

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



Agenda of: November 8, 2007
Item No.: 10
Staff: Roman Anissi

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: AZ05-0001/P05-0010

OWNER: Frank D'Ambrosio Jr. Family Trust

AGENT: George Caputo

ENGINEER: Gene Thorne & Associates

REQUEST: A request to rezone a 10.54-acre lot from Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA) and a tentative parcel map to subdivide the lot into a 6.05-acre parcel 1 and a 4.46-acre parcel 2. Staff would be recommending that a Design Control (DC) overlay be added to the rezone because a formal project was not submitted and only a preliminary development concept was provided for review. A preliminary development concept is being used solely to analyze General Plan consistency and for the environmental analysis necessary to process this application, and would not be used to justify overall impacts for a formal project scope that would need to be proposed on parcel 1 or 2 in the future.

LOCATION: East side of Cameron Park Drive, approximately 560 feet north of the intersection with Meder Road, in the Cameron Park Community Region, Supervisorial District IV. (Exhibit B)

APN(s): 083-020-29

ACREAGE: 10.54 acres

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: Estate Residential Ten-Acre-Airport Safety (RE-10-AA) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND:

This property is parcel 1 of 2 of final parcel map 46-75 recorded November 7, 1997. The current application was submitted on May 25, 2005, requesting a General Plan amendment, rezone, and tentative parcel map to subdivide the 10.54 acre parcel 1 of that map into two new parcels. Parcel 2 of the map is a 49.08 acre lot located in the Cameron Park Unit of the Pine Hill Preserve managed by the Bureau of Land Management (BLM). Since the time of the submittal, the County initiated a countywide General Plan amendment to correct designations on certain properties. The designation on a portion of this 10.54 acre site was corrected from High Density Residential (HDR) to Commercial (C). This entire lot is now comprised of the C designation and there is no need to pursue a General Plan amendment as part of this application.

At its February 22, 2007 meeting, the Planning Commission reviewed this application as a Conceptual Review. No formal decisions or actions were made at that meeting; however, the Commissioners provided a general consensus that the applicant should continue to process this application. Many of the General Plan policy issues were raised and discussed at that meeting and a major milestone was resolved when the County Department of Transportation (DOT) identified that primary access could be taken from the Cameron Park Drive frontage instead of the access easement that extends from Meder Road across Bureau of Land Management (BLM) land onto this site. Because of this, potential impacts to sensitive resources would be greatly reduced for any formal projects proposed under a required and future discretionary review process necessary for either of the two newly proposed parcels. In addition, coordination related to access with the BLM could potentially be eliminated. This application was deemed complete for processing on July 24, 2007.

STAFF ANALYSIS

Project Description: This application is primarily a rezone to allow a commercial subdivision of land and there is no formal project being considered for development at this time. The information provided for the application identified a preliminary development concept with a 9.6-acre on-site development footprint, as well as off-site improvements for road and emergency access in order to assess this application for consistency with County policies and for environmental analysis. Rather than analyze a worst case scenario for maximum build-out, staff used the applicant's proposed preliminary development concept for parcel 1 and 2 in its assessments. For parcel 1, a 62,640 square foot 2-story multi-purpose preliminary development concept facility was provided illustrating, in plan view; a 36-lane bowling alley; an arcade with miniature golf course; a maximum 200 seat restaurant with bar; and 146 full-size, 119 compact, 5 handicap parking spaces, and one loading area. Parcel 2 provided a preliminary development concept illustrating, in plan view, a 39,722 square foot 2-story office building with 158 full-size, 32 compact, 4 handicap parking spaces, and one loading

area. It is important to note that additional reviews during subsequent Design Review (DR) application processes for parcel-specific projects would be required for any formal development proposed on parcel 1 or 2. This is a result of the environmental document that adds a mitigation measure requiring that the Design Control (DC) overlay be implemented with the rezone.

Site Description: This property is adjacent to the Cameron Park Unit of the Pine Hill Preserve. The Cameron Park Airport is located about 200 feet west of the property. The site elevation ranges between 1,402 feet at its highest point along the eastern property line and transitions to about 1,290 feet along the western boundary adjacent Cameron Park Drive. Fifteen percent of the site is comprised of slopes 30 percent and steeper. A large concentration of chamise vegetation communities and rare plants exist on this property. The site is located within Rare Plant Mitigation Area 1 and is entirely comprised of gabbro soils. Oak woodland tree canopy covers 2.9 percent of the property and there are two ephemeral wetlands on-site.

