, or initiation of negotiations to acquire) of the Property. The temporary movement of a household from the Property which exceeds one year in duration is defined as permanent.
- b. "Extremely Low Income Household" means households whose income is 30 percent or less of the area median income as determined by HUD.
- c. "HOME Rents" means rents calculated annually by HUD and are:
 - 1) "High HOME Rents" which are the lesser of the Fair Market Rents, as determined by HUD, or a rent that does not exceed 30 percent of 65 percent of Area Median Income as determined by HUD.
 - 2) "Low HOME Rents" which are a rent that does not exceed 30 percent of 50 percent of Area Median Income as determined by HUD.
- d. "HUD" means the United States Department of Housing and Urban Development.
- e. "Initiation of Negotiations" means March 3, 2011 - the date of the HOME award letter from the Department to the County.
- f. "Lower income household" means persons or families whose incomes are 80 percent or less of the Area Median Income as determined by HUD.
- g. "Period of Affordability" means a period of the years as listed below beginning from the date of Project Completion as defined by 24 CFR 92.2 wherein the project must meet the affordability requirements contained herein. The period of years shall consist of the Federal period of affordability (the "Federal Period") and the State period of affordability (the "State Period") which shall run concurrently from the Commencement Date. The Federal Period is a term of 20 years, and the State Period is a term of 55 years. The Federal Period is established by HOME Federal Regulations (the "Final Rule"), 24 CFR 92.254(e), and the State Period is established by HOME Investment Partnership Program Regulations section 8208 in effect as of March 26, 1996.
- h. "Very Low-Income Household" means low-income persons or families whose incomes are 50 percent or less of the Area Median Income as determined by HUD.
- i. "Very Very Low-Income Household" means households whose income is 40 percent or less of the area median income as determined by HUD.

3. Term of Regulatory Agreement

The term of this Regulatory Agreement shall commence upon recordation by the County Recorder of this Regulatory Agreement and shall remain in full force and effect through and including the period of fifty-five (55) years from the date of "Project Completion" as specified at 24 CFR 92.2, unless terminated earlier pursuant to the terms of this Regulatory Agreement.

4. HOME-Assisted Units & Unit Schedule

Upon occupancy and for the entire Period of Affordability, the project shall have thirty-nine (39) HOME-assisted units. These units shall be designated as floating units and shall be rented according to the Annual HUD Home Program Rents, as updated annually. Borrower shall cause all HOME-assisted units to be rented only in accordance with the Schedule of HOME-Assisted Units set forth in Exhibit B, attached hereto and made a part hereof.

5. Tenant Income Standards

Borrower shall cause all HOME-assisted units in the Development to be rented only to eligible households based on the following schedule: five (5) units for Extremely Low Income Households; 7 units for Very Very Low Income Households; and 27 units for Very Low Income Households.

6. Tenant Selection Standards

During the Period of Affordability the Borrower shall select tenants in conformance with HOME Program requirements and California Code of Regulations, Title 25, Division 1, Chapter 7, Subchapter 19, Section 8305.

- a. Borrower shall rent vacant HOME-assisted units in the Development only to eligible households in accordance with a Management Plan approved by the County. Such Management Plan may be periodically altered and such alteration must be submitted to and approved by the County prior to use. The Management Plan shall include:
- (1) Reasonable criteria for selection or rejection of tenant applications which shall not discriminate in violation of any federal, state or local law governing discrimination, or any other arbitrary factor;
 - (2) Prohibition of local residency requirements;
 - (3) Prohibition of local residency preferences, except where accompanied by an equal preference for employment in the local area and applied to areas not

smaller than municipal jurisdictions or recognized communities within unincorporated areas;

- (4) Tenant selection procedures that include the following components, and that are available to prospective tenants upon request:
- (A) Selection of tenants based on order of application, lottery or other reasonable method approved by the County;
 - (B) Notification to tenant applicants of eligibility for residency and, based on turnover history for HOME-assisted units in the Development, the approximate date when a HOME-assisted units may be available;
 - (C) Notification of tenant applicants who are found ineligible to occupy a HOME-assisted units of their ineligibility and the reason for the ineligibility, and of their right to appeal this determination;
 - (D) Maintenance of a waiting list of applicant households eligible to occupy HOME-assisted units and non-HOME-assisted units designated for various tenant income levels, which shall be made available to prospective tenants upon request;
 - (E) Targeting specific special needs populations in accordance with this Agreement and applicable laws; and
 - (F) Affirmative fair housing marketing procedures as specified in the Affirmative Fair Housing Marketing Plan Compliance Regulations of HUD, 24 CFR Part 200.620(a)-(c), or similar affirmative fair marketing housing plan as approved by the County.
- b. Borrower shall rent vacant units to households with no less than the number of people specified in the following occupancy standards schedule:

Unit Size	Minimum Number of Persons in Household
SRO	1
0-BR	1
1-BR	1
2-BR	2
3-BR	4
4-BR	6
5-BR	8

Borrower may assign tenant households to units of sizes other than those indicated as appropriate in the table above if the Borrower reasonably determines that special circumstances warrant such an assignment and the reasons are documented in the

tenant's file. The Borrower's determination is subject to approval by the County. Through the Management Plan, Borrower may receive advance County approval of categorical exceptions to the above schedule.

7. Certification of Tenant Income & Household Size

- a. The income and household size of all household occupying HOME-assisted units shall be certified by the Borrower prior to occupancy and recertified annually thereafter in a manner approved by the County and specified in the Project's Management Plan.
- b. If the income of a tenant upon re-certification exceeds the upper limit for Lower Income households, and there are no other requirements statutorily imposed by other state or federal funding sources or tax credit program, that tenant household shall not have its lease terminated as a result thereof, but shall be charged rents as provided in Section 5.
- c. Where a tenant occupying a unit designated for occupancy by a Very Low Income household no longer qualifies to reside therein at re-certification, but qualifies as an otherwise eligible household, the rent level appropriate for that income level shall be charged pursuant to Section 5.
- d. If at the time of re-certification a tenant's household size has changed and no longer meets the occupancy standards pursuant to Section 5b, the Borrower may require the tenant to move to the next available appropriately sized unit.

8. Rent Limitations

Rents of HOME-assisted units shall not exceed the LOW and HIGH HOME rents allowed under 24 CFR 92.252, as amended, except as noted below.

- a. In a project with five (5) or more HOME-assisted units, a minimum of Twenty percent (20%) of all HOME-assisted units shall be occupied by Very Low-Income households with rents not exceeding LOW HOME rents, except as noted in b. below.
- b. HOME-assisted units receiving state or federal project-based rental subsidies may exceed HIGH or LOW HOME rents if the household qualifies to reside in the unit based on income and household size and the tenant-based portion of the rent does not exceed Thirty (30%) of the household's adjusted monthly income. The HOME-assisted unit's maximum rent (tenant contribution and project-based rental subsidy) becomes the rent allowable under the state or federal project-based subsidy.
- c. If the HOME-assisted units are designated as "Floating" units in Section 1 above, any household certified as an Eligible Household upon occupancy but whose

income increases above the eligibility level must pay rent the lesser of the amount payable by the tenant under state or local law or thirty percent (30%) of the household's adjusted monthly income for rent and utilities; except that the rent may not exceed the market rent for comparable, unassisted units in the neighborhood. HOME-assisted units subject to low-income housing tax credit rules under Section 42 of the Internal Revenue Code shall be governed by such rules.

- d. If the HOME-assisted units are designated as "Fixed" units in Section 1 above, any household certified as an Eligible Household upon occupancy but whose income increases above the eligibility level must pay rent the lesser of the amount payable by the tenant under state or local law or 30 percent of the household's adjusted monthly income for rent and utilities; except that the rent may equal the market rent for comparable, unassisted units in the neighborhood. HOME-assisted units subject to low-income housing tax credit rules under Section 42 of the Internal Revenue Code shall be governed by such rules.

9. Marketing Plan

- a. Borrower shall prepare and implement a Marketing Plan, subject to prior approval by the County, that specifies how the Borrower intends to market the project to prospective tenants in the Project's market area. The Marketing Plan shall specifically address how the Borrower intends to market the Project to underserved populations in Project market area and the frequency of marketing efforts. The County agrees that the Borrower may utilize the HUD 935.2 Affirmative Fair Housing Marketing Plan for these purposes.
- b. Borrower agrees to evaluate the effectiveness of the Marketing Plan in reaching underserved populations on an annual basis and to revise it as necessary to better reach underserved populations that are not being reached. The revised Marketing Plan shall be submitted to the County for approval prior to implementation.

10. HOME-Assisted Unit Standards

- a. Restricted Units (HOME-assisted units) shall not differ substantially in size or amenity level from non-Restricted Units with the same number of bedrooms, and units shall not differ in size or amenity level on the basis of income-level restrictions. Restricted Units shall not be segregated from non-Restricted Units, and Units shall not be segregated from each other on the basis of income-level restrictions. The Borrower may, within these limits, change the designation of a particular unit from Assisted to non-Assisted or from one income-restriction to another over time. For Projects involving rehabilitation or conversion, the Department may permit certain units to be designated as exclusively market-rate Units where necessary for fiscal integrity and where all other Program requirements are satisfied.

- b. During the full period of the Loan, the number, size, type, and amenity level of HOME-assisted units shall not be fewer than the number nor different from the size, type and amenity level described in Exhibit B.

11. Rental Agreement and Grievance Procedures

The rental agreement and grievance procedures shall be in accordance with California Code of Regulations, Title 25, Division 1, Chapter 7, Subchapter 19, Section 8307.

- a. One-year Term All rental or occupancy agreements for HOME-assisted units shall be for a term of not less than one year unless by mutual agreement between the tenant and the Borrower.
- b. County Approval All rental or occupancy agreements are subject to County approval; and shall include the following:
1. Provisions requiring good cause for termination of tenancy;
 2. A provision requiring that the facts constituting the grounds for any eviction be set forth in the notice provided to the tenant pursuant to state law;
 3. A notice of grievance procedures for hearing complaints of tenants and appeal of management action; and
 4. A requirement that the tenant annually recertify household income and size.
- c. Termination of Tenancy The Borrower shall not terminate the tenancy or refuse to renew the lease of a tenant of an HOME-assisted unit except for serious or repeated violation of the terms and conditions of the Lease; for violation of applicable federal, state, or local law; for completion of transitional housing tenancy period; or for other good cause.
- d. Written Notice To terminate or refuse to renew tenancy, the Borrower must serve written notice upon the tenant specifying the grounds for the action at least 30 days prior to the termination of the tenancy.
- e. “Good Cause” One or more of the following constitute “good cause”:
1. Failure by the tenant to maintain applicable eligibility requirements under the Program or other eligibility requirements as imposed by the County or other state or federal funding sources or tax credits;
 2. Material noncompliance by the tenant with the lease, including one or more substantial violations of the lease or habitual minor violations of the lease which:

- A. Adversely affect the health and safety of any person or the right of any tenant to the quiet enjoyment of the leased premises and related Project facilities;
 - B. Substantially interfere with the management, maintenance, or operation of the Project; or
 - C. Result from the failure or refusal to pay, in a timely fashion, rent or other permitted charges when due. Failure or refusal to pay in a timely fashion is a minor violation if payment is made during the 3-day notice period;
3. Material failure by the tenant to carry out obligations under federal, state, or local law;
 4. Subletting by the tenant of all or any portion of the HOME-assisted unit;
 5. Any other action or conduct of the tenant constituting significant problems which can be reasonably resolved only by eviction of the tenant, provided that the Borrower has previously notified the tenant that the conduct or action in question would be considered cause for eviction. Examples of action or conduct in this category include the refusal of a tenant, after written notice, to accept reasonable rules or any reasonable changes in the lease or the refusal to recertify income or household size; or
 6. For Transitional Housing, the end of the maximum term prescribed for tenant occupancy by the Program operated in a particular Transitional Housing Project.
- f. Prohibited Lease Provisions The Lease may not contain any of the following provisions:
1. Agreement by the tenant to be sued, to admit guilt, or to a judgment in favor of the Borrower or Borrower's agent in a lawsuit brought in connection with the lease;
 2. Agreement by the tenant that the Borrower may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The Borrower may dispose of this personal property in accordance with state law;

3. Agreement by the tenant not to hold the Borrower or Borrower's agent(s) legally responsible for any action or failure to act, whether intentional or negligent;
 4. Agreement of the tenant that the Borrower or Borrower's agent may institute a lawsuit without notice to the tenant;
 5. Agreement by the tenant that the Borrower or Borrower's agent may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
 6. Agreement by the tenant to waive any right to a trial by jury;
 7. Agreement by the tenant to waive tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease; and
 8. Agreement by the tenant to pay attorneys' fees or other legal costs even if the tenant wins in a court proceeding by the owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.
- g. Rules of Conduct The Borrower shall establish reasonable rules of conduct and occupancy. Such rules shall be consistent with state law and HOME regulations. Said rules shall be in writing and shall be given to each tenant upon occupancy. Any changes shall become effective no fewer than 30 days after giving written notice thereof to each tenant household.
- h. Appeal & Grievance Procedures The Borrower shall adopt an appeal and grievance procedure to resolve grievances filed by tenants and appeals of actions taken by Borrower with respect to tenants' occupancy in the Project, and prospective tenants' applications for occupancy. The Borrower's appeal and grievance procedures shall be subject to County approval and, at a minimum, shall include the following:
1. A requirement for delivery to each tenant and applicant of a written copy of the appeal and grievance procedure;
 2. Procedures for informal dispute resolution;
 3. A right to a hearing before an impartial body, which shall consist of one or more persons with the power to render a final decision on the appeal or grievance; and
 4. Procedures for the conduct of an appeal or grievance hearing and the appointment of an impartial hearing body.

12. Period of Affordability

The Borrower acknowledges that the Loan is being made to the Borrower under the terms and conditions of the HOME Program as part of a public program to ensure affordable housing for project tenants. To preserve affordability of the HOME-assisted Project units, the Borrower covenants that the HOME-assisted Project units shall remain affordable for a period of fifty-five (55) years (hereinafter referred to as the "Period of Affordability") from the date of "Project Completion" as specified at 24 CFR 92.2. It is intended by the parties to this Regulatory Agreement, that this covenant shall run with the land in accordance with the provisions of 24 CFR 92.252, with the benefit of this covenant running to the County, in order to preserve the public interest in maintaining the affordability of the HOME-assisted Project units. The Period of Affordability will remain without regard to the term of any mortgage or the transfer of the Property ownership, other than by foreclosure or deed in lieu of foreclosure.

13. Foreclosure after Project Completion

The Borrower promises, covenants, warrants and represents that it shall complete the Project. Whether or not the Project is in fact completed shall be solely determined by the County. Should the Project in fact have been completed, then the Period of Affordability shall terminate upon foreclosure or transfer in lieu of foreclosure, except that the Affordability restrictions shall be revived according to the original terms if, (a) during the original Period of Affordability, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the Project or the Property, or if (b) the foreclosing entity or transferee in lieu of foreclosure assumes in writing and agrees to be bound by the terms of the Development Agreement and the Loan Documents, as that term is defined in the Development Agreement.

14. Restrictions on Sale or Transfer

- a. Upon any sale or transfer, including transfer by gift, devise, decent, foreclosure, assignment, deed in lieu of foreclosure, condemnation, and voluntary or involuntary bankruptcy, of the Property without the prior written approval of the County, all principal, interest and costs then owing upon the Loan will become immediately due and payable to the County.
- b. The County shall approve a sale, transfer or conveyance of the Property provided that all of the following conditions are met: (i) the existing Borrower is in compliance with this Regulatory Agreement or the sale, transfer or conveyance will result in the cure of any existing violations of this Regulatory Agreement; (ii) the successor-in-interest to the Borrower agrees to assume all obligations of the existing Borrower pursuant to this Regulatory Agreement and the HOME Program; (iii) the successor-in-interest demonstrates to the County's satisfaction that it can own and operate the Project in full compliance with all HOME Program

requirements; and (iv) any terms of the sale transfer or conveyance shall not threaten the County's security or the successor's ability to comply with all requirements of the HOME Program and this Regulatory Agreement.

- c. The Borrower agrees to secure advance written State HOME Program approval for any conversion to market rate housing, conversion to homeownership, demolition, or any other action that would prevent the full affordability period noted herein from being satisfied.

15. Restrictions on Encumbrances.

The Borrower covenants that the Borrower has not, and shall not, enter into or execute any other agreement with provisions contrary to the provisions of this Regulatory Agreement, or contrary to the intent of maintaining the affordability of the Property for the full Period of Affordability described in Section 3, above, without the written consent of the County; provided, however, that Borrower may, without the written consent of the County, enter into a certain Regulatory Agreement and Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing with the Tax Credit Allocation Committee with regard to the tax-exempt bond financing, and any Loan Agreements, Promissory Notes, Deeds of Trust With Assignment of Rents and Regulatory Agreements that may be required to obtain the financing specified in Exhibit E of the Development Agreement. In all cases, the provisions of 24 CFR 92.252(e) shall continue to apply to the Project.

16. Replacement Reserve

Borrower shall establish a Replacement Reserve in accordance with the Uniform Multifamily Regulations contained in the California Code of Regulations, Title 25, Section 8309 and as required by the Senior Lender. In Years 1 through 5, the annual deposit to the replacement reserve account shall be in the amount of equal to at least 0.6% of the structure construction cost, up to \$600 per unit. For purposes of the replacement reserve calculation, "structure construction cost" does not include site work, environmental remediation, construction contingency, general contractor profit, overhead, or general requirements. The annual deposit amount for Years 6 through 55 shall be based on a third-party physical needs assessment to be prepared at the Borrower's expense every five years from the date of this agreement assessing the replacement needs of the development.

17. Operating Reserve

Borrower shall establish an Operating Reserve in accordance with the Uniform Multifamily Regulations contained in the California Code of Regulations, Title 25, Section 8308 of the HOME Program regulations for the purpose of defraying potential operating shortfalls arising from unforeseen circumstances, beyond the rent-up period. The Borrower shall establish a separate Operating Reserve account. If the account is an interest-bearing account, any interest earned on the balance shall stay in the account and shall be used for the same purposes.

Withdrawals from the Operating Reserve shall require prior written approval of the County. Should the County fail to take action on a request for an eligible withdrawal from the Operating Reserve within 30 days from documented receipt of the request, that request shall be deemed approved.

The initial deposit to the Operating Reserve shall be funded from development funding sources in an amount approved by the County and Department. The initial deposit shall be funded prior to initial occupancy of the project and shall be in the amount not less than the total of the following: 4 months of projected Operating Expenses (excluding the cost of on-site supportive services coordination), 4 months of required Replacement Reserve deposits, and 4 months of non-contingent debt service, except for projects with tax credits, in which case the requirement shall be 3 months of these items. In setting the initial funding level, the County and the Department may consider factors including, but not limited to the projected level of Project cash flow, the adequacy of the operating budget, Project location, local market characteristics, the number of sites, and Project design.

Borrower shall fully replace any withdrawals from the Operating Reserve using available cash flow prior to use of any cash flow to pay deferred Developer Fee, partnership management or similar fees, or Distributions.

The Operating Reserve shall be maintained at its initial County and Department approved level for the entire affordability period of the Project (55 years) and may not be distributed or taken from the project when the project is sold.

If other funding sources require an initial funding level in excess of that required by the County and Department, the excess amount may be applied to a reduction in any outstanding deferred developer fee at the end of the tax credit compliance period. If there is no outstanding balance, or if the balance is paid off in its entirety without using all of the funds in excess of the initial amount required by the County and Department, the remaining balance must stay with the project for the entire affordability period and may not be distributed or taken from the project if the project is sold.

18. Cash Flow Distribution

The requirements set forth herein shall be superior to and governing over requirements set forth in any other project document.

- a. Net Cash Flow shall be distributed in accordance with the Uniform Multifamily Regulations contained in the California Code of Regulations, Title 25, Section 8314, "Use of Operating Cash Flow" for the full extent of the HOME regulatory period.

- b. Net Cash Flow shall be distributed annually provided that there is no event of default outstanding or other current cash flow shortage under any Project Document in the following manner:
- 1) First, to payment of any outstanding Deferred Developer Fee;
 - 2) Second, to payment of any Asset Management, Partnership Management, Investor Services, Managing General Partner, Incentive Management and similar fees in a total combined amount not to exceed \$12,000 per annum;
 - 3) Third, 50% of the remaining cash flow to Distributions;
 - 4) Fourth, 50% of the remaining cash flow to repayment of the HOME loan and other residual receipts loans on a proportional basis.
- c. Payment of any fees per Section b.2), whether or not stated explicitly therein, shall in no year exceed a combined total of \$12,000.
- d. Payment of Distributions in Section b.3) above shall in no year exceed 50% of Net Cash Flow remaining after payment of payments required under Sections b.1) and b.2) above.
- e. Payment of the HOME loan shall in no year shall be less than 50% of Net Cash Flow remaining after payment of payments required under Sections b.1) and b.2) above except when there are other residual receipts loans to be repaid on a proportional basis.

19. Superiority of Regulatory Agreement

Except as set forth in Section 8 above, the Borrower covenants that the Borrower has not, and shall not, enter into or execute any other agreement with provisions contrary to the provisions of this Regulatory Agreement, or contrary to the intent of maintaining the affordability of the Property for the full Period of Affordability described in Sections 2.g. and 3, above.

20. Violation of Regulatory Agreement by Borrower.

Any material breach by the Borrower or any of its successors of any representation, warranty or covenant hereunder, which is not cured within thirty (30) days after notice thereof given by the County or, where cure is not possible within thirty days, whose cure is not commenced within thirty (30) days and diligently prosecuted to completion shall constitute an Event of Default. Any cure tendered by Borrower's limited partner shall be accepted on the same terms as if made by Borrower.

The withdrawal, removal and/or replacement of a general partner of the Borrower pursuant to the terms of the Partnership Agreement due to a violation by the general partner of the terms of the Partnership Agreement, or a voluntary withdrawal from the Borrower by the general partner, shall not constitute a default under any of the Loan Documents, and any such actions

shall not accelerate the maturity of the Loan, provided that any substitute general partner is reasonably acceptable to the County and is selected with reasonable promptness.