Adjacent Land Uses: Exhibits D and E illustrate how the area consists of a variety of zones and land use designations. Most of the designations and uses adjacent this portion of Cameron Park Drive are commercial in nature. This property is within the airport influence area and is subject to the restrictions established by the Cameron Park Airport Comprehensive Land Use Plan (CLUP) for the 7:1 transitional surface, Safety Area 3 (Overflight Zone), and noise contours. The site is not located within the rare plant preserve or rare plant recovery area. The following table identifies current zoning, land use designations, and uses on adjacent parcels:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10-AA	C	Vacant
North	CP-DC-AA/RE-10-AA	C/OS-EP	Commercial/Cameron Park Unit of Pine Hill Preserve
South	CPO-AA	PF	County Courthouse Building
East	RE-10-AA	OS-EP	Cameron Park Unit of Pine Hill Preserve
West	CG-DC-AA	C	Commercial/Cameron Park Airport

Project Issues: Discussion items for this application, based on a preliminary development concept assessing related impacts, include: land use and zone compatibility; future design reviews; transportation/circulation/fire issues; El Dorado Irrigation District (EID) improvements; slopes and preliminary grading and improvement plans; site resources; oak woodlands and future landscaping; noise; air quality; public services; and economic factors.

Land Use and Zone Compatibility

The site's land use designation has already been changed to Commercial (C). The request for the rezone to change the existing RE-10-AA zone of the property to the CP-AA zone would establish consistency with the current C land use designation. Because a mitigation measure required by the

environmental document would necessitate that the Design Control (DC) overlay be added to the zone, the actual scope of the rezone would be adjusted to reflect rezoning from RE-10-AA to the new zone of CP-DC-AA for the entire property.

The airport is located to the west across Cameron Park Drive and is highly visible from this site. Based on the C designation and the CLUP provisions that apply to this property, a wide range of commercial retail, office, and service type uses could be established on-site that would support and serve the residents and businesses of the area, as well as the visitors that may visit the site once it is developed. Based on the preliminary development concept of bowling alley with amusement facilities and an office building, these more specific commercial uses have been considered and have been found to be consistent with the C and CLUP use provisions. Mixed-use projects proposing commercial and residential components could also be permitted under certain circumstances on this property. The CLUP's 7:1 transitional surface applies to the property and is discussed in the slopes and preliminary grading and improvement plans section outlined later in this report. Future reviews for overall C and CLUP consistency would also be made as part of a required Design Review (DR) process for both new parcels. The DR requirements are discussed in the next section.

The adjacent lots on the north and the lots to the west across Cameron Park Drive have been developed as multi-tenant commercial centers. The property and building to the south houses a County court facility. The other properties that surround this site are maintained by the Bureau of Land Management (BLM) as part of the Pine Hill Preserve lands that protect special-status plant species in perpetuity. There is a residential subdivision located about 400 feet further east of this site. That neighborhood would be largely separated from any future commercial development proposed on this property. This is because preliminary grading plans for the preliminary development concept would situate building pads about 20 to 30 feet above the Cameron Park Drive road easement. In addition to that, the existing and surrounding topography of the area, as well as the location of the preserve parcel that buffers this site from the residential subdivision would provide further separation between the residential and commercial parcels. Other residential developments are scattered further south across Meder Road and north along Mira Loma Drive. Each of these residential areas are separated from this property by open space and commercial lots.

Future Design Reviews

Prior to the County issuing any permits for grading, improvements, or building activities on either of the proposed parcels, the applicant would be required to process a parcel-specific staff level Design Review (DR) application. This is a result of a mitigation measure implemented by the environmental document that would require that the DC overlay be added to the zone. The DC overlay triggers a staff level discretionary DR process. It is possible that after approval and following the recordation of the final map that either parcel could be sold. However, any subsequent property owners of either parcel would be required to comply with the mitigation and conditions outlined for this application. Specifically, the requirement to process a DR application would continue to apply and would allow the County to assess a specific project on both new parcels before commencement of any development activity.

Future DRs would allow County staff an opportunity to consider a scope-specific review for aesthetics, site planning, landscaping, and other specific issues. A DR application could be submitted separately for each new parcel or could combine a specific project scope for both parcels with one DR application. Future DR applications must also be circulated to the Cameron Park Design Review Committee, as well as other internal and external agencies for review and input. DR applications have an available appeal mechanism. Appeals for the staff level DR application can be made to the Planning Commission as well as to the Board of Supervisors.

If the Planning Commission has concerns with Planning Staff having the final approval authority that is available by the DR process, the Commission could consider adding the Planned Development (PD) instead of the DC overlay to ensure that any formal project on either new parcel would be decided upon by the Planning Commission at a noticed public hearing. An option that would allow the Commission to add the PD overlay is outlined in the recommendations section of this report.

Specific and necessary DR application submittal items are clarified in the mitigation and conditions that have been prepared for this application. Should the Commission choose to add the PD and not the DC overlay, then the mitigation and conditions would continue to apply to the PD. The only effect would be that a PD application with comprehensive assessment as part of a PD review would be processed prior to the County issuing grading, improvement, and/or building permits on either new parcel.

Although a majority of the environmental assessments have been made for the preliminary development concept that was submitted for analysis, additional reviews would be necessary for noise and air quality under the DR (or PD) process. Other topics based on specific elements may also need to be assessed. Should the scope of the preliminary development concept shift dramatically or not substantially conform as part of a future parcel-specific DR (or PD) application, then additional review or changes to the mitigation and conditions may be necessary. As part of a future DR (or PD) process, staff anticipates that a supplemental to the Mitigated Negative Declaration (MND) would need to be prepared for any parcel-specific and formal project scope presented for parcel 1 or 2.

Transportation/Circulation/Fire Issues

Based on the preliminary development concept, major road improvements would be necessary. Department of Transportation (DOT) reviewed the Traffic Study prepared by PRISM Engineering, which identified a traffic generation model producing 5,701 additional daily vehicle trips. Trips during morning peak hours would be 232, while the evening peak would generate 299 vehicle trips. Because of these figures, DOT would require road widening on the Cameron Park Drive frontage, installation of two traffic signals with timing elements, encroachment improvements for primary access, sidewalks, and other improvements. Specific DOT improvements based on the preliminary development concept include:

- A signalized intersection at the primary access road easement onto Cameron Park Drive;
- A signalized intersection off-site at Cameron Park Drive and Virada Road;
- 34-feet of roadway improvements along the entire Cameron Park Drive frontage including two 12 foot wide through lanes, a 12 foot wide left turn lane, a 4-foot paved shoulder, and a 6 foot wide sidewalk (along the frontage);
- 48-feet of on-site primary access road improvements to include two inbound lanes, two outbound lanes, and a 6 foot wide sidewalk;
- An on-site roundabout and 6 foot wide sidewalk;
- Curb and gutters for all of the road improvements noted above;
- Class II bike lane from Mira Loma Drive south to Meder Road;
- On and off-site acquisitions required to make road improvements; and
- Other minor items referenced by the permit conditions.

However, such improvements would not be necessary with the process of the final map. Instead, appropriate conditions have been placed into the permit to require bonding at the final map filing stage for all of the required DOT improvements. Because of the Design Reviews (DRs) that would be necessary for parcel 1 and 2, DOT improvements would only be made following formal DR processing that would be made concurrently or following final map recording. Assessments under the DR process could reduce or increase the DOT requirements, depending on the intensity that would be proposed with a parcel-specific project.

In addition to bonding that would associate the DOT and preliminary development concept requirements to the newly created lots, a timing condition has been added to the permit. The condition would require offsite and frontage plans to be reviewed and approved concurrently with the on-site grading plans and on-site building permits. That condition would also not allowed any building permits to be issued for any new buildings on either property until the bid ready plans have been approved and the funds have been received by DOT for such improvements and after formal DR processing. DOT would also require payment of Traffic Impact Mitigation (TIM) fees for commercial development and the applicant would need to coordinate with DOT and El Dorado Transit for necessary public transit improvements. The County would accept the dedications for road and slope easement along the entire property frontage with the processing of the final map.

For primary access, DOT would allow only one point for primary vehicular access to occur along the Cameron Park Drive frontage. Because of this, a reciprocal access agreement would need to be established between parcels 1 and 2 with the filing and recording of the final map. There is a one foot non-vehicular access restriction that currently exists on the Cameron Park Drive frontage that would be removed. This would be done during final map processing in order to allow for the improvement necessary to allow access and to improve the primary driveway encroachment leading onto the site.