- a. If an Event of Default occurs under this Regulatory Agreement, the Loan Agreement, Deed of Trust or Promissory Note, the County may give written notice to the Borrower by certified mail or any express delivery service with a delivery receipt requested. If the breach or violation is not cured to the satisfaction of the County within the time period specified in the notice, which shall not be fewer than 30 days, the County may declare a default and may seek legal remedies including the following:
- 1) Collect all rents and income in connection with the operation of the Development and use the same and the reserve funds for the operation and maintenance of the Development.
 - 2) Take possession of the Development and bring any action necessary to enforce any rights of the Borrower growing out of the operation of the Development, and operate the Development in accordance with the terms of this Regulatory Agreement until such time as the County, in its sole discretion, shall determine that the Borrower is again in a position to operate the Development in accordance with the terms of this Regulatory Agreement.
 - 3) Apply to any court, State or federal, for specific performance of this Regulatory Agreement or for the appointment of a receiver to take over and operate the Development in accordance with the terms of this Regulatory Agreement or for such other relief as may be appropriate. It is agreed by the Borrower that the injury to the County arising from a default under any of the terms of this Regulatory Agreement would be irreparable and that the amount of compensation which would provide adequate relief to the County, in light of the purposes of the HOME Program, would be impossible to ascertain.
 - 4) Accelerate all amounts, including outstanding principal and interest, due under the loan and demand immediate repayment thereof. Upon a failure to repay such accelerated amount in full, the County may proceed with a foreclosure in accordance with the provisions of the Deed of Trust and State law regarding foreclosures.
 - 5) The County may seek such other remedies as may be available under law or equity.
- b. In the event that the breach or violation involves the rents to tenants or other charges in excess of those permitted under this Regulatory Agreement, the County

may demand, and seek as an additional remedy, the return of such excess rents or other charge to the affected households.

- c. The remedies of the County hereunder are cumulative, and the exercise of one or more of such remedies shall not be deemed an election of remedies and shall not preclude the exercise by the County of any one or more of its other remedies.

21. Interpretation of Affordability

It is the intention of the parties to this Regulatory Agreement that affordability be interpreted in view of the express goals of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended by the Housing and Community Development Act of 1992. It is the purpose of this Regulatory Agreement to limit and restrict use and resale of the Property in order to maintain the Property's affordability for the entire Period of Affordability.

22. Recordkeeping and Reports.

- a. The management agent designated by Borrower, and as approved by the County, will be responsible for recordkeeping and reports, including those required to comply with Fair Housing and Equal Opportunity requirements. The management agent will establish and maintain a comprehensive system of records, books, and accounts in a manner conforming to the directives of the Borrower in order to assist the County in meeting federal and state recordkeeping and reporting requirements. All records, books, and accounts will be subject to examination and audit at reasonable hours by any authorized representative of the County. All records and books relating to this system shall be kept for a period of at least five years (5) after termination of this Agreement and in such a manner as to ensure that the records are reasonably protected from destruction or tampering.
- b. Commencing with the year that a temporary or permanent certificate of occupancy is issued for one or more units of the Development, Borrower shall submit to the County (or such other organization as the County shall from time to time designate in writing), on July 1st of each year, or on another such date that the County may designate in writing, an annual report and certification in the form required by the County. For each affordable unit the report shall include at a minimum (1) the number of persons in the unit; (2) tenant name; (3) initial occupancy date; (4) rent paid per month; (5) annual gross income of the tenant; (6) percent of rent and utilities paid in relation to gross income; and (7) copies of those documents used by Borrower to certify or re-certify the tenant.

23. Maintenance & Management

- a. Borrower is specifically responsible for all maintenance, repair, and management functions for the Project, including without limitation, selection of tenants,

certification and re-certification of household income and size, collection of rents, routine and extraordinary repairs and replacement of capital items. Borrower shall maintain units and common areas in a safe and sanitary manner in accordance with local health, building, and housing codes, HUD housing quality standards pursuant to 24 CFR 882.109.

- b. Borrower may contract with a management agent for the performance of the services or duties required in paragraph a. above. However, doing so does not relieve the Borrower of responsibility for proper performance of said duties. Any such contract shall contain a provision allowing the Borrower to terminate the contract without penalty with no more than Thirty (30) days notice. Upon determination by the County and notice to the Borrower thereof that the County has determined that the contracted management agent has failed to operate the Project in accordance with this Agreement, the Borrower shall exercise such right of termination forthwith and shall immediately make arrangements, subject to County approval, for continuing performance of the requirements of this Agreement.
- c. If the Borrower operates the Project directly without contracting with a management agent and the County determines that the Project is not being operated in accordance with this Agreement, the County may provide notice to the Borrower thereof, and may require the Borrower to contract with a management agent to operate the Project, or to make such other arrangements as the County deems necessary to ensure performance of the requirements of this Agreement.

24. Inspections and Monitoring

- a. At any and all reasonable times upon seventy-two (72) hours' notice, the County and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right, without payment of charges or fees, to inspect the Development.
- a. Borrower shall allow County access to the Project to conduct annual monitoring inspections, or more frequently, with Thirty (30) days written notice to Borrower. Such inspections may include monitoring Borrower for compliance and enforcement of the Borrower's duties and obligations hereunder. In addition, the County may designate an agent to act on its behalf in monitoring compliance and enforcing the provisions hereof. Annual long-term monitoring requirements shall remain in effect pursuant to HOME regulations for the term of this agreement.
- b. Borrower shall provide tenants with a minimum of Twenty-Four (24) hours written notice prior to seeking access to a tenant unit for inspection purposes. In said notice, Borrower shall clearly inform tenant of the purposes of the inspection.

25. Hazard & Liability Insurances

- a. The Borrower shall at all times keep the development insured against loss by fire, flood (as required pursuant to 24 CFR 92.358), and other such hazards, casualties, liabilities and contingencies, and in such amounts and for such periods as set forth in Exhibit C attached and made part hereof. All insurance policies and renewals thereof shall be issued by a carrier and in a form acceptable to the County. Property insurance policies shall name the County as additionally insured in a manner approved by the County.
- b. Insurance proceeds and condemnation awards for any loss to or taking of the Project, or any portion thereof, shall be applied or utilized by Borrower as provided in the Deed of Trust, executed by Borrower and referred to in the Recitals hereof.
- c. In the event of any fire or other casualty to the Development or eminent domain proceedings resulting in condemnation of the Development or any part thereof, Borrower shall have the right to rebuild the Development, and to use all available insurance or condemnation proceeds therefor, provided that (a) such proceeds are sufficient to keep the Loan in balance and rebuild the Development in a manner that provides adequate security to County for repayment of the Loan or if such proceeds are insufficient then Borrower shall have funded any deficiency, (b) the County shall have the right to approve plans and specifications for any major rebuilding and the right to approve disbursements of insurance or condemnation proceeds for rebuilding under a construction escrow or similar arrangement, and (c) no material default then exists under the Loan Documents. If the casualty or condemnation affects only part of the Development and total rebuilding is infeasible as determined by the County, then proceeds may be used for partial rebuilding and partial repayment of the Loan in a manner that provides adequate security to County for repayment of the remaining balance of the loan.

26. Governing Law

This Regulatory Agreement shall be construed in accordance with and be governed by the laws of the State of California.

27. Successors and Assigns

This Regulatory Agreement and all the covenants, promises, and agreements contained in it shall be binding on and inure to the benefit of the respective legal and personal representatives, devisees, heirs, successors, and assigns of the Borrower and the County.

28. Severability

If any provision of this Regulatory Agreement shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby unless, in the sole discretion of the County, the

invalidity, or unenforceability of the provision negates the program purpose and/or threatens the security of the County.

29. Venue

If either party to this Regulatory Agreement initiates any legal or equitable action to enforce the terms of this Regulatory Agreement, to declare the rights of the parties under this Regulatory Agreement, or which relates to this Regulatory Agreement in any manner, the County and the Borrower agree that the proper venue for any such action is the Superior Court of the State of California of and for the County of El Dorado.

30. Rights Cumulative, No Waiver. All the County's rights and remedies provided in the Loan Documents, as that term is defined in the Development Agreement, granted by law or otherwise, are cumulative and, except as provided herein, may be exercised by the County at any time. No waiver shall be implied from any failure of the County to take, or any delay by the County in taking, action concerning any Event of Default or failure of condition under the Loan Documents, or from any previous waiver of any similar or unrelated Event of Default or failure of condition. Any waiver or approval under any of the Loan Documents, as that term is defined in the Development Agreement, must be in writing and shall be limited to its specific terms.

31. Costs of Enforcement

The Borrower agrees to pay any and all of the County's costs with respect to enforcement of this Regulatory Agreement, including the County's reasonable attorneys' fees, costs and expenses.

32. Counterparts/Originals

This Regulatory Agreement may be executed in counterparts, which together shall constitute one (1) entire Regulatory Agreement.

/

/

/

/

/

/

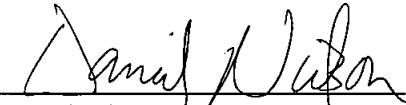
By SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Regulatory Agreement.

COUNTY

BORROWER

County of El Dorado

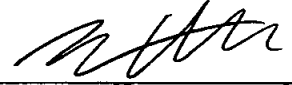
MERCY HOUSING CALIFORNIA 55,
A CALIFORNIA LIMITED PARTNERSHIP

By: 
Daniel Nielson, M.P.A.
Director
Health and Human Services Agency

By: Sunset Lane Apartments, LLC ,
its general partner

By: Mercy Housing Calwest,
member/manager

Dated: 3-21-2012

By: 
Its: Vice President

Dated: March 22, 2012

ACKNOWLEDGMENT

State of California

County of El Dorado

On MARCH 21 2012, before me, JULIE F. BYRNE, a notary public, personally appeared DANIEL NIELSON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Julie F. Byrne*

(Seal)



State of California)
County of Sacramento)

On March 22, 2012 before me,
Timothy P. Madden, Notary Public (here insert name and title of the officer),
personally appeared Ed Holder,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

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

WITNESS my hand and official seal.

Signature Timothy P. Madden (Seal)

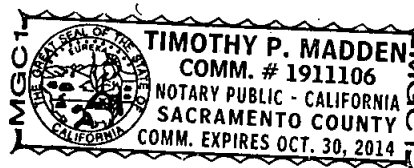


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcels A and B, as shown on that certain Parcel Map recorded on September 12, 1979 in Book 25 of Parcel Maps, at Page 32, Official Records of the County of El Dorado.

Said Parcels were subsequently merged by certificate of Merger recorded March 16, 2012, Instrument No. 20120012721.

APN: 090-430-21-100 & 090-430-22-10

EXHIBIT B
SCHEDULE OF HOME-ASSISTED UNITS

These units shall be designated as floating units and shall be rented according to the Annual HUD Home Program Rents, as updated annually.