Because only a preliminary development concept has been presented for analysis, it is premature to determine the level of improvements necessary for emergency access for any formal project that may be proposed on parcel 1 or parcel 2. During the parcel-specific Design Review (DR) phase and prior to issuance of building permits for either new parcel, emergency access and fire related

improvements would be further clarified based on an actual parcel-specific project scope. Emergency access would not require dedications of easements and would only require that improvements be made based on Cameron Park Fire Department protocols. Fire Department conditions have been added to the permit that would require comprehensive analysis during DR processing to verify requirements for fire hydrants, water pressure and delivery, access, and necessary fire improvements.

For the preliminary development concept of a bowling alley with amusement facilities on parcel 1, the primary point of access may be sufficient. Should parcel 2 develop with the preliminary development concept of an office building, then emergency access may be necessary. If required, emergency access for parcel 2 would most likely occur onto the adjacent courthouse property. There may be other options and alternatives available for emergency access to occur on the commercial lot on the north, or limits to the types and intensity of a formal development that could be proposed on parcel 2.

Emergency access could be designed as a public benefit that would combine pedestrian, bike, and emergency elements onto a shared and improved pathway. Non-emergency vehicular access could be limited with installation of bollards at the property line that would continue to allow for the free movement of pedestrians and bicycles between the properties. The path could make non-vehicular opportunities available to the site via the courthouse property and to residential properties located further south and east of Meder Road. It is not known whether there are access rights available in favor of this property over and across the BLM access easement extending off Meder Road. Overall, a formal secondary access may not be required and would depend on what is proposed on parcel 1 or 2 to be reviewed as part of a future DR application. The final decision about emergency access would be made by the Cameron Park Fire Department.

EID Improvements and Connections (Water/Wastewater)

The El Dorado Irrigation District (EID) provided a Facilities Improvement Letter (FIL) that identified adequate water availability and wastewater capacity within the EID system for the preliminary development concept. Should a formal project be submitted based on the preliminary development concept, then EID would allow such a project to connect to the existing 12-inch water line and to either an existing 6-inch or 8-inch sewer line, all of which currently exist within Cameron Park Drive.

For water and fire suppression, the preliminary development concept of a bowling alley with amusement facilities on parcel 1 would be able to connect directly to the existing water line located in Cameron Park Drive in order to provide water for potable and fire suppression purposes. On parcel 2, the preliminary development concept of an office building would require that a looped 8-inch water line extension be installed. That looped line would connect to the available water lines located within Cameron Park Drive. Water necessary for fire suppression would be available to charge the fire sprinkler and necessary fire hydrants, all of which would be considered during future parcel-specific Design Review (DR) processes.

Slopes/Preliminary Grading/Improvements

At the Conceptual Review meeting that was held to preliminary review this application, the Planning Commission was informed that 15 percent of the site is comprised of slopes 30 percent and steeper. The commercial nature of the property and the preliminary development concept were discussed in association with the slope preservation *Policy 7.1.2.1* and the current interim guidelines regulating development on steep slopes. The Commission did not have an issue with the process of a commercial tentative parcel map application that illustrated a preliminary grading plan for the preliminary development concept. The concept would impact most, if not all, of the site's sensitive slopes. It was discussed that the interim guidelines do not limit the amount of impacts to protected slopes for 'non-residential' commercial proposals and provides flexibility for the applicant to request reasonable use as part of a discretionary application.

For the preliminary development concept, plans were submitted that identified the level of grading for site specific improvements that would be necessary to prepare the site for anticipated future development on the property. This would most likely be required regardless if the concept is chosen or not, and would be further assessed as part of a formal project review for more in-depth specifics. The necessary and future large-scale grading that would be required is largely because of the effects that the CLUP's 7:1 transitional surface has on this property. The preliminary plans identified that 416,700 cubic yards of material would need to be excavated to prepare the site for structural improvements, with most of it being exported off site and only a limited quantity of 315 cubic yards that would be redistributed on the property. In addition, large-scale slopes of 80 to 100 feet would need to be created on-site along the eastern property line. Future buildings and structures must all be located below the transitional surface which defines the Federal Aviation Administration (FAA) air space. Final grading designs would need to be engineered to meet County standards.

Excavated material would need to be exported off-site and a location for the storage or use area for such materials have not yet been determined. The County Department of Transportation (DOT) has preliminarily expressed interest and may consider receiving a portion or all of it. DOT could use the material for County improvement projects. Other options exist for the off-site removal of excavated material, but those are not yet finalized. Regardless, a commercial grading permit would be required for all on and off-site grading activities associated to a formal parcel-specific project and additional environmental analysis may be necessary if a receiver site is found that lacks a County issued grading permit or an appropriate level of environmental analysis for the storage or use of such materials.

For drainage, a preliminary drainage plan identified that pre-development conditions are adequate to handle the flow for a 100-year storm event, which would not exceed the capacity of the 30-inch pipe located adjacent to Cameron Park Drive at the northwest corner of the property. However, post-development flow of the preliminary development concept and shown development footprint identified by the preliminary plans would increase runoff by 2.7 percent in excess of what the existing system could handle. By installing an underground detention basin on-site, the flows would be controlled to pre-development conditions. The improvements necessary for the underground detention facility for the preliminary development concept would also include a 12-inch and two 6-inch pipes to control the peak discharge at the locations of manholes 3d and 2d identified in the

preliminary drainage study plans. There would be an upsize in existing off-site pipes that would terminate at the on-site underground detention facility. Such improvements would only be made following parcel-specific Design Reviews (DRs). Best Management Practices (BMPs) would also be implemented for erosion and sediment controls pre- and post-construction.

Site Resources

Assessments for biological resources were made by a Sycamore Environmental on and adjacent to the property. As a result, a large number of rare plants species were discovered on the property and easement extending from Meder Road. Rare plants including the existence of an estimated 20,000 Red Hills soaproot, 4,039 El Dorado County mule ears, 3,591 Pine Hill ceanothus, 165 Layne's butterweed, and nine Bisbee Peak rush-rose plants. There were no Stebbins' morning glory, Pine Hill flannel bush, or El Dorado bedstraw found on the property during the survey of the site. These three species are considered to potentially possess a greater level of biological importance to the wildlife agencies than the other five that were discovered on-site. The property is not within an Ecological Preserve or within a US Fish and Wildlife Services Recovery Plan area. The County provides an option of payment of in-lieu fees to address related impacts because the site is within Rare Plant Mitigation Area 1. The in-lieu fee option that is available for a formal commercial development would be assessed at the building permit stage, following a parcel-specific process of a Design Review (DR) application.

Based on the suggestions of the biologist, special-status animal species would be protected during development activities that would only be allowed to proceed following subsequent DR approvals. Such species include birds-of prey listed under the Migratory Bird Treaty Act, as well as the California horned lizard which have been found in the vicinity of this property. Mitigation measures protecting such resources have been developed based on the footprint for development identified by the preliminary development concept, as well as for related on and off-site road improvements. The two ephemeral channels that occur on the property have been suggested to have low to no biological value. The identified development footprint would impact these channels. Jurisdictional wetlands do not exist on-site.

Although comprehensive assessments were made and mitigation has been identified for the development footprint based on County adopted policies, as well as for on- and off-site improvements, the payment of the Rare Plant Mitigation Area 1 in-lieu fees would satisfy the County's requirements and achieves consistency with applicable policies of the General Plan. It is important to note that such assessments and the mitigation developed for this project by the County would not relieve the applicant from the responsibility in obtaining state and federal take authority or permits, as required and necessary. Such permits are typically required for removal of listed (and specific) rare, threatened, and endangered plant or animal species, or for impacts to classified wetlands.

Oak Woodlands and Future Landscaping

Currently, General Plan *Policy 7.4.4.4* and its interim guideline offers the Option A for protection and replacement of oak woodland tree canopy based on a percent allocation and the canopy attributes of the property. Option B is being developed and is not yet available, but may be available by the time grading permits are issued for a parcel-specific project should a future Design Review (DR) be approved. Option B could provide opportunities for enhanced in-lieu payments or off-site mitigation for impacts to oak canopy that exceed the retention standards available under Option A. These issues are currently being considered by the County and are not yet formalized.

As assessed, there are 2.20 acres of oak woodland tree canopy on the property and the preliminary development concept would propose to retain about .70 acres of that canopy. The impacts would not be consistent with the 90 percent retention standard currently required by Option A and only 27.6 percent of the healthy oak canopy would be retained for the preliminary development concept. Of the 60 oaks on-site, eight were evaluated by the arborist to be in good health. Thirty eight were rated as fair and 14 were in poor health. Twenty-five oaks within the good and fair health categories would be removed, accounting for the 1.50 acres of canopy that would need to be impacted to build the preliminary development concept.