<i>Income Limit (% AMI)</i>	<i>Unit Size</i>	<i>No. of Units</i>	<i>Maximum Gross Rent</i>	<i>Less Utility Allowance</i>	<i>Maximum Net Rent</i>	<i>Proposed Net Rent</i>
30%	Beds	0	\$0	\$0	\$0	\$0
% of restricted units in this category	0 Bdrm.	0				\$0
	1 Bdrm.	1	\$422	(\$77)	\$345	\$204
	2 Bdrm.	2	\$507	(\$102)	\$405	\$236
	3 Bdrm.	2	\$586	(\$115)	\$471	\$275
	4 Bdrm.	0				\$0
13%	5 Bdrm.	0				\$0
		5	Subtotal			

40%	Beds	0	\$0	\$0	\$0	\$0
% of restricted units in this category	0 Bdrm.	0				\$0
	1 Bdrm.	1	\$563	(\$77)	\$486	\$486
	2 Bdrm.	4	\$676	(\$102)	\$574	\$574
	3 Bdrm.	2	\$781	(\$115)	\$666	\$666
	4 Bdrm.	0				\$0
18%	5 Bdrm.	0				\$0
		7	Subtotal			

50%	Beds	0	\$0	\$0	\$0	\$0
% of restricted units in this category	0 Bdrm.	0				\$0
	1 Bdrm.	6	\$704	(\$77)	\$627	\$627
	2 Bdrm.	13	\$845	(\$102)	\$743	\$743
	3 Bdrm.	8	\$976	(\$115)	\$861	\$861
	4 Bdrm.	0				\$0
69%	5 Bdrm.	0				\$0
		27	Subtotal			

Unit Amenities:

- Air Conditioning
- Ceiling Fans
- Curtains/Blinds
- Dishwasher
- Disposal
- Microwave
- Range
- Refrigerator

EXHIBIT C
INSURANCE REQUIREMENTS

At close of escrow, the County of El Dorado (the "County") must receive a one-year prepaid Certificate of Insurance policy (or a binder followed by a certificate within 30 days of loan closing).

Prior to construction loan closing, the Borrower shall procure and maintain, and provide proof of, all required insurance coverage during the term of the construction loan. Such insurance shall provide coverage against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Borrower, his agents, representatives, employees, contractors or subcontractors. All required evidence of insurance coverage must be in the form of a certificate of insurance and policy endorsements acceptable to the County.

All insurance certificates must include the following:

- NAIC # for each insurer affording coverage
- Project Name
- Project Address
- Insurance Contact Information, including name and telephone number

The County should be identified on all insurance documents as follows:

County of El Dorado
c/o Health and Human Services Agency, HCED
3057 Briw Road, Suite A
Placerville, CA 95667

Acceptability of Insurers

Insurance must be placed with insurers with a current A.M. Best rating of no less than A:VII. In the event the insurer's A.M. Best rate declines below an A:VII rating, Borrower is required to provide a replacement policy from another acceptable insurer within 10 business days.

MINIMUM SCOPE OF INSURANCE AND MINIMUM LIMITS OF INSURANCE

Borrower's Insurance Requirements

Borrower's insurance shall include all contractors as insureds under its policies or shall furnish separate certificates and endorsements for the general contractor to the County for review and approval. Borrower shall have insurance coverage that shall be at least as broad as:

1. Commercial General Liability Insurance - Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001).

General Liability: **\$1,000,000** per occurrence (or \$2,000,000 per occurrence for buildings with elevators) for bodily injury, personal injury and property damage. If Commercial

General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

Coverage for products and completed operations must remain in force for at least twelve (12) months following acceptance of the work by the County.

County of El Dorado to be named as both additional insured and as certificate holder.

2. Owners and Contractors Protective Liability Insurance - Insurance Services Office Form (G0009 11 88 Owners and Contractors Protective Liability Coverage Form - Coverage for Operations of Designated Contractor).

Employer's Liability: **\$1,000,000** per accident for bodily injury or disease.

County of El Dorado to be named as both additional insured and as certificate holder.

3. Automobile Liability Insurance - Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). An entity without autos should have "non owned and hired" coverage.

Automobile Liability: **\$1,000,000** per accident for bodily injury and property damage. An entity without autos shall provide proof of "non owned and hired" coverage.

County of El Dorado to be named as both additional insured and as certificate holder.

4. Workers' Compensation Insurance - Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

Workers' Compensation: Statutory Limits

Any entity without employees needs to provide written statement stating that they do not have any employees.

County of El Dorado to be named as certificate holder.

5. Course of Construction/Builder's Risk Insurance - Course of Construction insurance covering all risks of loss less policy exclusions on the structure, materials on and offsite, and materials in transit.

Course of Construction: Completed value of the project with no coinsurance penalty provisions.

Course of Construction/Builder's Risk Insurance must be provided on an "all risk" basis insuring the interests of the County, the Borrower, contractors and material suppliers. The Borrower shall be responsible for any loss within the deductible amount of the insurance.

Course of Construction policies shall contain the following provisions:

- A. County of El Dorado shall be named as Loss Payee with a 438BFU endorsement provided.
- B. The insurer shall waive all rights of subrogation against the County.
- C. A "Permit to Occupy" endorsement, or coverage, shall be included.

Contractor's Insurance Requirement

All coverages for general contractors shall be subject to all of the same requirements as the Borrower for the following insurance requirements:

1. Commercial General Liability Insurance - Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001).

General Liability: **\$1,000,000** per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

Coverage for products and completed operations must remain in force for at least twelve (12) months following acceptance of the work by the County.

County of El Dorado to be named as both additional insured and as certificate holder.

2. Automobile Liability Insurance - Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). An entity without autos should have "non owned and hired" coverage.

Automobile Liability: **\$1,000,000** per accident for bodily injury and property damage. An entity without autos shall provide proof of "non owned and hired" coverage.

County of El Dorado to be named as both additional insured and as certificate holder.

3. Workers' Compensation Insurance - Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

Workers' Compensation: Statutory Limits

Any entity without employees needs to provide written statement stating that they do not have any employees.

County of El Dorado to be named as certificate holder.

Architect, Engineer and Other Licensed Professionals Insurance Requirements

All architects, Engineers and other licensed professionals shall be registered to practice within the State of California. A California licensed Architect is required on all projects with 16 units or more. For smaller developments, a licensed engineer may be acceptable.

All coverages for Architects, Engineers and subcontractors shall provide:

Errors & Omissions Insurance or Professional Liability Insurance for no less than \$1,000,000 per occurrence.

Commercial General Liability Insurance - Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001).

1. General Liability: **\$1,000,000** per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

Coverage for products and completed operations must remain in force for at least twelve (12) months following acceptance of the work by the County.

County of El Dorado to be named as both additional insureds and as certificate holders.

2. Automobile Liability Insurance - Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). An entity without autos should have "non owned and hired" coverage.

Automobile Liability: **\$1,000,000** per accident for bodily injury and property damage. An entity without autos shall provide proof of "non owned and hired" coverage.

County of El Dorado to be named as both additional insureds and as certificate holders.

3. Workers' Compensation Insurance - Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

Workers' Compensation: Statutory Limits

Any entity without employees needs to provide written statement stating that they do not have any employees.

County of El Dorado to be named as certificate holders.

Deductibles and Self-Insured Retentions

Any deductibles in excess of \$5,000 must be declared and approved by the County. In addition, the Borrower shall provide a financial guarantee satisfactory to the County for the payment of any resulting losses and related investigations, claim administration and defense expenses.

Verification of Coverage

Borrower shall provide the County with original certificates and amendatory endorsements for all required insurance coverage, in a form and substance acceptable to the County prior to the closing of the construction loan and prior to the commencement of construction. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time. Such coverage will be required until the final retention payment is released.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. County of El Dorado, its officers, officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Borrower; and with respect to liability arising out of work or operations performed by or on behalf of the Borrower including materials, parts or equipment furnished in connection with such work or operations.
2. For any claims related to this project, the Borrower's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.
4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

Railroad Protective Liability Insurance

Any exclusion or reduction in coverage due to the project's location at or near a railroad must be removed, or the Borrower shall obtain a separate Railroad Protective Liability policy acceptable to the County.

Pollution Legal Liability Insurance

If Pollution Legal Liability coverage is required, Borrower shall obtain for the duration of the contract and for 24 months following acceptance by the County, Pollution Legal Liability Insurance as respects services or operations under this agreement. Extended discovery period must be no less than 24 months.

Flood Coverage

If the Department determines that Flood insurance is required, Borrower shall obtain such coverage for the duration of the contract in an amount equivalent to the lesser of:

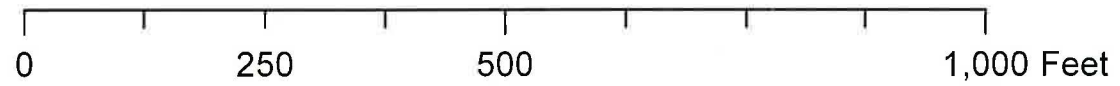
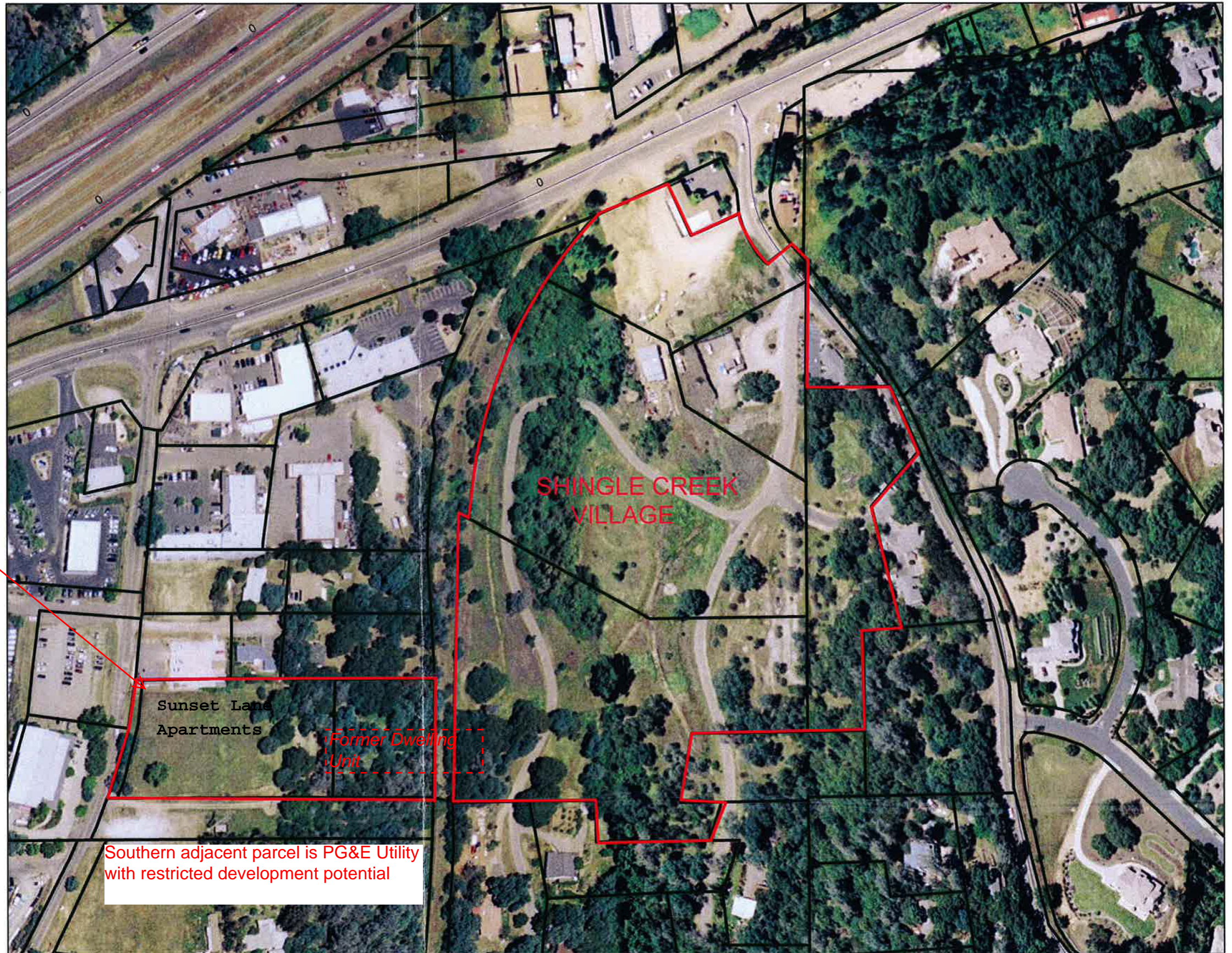
- the completed value of the project,
- the maximum amount allowed for the property under the National Flood Insurance Program (NFIP), or
- the outstanding balance of the loan.

EL DORADO COUNTY

SUNSET LANE APARTMENTS SITE

Legend

- HWY
- MAJOR
- ▭ Parcel Data





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: DR11-0001-S/Sunset Lane Apartments			
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667			
Contact Person: Tom Dougherty		Phone Number: (530) 621-5355	
Applicant's Name and Address: Mercy Housing California, 3120 Freeboard Drive, Suite 202, West Sacramento, CA 95691			
Project Engineer's Name and Address: Gene Thorne and Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682			
Project Location: On the east side of Sunset Lane approximately 700 feet south of Motherlode Drive in the Shingle Springs area.			
Assessor's Parcel Numbers: 090-430-21 and 22 Acres: 2.98 total acres			
Sections: 1 T: 9N R: 9E			
General Plan Designation: Multifamily Residential (MFR)			
Zoning: Multifamily Residential-Design Community (RM-DC)			
Description of Project: Design Review for the construction of an apartment complex proposed to include one, two-story 10,200 square-foot building, one, three-story, 15,300 square-foot building, one, three-story, 16,200 square-foot building, and one, single-story, 2,000 square-foot community clubhouse building. The complex would contain a total of 39 apartments and one manager unit. The buildings are proposed to have standing-seam metal roofs, and a combination of horizontal cementitious board and smooth-textured stucco siding. The project also includes a 12 square-foot monument sign, concrete block trash enclosure, bus shelter for a transit stop, and a bike rack.			
Surrounding Land Uses and Setting:			
	Zoning	General Plan	Land Use/Improvements
Site	RM-DC	MFR	Multifamily residential/East parcel is vacant; west parcel contains a modular home.
North	C	C/MFR	Commercial/Residential/Retail business/ single family residence.
South	R1A	MDR	Residential/Vacant. (PG&E Utilities)
East	R2	MFR	Multifamily residential/Vacant.
West	C	C	Commercial/Retail businesses.
Briefly describe the environmental setting: The project site varies in elevation from approximately 1,500 feet at Sunset Lane to 1,480 feet at the eastern boundary near the railroad tracks, above mean sea level. Vegetation is dominated by annual grassland with three indigenous oak trees along Sunset Lane, one within the proposed project development area, and one along Becken Lane. Approximately 1/3 rd of the eastern portion of the project area is covered by tree canopy. There is a modular home located in the eastern parcel with driveway access from Becken Lane. The modular is vacant and proposed to be removed. The long, thin parcel to the south is a PG&E utility easement parcel containing electrical transmission lines, a parking lot, with a cellular facility atop one of the poles with the ground support equipment located within a fenced enclosure. The Sacramento-Placerville Transportation Corridor/El Dorado Trail adjoins the parcel at the eastern project area boundary.			

- Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)
1. Department of Transportation
 2. Environmental Health Division
 3. Air Quality Management District
 4. Hazardous Materials/Solid Waste Division
 5. Building Services
 6. El Dorado County Resource Conservation District
 7. El Dorado County Fire Protection District
 8. El Dorado Irrigation District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Tom Dougherty Date: 2-14-11

Printed Name: Tom Dougherty For: El Dorado County

Signature: Pierre Rivas Date: 2-15-11
Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed multifamily residential project. The project would allow the construction of three buildings containing a total of 39 apartments and one manager unit an additional building proposed to be utilized as a community clubhouse.

Project Description

Design Review for the construction of an apartment complex proposed to include one, two-story 10,200 square-foot building, one, three-story, 15,300 square-foot building, one, three-story, 16,200 square-foot building, and one, single-story, 2,000 square-foot community clubhouse building. The complex would contain a total of 39 "apartments and one manager unit, one 12 square-foot monument sign, a trash enclosure, a public transit bus shelter, and a bike rack.

Project Location and Surrounding Land Uses

The 2.98-acre site is located on the east side of Sunset Lane approximately 700 feet south of Mother Lode Drive in the Shingle Springs area, and is located within a Shingle Springs Community Region Planning Concept Area. The surrounding land uses include existing commercial and single family residential development to the north, commercial to the west, vacant multifamily residential land to the east, and vacant single family residential land to the south.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be from one direct encroachment onto Sunset Lane and one onto Becken Lane, leading back out onto Sunset Lane. The El Dorado County Fire Protection District (Fire District) and the El Dorado County Department of Transportation (DOT) have reviewed the proposed on-site and off-site access and circulation proposed for the project. The Fire District found the proposed driveway circulation plans to be adequate for safe emergency ingress/egress and access width and surfacing. DOT has recommended conditions of approval to assure the two encroachments onto Sunset Lane and one onto Becken Lane would be constructed to County standards for size, line-of-sight, turn-lane safety, and surfacing.

The project proposes 81 parking spaces, with four spaces reserved as handicap accessible spaces including two van accessible. No significant impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

There are existing phone and electrical facilities which would be extended within the parcel to the project. Domestic water service is available at the site and would be upgraded as required by the El Dorado Irrigation District and El Dorado County Fire Protection District.

3. Population

Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.30 persons/occupied unit for multifamily housing. Approval of the application would add 40 apartment units potentially adding 92 persons to the neighborhood. The proposed 40 apartments would result in an increase of population in the Shingle Springs Community Region but would be consistent with the anticipated residential density of the Multifamily Residential Land Use Designation. The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of on-site road encroachment improvements, connections to the existing sewer facilities in Sunset Lane, trenching, and construction of facility structures. The project applicant would be required to obtain permits for building and grading from Building Services, an encroachment permit from the Department of Transportation, and an approved Dust Mitigation Plan from the Air Quality Management District.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

ENVIRONMENTAL IMPACTS

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

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

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.
- b. **Scenic Resources:** The project site is not located near any roadway that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no trees or historic buildings found that have been identified by submitted biological report or cultural resources study as contributing to exceptional aesthetic value at the project site. There would be no impacts.
- c. **Visual Character:** The proposed project would not degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for multifamily residential land uses. The majority of the proposed development area is relatively flat and covered with just grasses. The property would continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property within the eastern, tree-covered portion essentially intact post construction. Impacts would be less than significant.
- d. **Light and Glare:** If approved as proposed, the project would allow new lighting. These impacts would not be expected to be any more than any typical public facility lighting similar and typical within a land use area designated by the General Plan for multifamily uses within the County. Use of pole lighting, security lighting and spot lighting for buildings would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts would be less than significant.

FINDING: For the “Aesthetics” category, the thresholds of significance have not been exceeded. As conditioned and with adherence to County Code, no significant environmental impacts would result from the project and no mitigation is required.

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

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

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

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

- a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the majority of the project site contains RfC (Rescue very stony sandy loam, 3-15 percent slopes), and some AxD (Auburn very rocky silt loam, 2-30 percent slopes) adjacent to the eastern boundary. Neither types are classified as unique and soils of local importance or as statewide important farmland or prime farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated as Multifamily Residential (MFR) and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. As such, the project related impacts would be less than significant.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.

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

- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impact.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impact.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for MFR uses by the General Plan and is zoned for a multifamily residential development. There would be no impact.

FINDING: This project would have no significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance have not been exceeded. For this "Agriculture" category, impacts would be less than significant.

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

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

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

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

District (AQMD) would require that the project implement a Fugitive Dust Plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

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

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

- c. **Cumulative Impacts:** The AQMD reviewed the project submitted *CEQA Evaluation of Potential Air Quality Impacts*, dated June 11, 2009, and determined that with the implementation of standard Conditions of Approval for Air Quality, the project would have a less than significant cumulative impact.
- d. **Sensitive Receptors:** The AQMD reviewed the project and identified that sensitive receptors exist in the area at the adjacent school site. As conditioned by the AQMD, and with adherence to County Codes required during the grading, encroachment and building permit processes, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors:** Multifamily residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project would not be anticipated to create significant levels of odors as measured with current standards. Impacts would be less than significant.

FINDING: The proposed project would not significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

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

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

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

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
 - Cause a fish or wildlife population to drop below self-sustaining levels;
 - Threaten to eliminate a native plant or animal community;
 - Reduce the number or restrict the range of a rare or endangered plant or animal;
 - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
 - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a. **Special Status Species:** A *Biological Resources Evaluation Report*, dated January, 2010, and *Botanical Inventory Update*, dated June 2009, (both to be referred to as Biology Report), were submitted for the project. No listed species or habitat for listed species, were found on the project parcel. The study found that the project request would not have a substantial adverse effect, either directly or through habitat modification, on any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. Impacts would be less than significant.
- b-c. **Riparian Habitat, Wetlands:** The submitted Biology Report determined that *there were no channels with an ordinary high water mark or hydrophytic plant communities that would indicate wetlands in the PSA (Project Study Area)*. The identified biological communities identified included, mixed oak Woodland, California annual grassland and ruderal. The proposed development area would not significantly impact a habitat considered to be a sensitive habitat or wetland.
- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. The Biology Report found that the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.

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

- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. Rare plants were discussed above in the Special Status Species section.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan would mitigate impacts to oak woodland to less than significant levels.

An *Oak Canopy Analysis* (Analysis), dated January 2011, was submitted for the project. The project impact area studied included the parcel adjoining to the south, owned as an easement parcel by the El Dorado Irrigation District. This total area was determined by the biological consultant to contain 3.94 acres. The submitted Analysis found that the project area has 38.3percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 85 percent of the indigenous oak tree canopy for the project area. The project grading would remove approximately 0.70 acre of canopy which is 48.3 percent of the total canopy coverage. In lieu of the replanting and monitoring requirements set forth in Option A, the applicants have chosen mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan. With the adoption of the recommended Condition of Approval for 0.70 acre to pay a \$1,061.92 fee for the 1 to 1 ratio and \$4,718.77 for the 2 to 1 ratio fee, (total = \$5,780.69), the project would be compliant with Policy 7.4.4.4. The applicant would initiate compliance with that Condition during the grading and building permit processes.

- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impact in this category.

FINDING: For the “Biological Resources” category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d.	Disturb any human remains, including those interred outside of formal cemeteries?			X

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

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

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

- a. **Historic Resources:** The submitted Cultural Resources Study prepared by Historic Resource Associates, dated December 2008 reported that no significant prehistoric or historic archaeological sites, features, or artifacts were found. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions of approval would be included to reduce impacts to a less than significant level. Impacts would be less than significant.
- b-c. **Archaeological Resource, Paleontological Resource:** According to the submitted Cultural Resources Study, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.
- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

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

a. **Seismic Hazards:**

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

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

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

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains RfC (Rescue very stony sandy loam, 3-15 percent slopes), and some AxD (Auburn very rocky silt loam, 2-30 percent slopes) adjacent to the eastern boundary. Both soil types have a slow to medium surface runoff and slight to moderate erosion hazards. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices

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

(BMPs). The implemented BMPs are required to be consistent with the County’s California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Implementation of these BMPs would reduce potential significant impacts of soil erosion or the loss of topsoil to a less than significant level.

- c-d. **Geologic Hazards, Expansive Soils:** As stated above, the project site contains AxD and RfC soils. The Soil Survey for El Dorado County lists both as having low to moderate shrink-swell potential. The project development area would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. There are no excessively steep slopes on the surrounding parcels entering into the subject parcel. The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for the proposed buildings would be required to implement the Uniform Building Code Seismic construction standards. As such, impacts would be reduced to a less than significant level.
- e. **Septic Capability:** The project proposes to connect to existing El Dorado Irrigation District facilities available at the site for sewer services. There would be no impact.

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

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.
- b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

FINDING: The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this ‘Greenhouse Gas Emissions’ category impacts would be less than significant.

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

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

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

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

a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The majority of the use of these hazardous materials would occur primarily during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous

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

Materials Business Plan through the Environmental Management-Hazardous Materials and Solid Waste Division of El Dorado County. The project includes conditions of approval required by the Division to insure the project follows proper procedures for any materials considered to be hazardous. The impact would be a less than significant level.

- c. **Hazardous Materials near Schools:** Two pre-school daycares are located within 0.25 mile of the project site; Adventure Begins CDE 0.17 mile to the south; and Cameron Park Montessori 0.24 mile to the north. The submitted *CEQA Evaluation of Potential Air Quality Impacts* found that as proposed, the project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. As discussed in the previous section, the project is conditioned to assure hazardous chemicals and solid wastes are handled per County, State, and Federal regulations. The AQMD Rules and regulations apply during construction and dust would not be permitted to leave the project site. As conditioned and with strict adherence to AQMD Rules during construction, impacts would be less than significant.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. There would be no impact.
- e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. The San Francisco Sectional Aeronautical Chart, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site. No impacts would occur within these categories.
- g. **Emergency Plan:** As discussed in the Traffic category, the project would impact the existing road systems. Pursuant to the conditions of approval recommended by DOT, the project would be required to make encroachment improvements to insure public safety and adequate emergency vehicle circulation which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The project site is located within an area classified as having Moderate Fire Hazards. The El Dorado County Fire Protection District has reviewed the project and determined that the submitted site plans show adequate interior roadways to allow emergency vehicle circulation. The project has been conditioned to assure the existing fire hydrant delivers adequate water pressure, and District-approved locks on all gates and buildings. To insure that wildfire hazard impacts are reduced to a less than significant level, the District has recommended conditions of approval for the project. As conditioned, the Fire District has determined that impacts would be reduced to a less than significant level.

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

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

XI. HYDROLOGY AND WATER QUALITY. *Would the project:*

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

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

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

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

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

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

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

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

- a. **Established Community:** The project would not result in the physical division of an established community. As proposed, the project would be compatible with the surrounding commercial, single family and multifamily residential land uses and would not create land use conflicts. The project proposes apartment uses which would be compatible with the project site's General Plan Multifamily Residential land use designation. Impacts would be less than significant.
- b. **Land Use Consistency:** The proposed project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. The project proposes apartment uses which would be consistent with the project sites General Plan MFR land use designation, and the RM-DC Zone District. Impacts would be less than significant.
- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact.

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

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

- a. **Mineral Resource Loss-Region, State:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would occur.

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

b. **Mineral Resource Loss-Locally:** The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

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

XII.NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

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

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

a. **Noise Exposures:** The project would not be anticipated to be exposed to transportation noises from Sunset Lane not anticipated for lands designated by the General Plan for multifamily residential uses. Potential impacts from excessive noise levels would be anticipated to be less than significant.

b. **Ground Borne Shaking:** The project may generate intermittent ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time

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

limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.

- c. **Short-term Noise Increases:** The project would include construction activities for the grading of the site and construction of structural features. The short-term noise increases could potentially exceed the thresholds established by the General Plan. Standard Conditions of Approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases:** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. Multifamily residential-related uses would not be anticipated to exceed the established General Plan noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise:** The proposed project is not located within an airport land use plan or within two miles of a public airport or private landing strip. There would be no impacts.

FINDING: For the 'Noise' category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.30 persons/occupied unit for multifamily housing. The approval of the applications as proposed would potentially add 40 apartment units which at 2.30 persons/occupied unit currently propose to potentially add 92 persons to the neighborhood. The proposed 40 apartments would result in an increase of population in the Shingle Springs Community Region but would be consistent with the anticipated residential density of the Multifamily Residential Land Use Designation. The project would not add significantly to the population in the vicinity. Impacts would be less than significant.

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

- b. **Housing Displacement:** There is a modular home located in the eastern parcel with driveway access from Becken Lane. The modular is vacant and proposed to be removed. No other existing housing stock would be anticipated to be displaced by the proposed project. Impacts would be less than significant.
- c. **Replacement Housing:** No persons would be anticipated to be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: It has been determined that there would less than significant impacts to population growth and no impacts to population or housing displacement as a result of the project proposal. For this "Population and Housing" category, impacts would be less than significant.

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
 - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
 - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
 - Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection:** The El Dorado County Fire Protection District provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area any more than exists today. The Fire District would review the project improvement plans and conformance with their conditions of approval must be proven prior to issuance of final occupancy for a building permit. Upon fulfillment of the conditions of approval, impacts would be less than significant.
 - b. **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department (Department) with a response time depending on the location of the nearest patrol vehicle. The minimum Department service

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

standard is an eight-minute response to 80 percent of the population within Community Regions and their stated goal is to achieve a ratio of one sworn officer per 1,000 residents. If approved as proposed, the proposed apartment complex would create 40 apartments. The development of 40 apartments on the project site may result in a small increase in calls for service but would not be anticipated to significantly impact the Department any more than was anticipated by the General Plan for lands designated for multifamily residential uses. An approved project would not be anticipated to significantly impact current Sheriff's response times to the project area as well. The impacts would be less than significant.

- c. **Schools:** Elementary and middle school students are served by the Buckeye Union School District. High school students are served by the El Dorado Union High School District. Neither school district responded with concerns about having the available capacity to handle the potential additional students. Fees for schools would be collected at the time of building permit issuance. The impacts would be less than significant.
- d. **Parks:** If approved as proposed, the project would add 40 apartment units and would create a slight increase in the population in the County as a result. The additional apartments, however, would not trigger a significant impact that would require the project to develop new park facilities. Section 16.12.090 of County Code establishes the method and procedures to account the acquisition and development of parklands with discretionary subdivisions of land. This section outlines the in-lieu fee options available for residential projects of this size. For this project, a condition of approval is added to the project permit that would require the payment of park acquisition fees prior to issuance of final occupancy for a building permit. Park impact fees would also be assessed during the building permit review phase to offset general park facility impacts. Impacts would be less than significant.
- e. **Government Services:** Other local services such as libraries would experience minor impacts. No other government services would be required as a result of the apartment complex. The impacts are expected to be incremental and would be less than significant.

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

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

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

- a. **Parks:** Park facilities are maintained by the El Dorado County Environmental Health Department. As discussed above in the Population and Housing Section, the proposed apartment complex would not result in a significant population increase not anticipated by the General Plan for multifamily residential land uses. Therefore, the project is not anticipated to contribute significantly to increased demand on recreation facilities or contribute to increased use of existing facilities. Impacts to parks would be less than significant.
- b. **Recreational Services:** There would be no other construction or expansion of recreational facilities proposed for this project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

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

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

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

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

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

- a-b. **Traffic Increases, Levels of Service Standards:** The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by two percent, or 10 peak hour trips, or 100 average daily trips construct (or ensure funding and programming) of improvements to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has reviewed the proposed project and traffic impact study and determined the project does not have a significant negative impact. Impacts would be less than significant.
- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards:** The project does not include any design features, such as sharp curves, dangerous intersection or incompatible uses that would increase hazards. The project is conditioned to require an encroachment permit for the three project-related improvements ingress/egress points which would assure they are constructed for safe and adequate widths, turning capacity and for line-of-sight safety. No traffic hazards would result from the project design. Impacts would be less than significant.
- e. **Emergency Access:** The project was reviewed by the El Dorado County Fire Protection District for the adequacy of the interior project road circulation and availability of adequate emergency ingress and egress emergency access in the project design. The Fire District requires unobstructed widths of the apparatus access roads. The Fire District did not respond with any concerns pertaining to the proposed projects emergency ingress and egress capabilities. Impacts would be less than significant.
- f. **Alternative Transportation:** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. The project proposes bicycle parking for the apartment complex to support bicycle transportation. A transits and school bus stop are also included in the design as well as a bus shelter. Sidewalks would be provided within the project interior as well as along the project frontage along Sunset Lane. The EID easement on the parcel adjoining the south project boundary would provide a parking lot for transit as well as for the Sacramento-Placerville Transportation Corridor/El Dorado Trail to be accessed through the road easement shared with the project parcel. There would not be a negative impact as the project provides alternative transportation options where none currently exist.

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

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

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

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** Building Services has reviewed the submitted *Preliminary Grading and Drainage Plan* map and have found the proposed project, as conditioned, would not exceed water quality standards. No significant stormwater discharge would be anticipated to occur result from the proposed project. The project is would be required to comply with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board, during the grading permit process. Impacts would be less than significant.
- b. **Construction of New Facilities:** The project proposes to use metered domestic water. Expansion to the existing El Dorado Irrigation District (EID) system would be necessary to serve the project, but those extensions are not anticipated to result in a significant negative effect on the environment as there are existing facilities on site. The EID reviewed the project and has recommended conditions of approval. As conditioned, impacts would be less than significant.
- c. **New Stormwater Facilities:** According to the submitted preliminary grading and drainage plan, overall existing drainage patterns would not be modified and pre- and post-development drainage conditions would not change. All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All drainage facilities would be required to be constructed in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be less than significant.
- d. **Sufficient Water Supply:** The project proposes to use a metered domestic water supply. The EID has submitted a *Facility Improvement Letter* (FIL) that states there is an existing 8-inch water line in Sunset Lane which would

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

require an extension to the project. The FIL stated there currently is adequate equivalent dwelling units (EUDs) available to serve the project and, with the proper extensions, would deliver enough water pressure to meet Fire /District requirements. EID requires that the expansions occur to their specifications. Impacts would be less than significant.

- e. **Adequate Wastewater Capacity:** Wastewater disposal for the proposed project would be provided by upgrades and extensions from the existing EID 12-inch sewer force main located in Sunset Lane, as well as by the installation of a new private sewage lift station. The EID has reviewed the proposed project and determined that the existing facilities have the available capacity to serve the project. Impacts would be less than significant.
- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the project would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

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

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

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

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

Discussion:

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

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

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

As outlined and discussed in this document, as conditioned, and with strict compliance with County Codes, this project, as proposed, would have a less than significant chance of having project-related environmental effects which

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

would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

- c. All impacts identified in this Negative Declaration would be less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

CEQA Evaluation of Potential Air Quality Impacts, Sycamore Environmental Consultants, June 11, 2009

Biological Resources Evaluation Report, Sycamore Environmental Consultants, Inc., dated January 2009

Botanical Inventory Update, Sycamore Environmental Consultants, Inc., dated June 2009

Oak Canopy Analysis, Sycamore Environmental Consultants, Inc., dated January 2011

Cultural Resources Study prepared by Historic Resource Associates, dated December 2008

Facility Improvement Letter, El Dorado Irrigation District

Preliminary Grading and Drainage Plan map, Gene Thorne and Associates, dated January 31, 2011

DR11-0001-S, Sunset Lane Apartments Parceling

169

Staff Level

~~09043020~~ - Dup-1

~~09043021~~ -

~~09043022~~ - P-3

~~09043023~~ -

~~09043028~~ -

~~09043029~~ -

~~09043030~~ -

~~09043031~~ - Dup-1

~~09043032~~ -

~~09043033~~ - P-11

~~09043034~~ -

~~09043035~~ -

~~09043036~~ -

~~09043037~~ -

~~09043038~~ -

~~09043039~~ -

~~09043051~~ -

~~09043052~~ - P-2

~~09043056~~ - Dup-1

~~09043058~~ - P-1

~~09044002~~ -

~~09044003~~ -

~~09044004~~ - P-6

~~09044005~~ -

~~09044006~~ -

~~09044007~~ -

~~09044017~~ - P-1

~~09044022~~ -

~~09044023~~ - P-2

~~09044025~~ -

~~09044026~~ - Dup-3

~~09044027~~ -

~~09044050~~ - Dup-1

~~09044053~~ - P-1

~~99077909~~

~~99081241~~

~~99107792~~

27

PHJ801P
PHB100

COMMUNITY DEVELOPMENT
H E A R I N G L A B E L G R O U P 171

DATE RUN 02/15/2011
PAGE NBR. 1

090-430-33-100 00 ARGROVES ROBERT J P O BOX 653 SHINGLE SPRINGS CA	169 95682	090-440-05-100 00 BRAVO STEPHEN BRAVO CAROLYN 4201 CREEKSIDE DR SHINGLE SPRINGS CA	169 95682	090-440-53-100 00 BROOKS GARY A BROOKS CYNTHIA L 2364 GREEN SPRINGS CT RESCUE CA	169 95672
090-430-21-100 00 BROWN ROBERT D TR BROWN YVONNE TR P O BOX 12 SHINGLE SPRINGS CA	169 95682	090-430-37-100 00 CARDANINI ANGELO TR CARDANINI JOAN A TR P O BOX 966 CAMINO CA	169 95709	090-440-04-100 00 DESIMONE JOSEPH 5030 DEERWOOD DR SHINGLE SPRINGS CA	169 95682
090-440-17-100 00 DURGAN SHANNON R P O BOX 743 SHINGLE SPRINGS CA	169 95682	090-430-20-100 00 EL DORADO CNTY BRD OF REALTORS PO BOX 627 SHINGLE SPRINGS CA	169 95682	090-430-31-100 00 FREELAND CHARLES TR FREELAND CYNTHIA TR 2641 OLD MEDER RD RESCUE CA	169 95672
090-440-23-100 00 GILL BAKHSHISH 3201 AQUAMARINE CT RESCUE CA	169 95672	090-430-51-100 00 GINNEY MARLON ROGER TR GINNEY DOLORES JEAN TR %SMITH MALONEY PO BOX 1068 PLACERVILLE CA	169 95667	090-430-35-100 00 GLOVER JACK V 6056 QUARTZ DR EL DORADO CA	169 95623
090-430-39-100 00 KIDDER JAMES R TR KIDDER TRUST OF 4/17/98 4068 MOTHER LODGE DR STE C SHINGLE SPRINGS CA	169 95682	090-430-29-100 00 LEE MICHAEL W TR LEES SUSAN M TR 1930 SHOREVIEW DR RESCUE CA	169 95672	090-430-28-100 00 LEES FEED & WESTERN STORE P O BOX 550 SHINGLE SPRINGS CA	169 95682
090-440-07-100 00 MATTEONI ROBB A MATTEONI BETTE A 4241 IDLE CREEK DR SHINGLE SPRINGS CA	169 95682	090-440-06-100 00 MCHENRY CHARLES A MCHENRY CHRISTINA 4210 CREEKSIDE DR SHINGLE SPRINGS CA	169 95682	090-430-58-100 00 MONTALBANO JOSEPH A TR MONTALBANO FAM TR OF 5/14/86 1040 WOODLAND DR HILLSBOROUGH CA	169 94010
090-430-23-100 06 PACIFIC GAS & ELECTRIC CO #15 MARKET ST #616 (PROP TAX) SAN FRANCISCO CA	169 94105	090-440-03-100 00 PETERSON FRANCIS A TR PETERSON LAN K TR 4201 IDLE CREEK DR SHINGLE SPRINGS CA	169 95682	090-440-02-100 00 PRESCOTT JEFFREY C PRESCOTT DEBRA L 4200 IDLE CREEK DR SHINGLE SPRINGS CA	169 95682
090-430-52-100 11 SAC PLACERVILLE TRANS CORRIDOR JOINT POWERS AUTHORITY 811 O ST SACRAMENTO CA	169 95812	090-430-32-100 00 SALLOMI MICHAEL 736 FOUNTAIN HEAD CT SAN RAMON CA	169 94583	090-430-30-100 00 SANTANGELO TENIA MARIAN TR SANTANGELO T TR OF 8/08/1994 3551 POACHING LN RESCUE CA	169 95672

14-01300-830195

PUBLIC NOTICE

County of El Dorado Planning Services has prepared a Negative Declaration on the following:

Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, **in the Shingle Springs area**. (Negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning February 18, 2011, and ending March 19, 2011.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director
February 18, 2011

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

PUBLIC NOTICE

County of El Dorado Planning Services has prepared a Negative Declaration on the following:

Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, **in the Shingle Springs area**. (Negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning February 18, 2011, and ending March 19, 2011.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director
February 18, 2011



"Mt. Democrat Legal Ads"
<legals@mtdemocrat.net>

02/16/11 08:54 AM

To debra.ercolini@edcgov.us

cc

bcc

Subject Re: Legal Ad 2-18-2011

(DR11-0001-S)

Confirmation

Legal Notice: DR11-0001-S

Mountain Democrat

Publish date(s) 02/18

Ref ad# 02532470

Charges \$37.50

Thank you,

Kirsten Mattos
Mountain Democrat
Georgetown Gazette
(530)344-5086
fax (530)622-7894

On Tue, 15 Feb 2011 14:37:32 -0800

debra.ercolini@edcgov.us wrote:

> Hello, please publish the attached legal ad in the
>Mountain Democrat on

>Friday, February 18, 2011. Thank you, Debbie

>

>

>

>

>

> Debra Ercolini

> 530-621-7674

> Development Services Department/Planning

> debra.ercolini@edcgov.us

>

> CONFIDENTIALITY NOTICE: This electronic communication
>with its contents may contain confidential and/or
>privileged information. It is solely for the use of the
>intended recipient(s). Unauthorized interception, review,
>use, or disclosure is prohibited and may violate
>applicable laws including the Electronic Communications
>Privacy Act. If you are not the intended recipient, or
>authorized to receive for the intended recipient, please
>contact the sender and destroy all copies of the
>communication. Thank you for your consideration.

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

FILED 22 PM 1:45
RECEIVED
PLANNING DEPARTMENT

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/18

All in the year 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 18th day
of **FEBRUARY, 2011**



Signature

Proof of Publication of PUBLIC NOTICE

PUBLIC NOTICE

County of El Dorado Planning Services has prepared a Negative Declaration on the following: Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 080-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, in the Shingle Springs area. (Negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning February 18, 2011, and ending March 19, 2011.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director
February 18, 2011
2/18

02532470

\$ 37⁵⁰

NOTICE OF DECISION

County of El Dorado Planning Services has approved the following project:

Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, **in the Shingle Springs area**. (Negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that was prepared and previously advertised for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

The decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Planning Services within the appeal period. The appeal period is ten working days starting on March 21, 2011 and ending at 5:00pm on April 1, 2011.

Any questions regarding the project may be directed to the project planner, Tom Dougherty, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bidgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

NOTICE OF DECISION

County of El Dorado Planning Services has approved the following project:

Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, **in the Shingle Springs area**. (Negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that was prepared and previously advertised for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

The decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Planning Services within the appeal period. The appeal period is ten working days starting on March 21, 2011 and ending at 5:00pm on April 1, 2011.

Any questions regarding the project may be directed to the project planner, Tom Dougherty, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/21

All in the year 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 21st day of **MARCH, 2011**

Kirsten Mattos

Signature

Proof of Publication of NOTICE OF DECISION

NOTICE OF DECISION
County of El Dorado Planning Services has approved the following project:
Design Review DR11-0001-S/Sunset Lane Apartments submitted by MERCY HOUSING CALIFORNIA to construct 40 apartments within one two-story building and two three-story, along with a single-story community clubhouse building. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, is zoned Multifamily Residential-Design Community (RM-DC), consists of 2.98 acres, and is located on the on the east side of Sunset Lane approximately 700 feet south of Motherlode Drive, in the Shingle Springs area. (Negative declaration prepared)**
**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that was prepared and previously advertised for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/Projectinquiry.asp>
A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.
The decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Planning Services within the appeal period. The appeal period is ten working days starting on March 21, 2011 and ending at 5:00pm on April 1, 2011.
Any questions regarding the project may be directed to the project planner, Tom Dougherty, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.
COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Director
3/21 02532754

\$45⁰⁰

11 MAR 23 PM 1:09
RECEIVED
PLANNING DEPARTMENT

14-0130 C 90of 95

California State Parks Community Fact Finder Report

ROUND TWO

This is your Community FactFinder report for the project you have defined. Please refer to your Project ID in any future communications about this project.

Project ID: **28220**
Date created: **December 19, 2013**
County: **El Dorado**
City: **Unincorporated**
Coordinates: **38.682918, -120.851103**
Total Population: **369**
Median Household Income: **\$53,158**
Number of people below poverty line: **38**
Park acreage: **0.00**
Park acres per 1,000 population: **0.00**



Project Site

All numbers above have been calculated based on a 1/2 mile radius from the point location of your project. Demographics are figured by averaging population numbers over selected census block groups and using the percent of the block group within the project circle to determine the actual counts.

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean. Users can send update information to: parkupdates@parks.ca.gov

Data Sources:

Demographics - Claritas Pop-Facts, block group level (2010)
Parks - Calif. Protected Areas Database v. 1.6 (Feb. 2011)



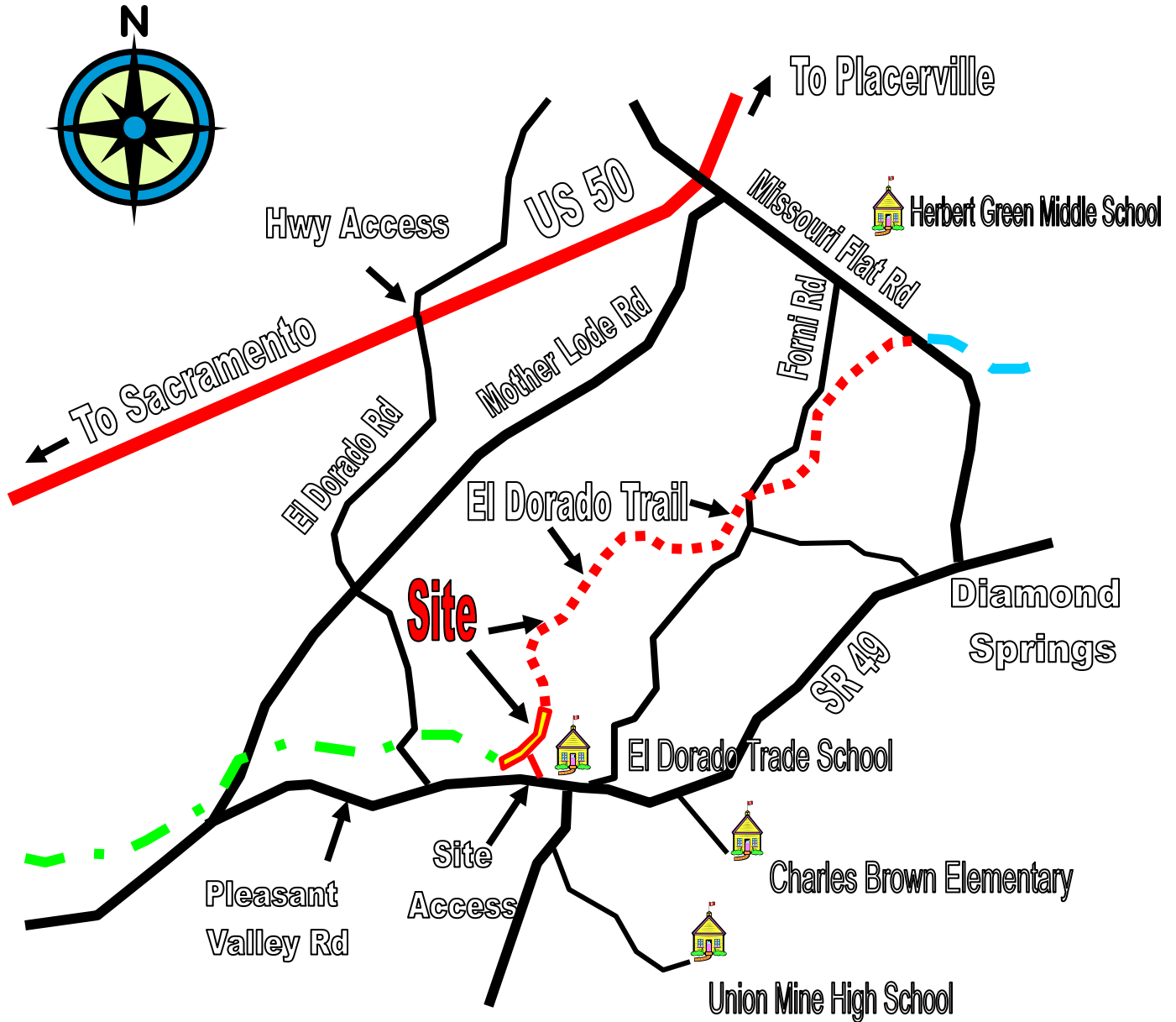
Community FactFinder is a service of the
California Department of Parks and Recreation
www.parks.ca.gov

Community FactFinder created
by GreenInfo Network
www.greeninfo.org



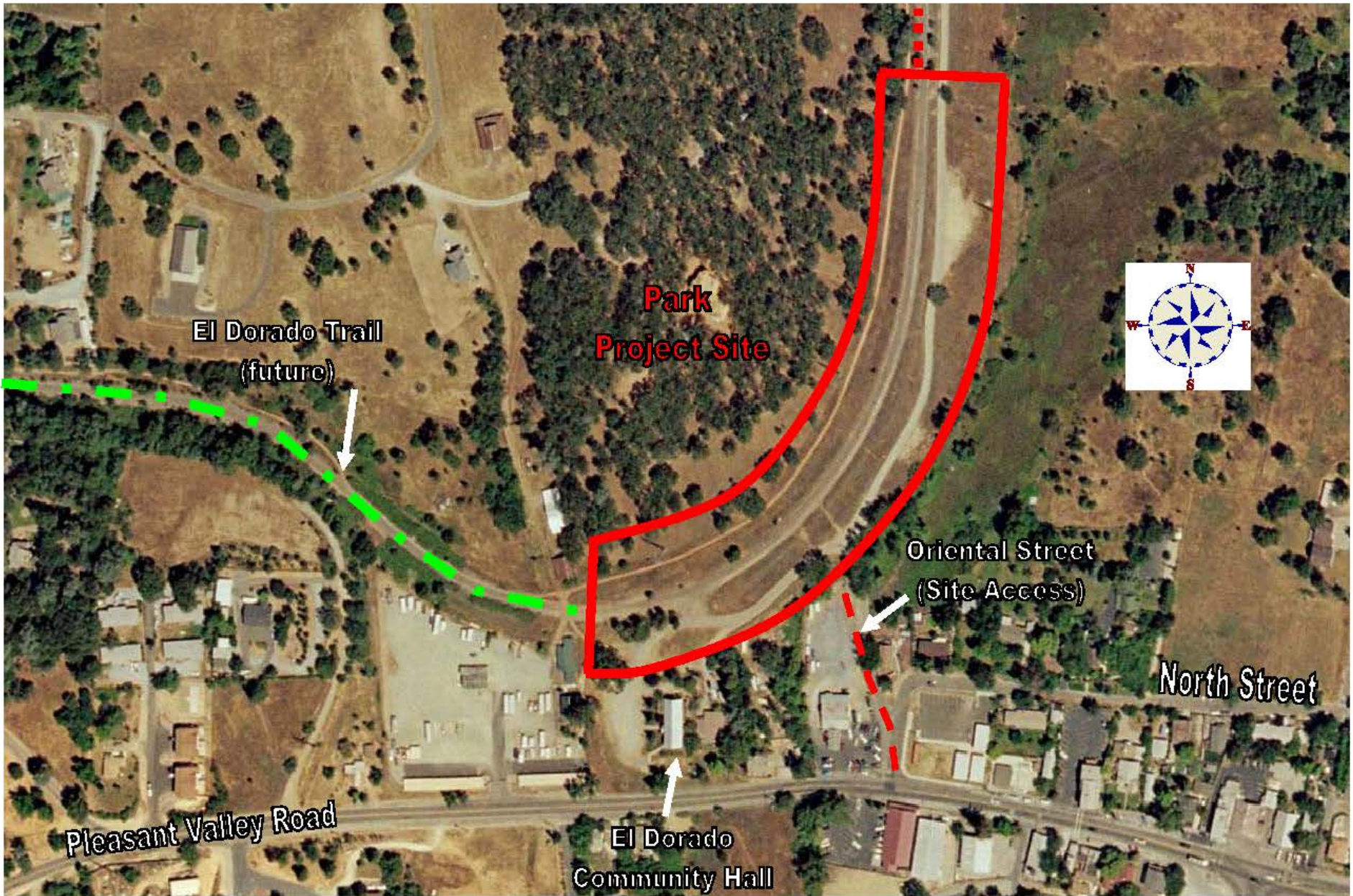
El Dorado County Historical Railroad Park and Trail

Project Location Map



- El Dorado Trail to be improved
- - - El Dorado Trail, recently completed
- . - El Dorado Trail, future improvement

El Dorado County Historical Railroad Park



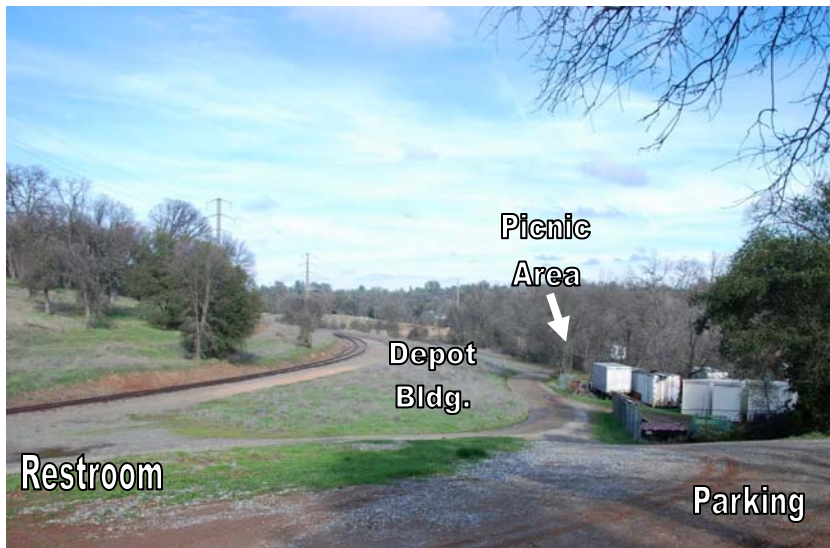
Proposed Site of El Dorado County Historical Railroad Park/Trail



Park Project Site facing west



Bus Loop / Drop-off location



Park Project Site facing east



Park Project Site facing north

Proposed Site of El Dorado County Historical Railroad Park



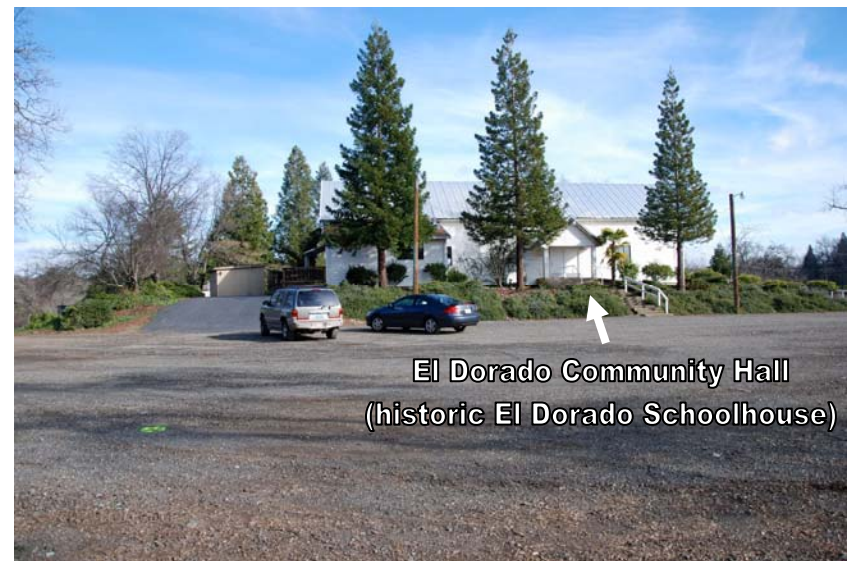
Access to Park from Pleasant Valley Rd



Entrance to Park / Community Hall



Park Project Site facing southwest



El Dorado Community Hall facing southeast