Since the applicant has only provided a preliminary development concept, mitigation has been developed that would require a formal project to retain and replace the necessary oak canopy based on adopted County policies available when the parcel-specific DRs are processed. If the preliminary development concept is realized, then the formal submittal as part of a DR application would need to prepare an oak plan that conforms to Option A, or to Option B if it is available. Currently, Option A requires preservation and on-site replacement based on allowed impacts with a replacement standard of 200 (1) gallon sapling replacement per net acre of canopy impacted or a 3:1 acorn to sapling replacement should acorns be used instead of saplings.

Preliminary landscape plans were not submitted for the replacement of oak canopy or for the preliminary development concept because that would be subject to change. However, a formal landscape plan would be submitted to support an appropriate canopy plan and parcel-specific project. Such a plan would provide for comprehensive replanting and irrigation of oak replacements as well as necessary project landscaping based on a formal project as part of the Design Review (DR) application process.

Noise

The property and surrounding area are affected by two noise sources. The first is from anticipated traffic that would be generated by sources associated to future development of the parcels. The second is the noise contours of the Overflight Zone (Safety Area 3). During a project-specific Design Review (DR) application, both of these issues would be assessed at the appropriate time to ensure that noise is addressed and sound attenuations or necessary project improvements are included to address noise impacts associated to a formal project on either of the two new parcels. A condition has also been added to the permit that would require an Avigation Easement be recorded

on the deed for the new parcels. Temporary construction noise would occur during future grading activities and specific mitigation about the hours of operation for construction activities have been included in the permit. This would also be reviewed as part of a formal DR process and would be implemented for construction activities in order to limit temporary construction noise.

Air Quality

Air quality would need to be assessed during the review of subsequent Design Review (DR) applications. Such an assessment would need to be considered based on the County's Air Quality Management District (AQMD) criteria in order to determine levels of particulate matter, direct and indirect ozone precursors (ROG or NO_x), pollutants (CO₂, PM₁₀, SO₂, and NO₂), and other regulated air contaminants based on pre- and post-construction activities.

Public Services

There would be no impacts to public schools because of the commercial nature of the property based on the preliminary development concept. The Cameron Park Fire Department and the County Sheriff's Department would provide fire, emergency medical, and police protection to the property. The closest fire department is located off of Country Club Drive about 2 miles south of this site. It is within an 8 minute response time to the property.

Economic Factors

Overall, the jobs-to-housing relationship pursuant General Plan *Policy 10.1.9.1*, the promotion of job generating land uses pursuant *Policy 10.1.9.3*, and the positive economic factors pursuant *Policy 10.2.5.2* could all be realized should the preliminary development concept be developed. The preliminary development concept would add a point of entertainment, interest, and would be a potential attractor of tourism to the County. Both the bowling alley with amusement facilities and the office building concept would generate employment opportunities should they be built.

General Plan: This application is consistent with applicable policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this application are discussed below.

The rezone associated to this application would create consistency between the CP-DC-AA zone and the existing Commercial (C) land use designation of the property. In support of the matrix and consistency assessment required as part of *Policy 2.2.5.3*, all rezones must consider, in part, a comprehensive list of 19 evaluation measures. Of the 19 conditions that require General Plan analysis for rezones, only conditions 1-3, 5-7, 10, and 14-18 would apply to this application and would not necessitate a response. Conditions 4, 8, 9, 11-13, and 19 would not apply because the property has a commercial land use designation or the issue is resolved by responses to other conditions that would apply. Below is a discussion about General Plan policies and conditions that apply to this application based on a preliminary development concept:

- The FIL letter would address conditions 1 - 3. There is adequate capacity for both new parcels to connect to the existing EID water and wastewater lines located within Cameron Park Drive. Parcel 1 would be served by a direct connection to EID service lines to provide potable, fire suppression, and wastewater services. Parcel 2 would need to provide an on-site looped water system to provide adequate pressure for fire suppression and would also connect to the existing water and wastewater EID lines. Because future projects on either parcel would need to connect to the EID system, this discussion also addresses *Policy 5.2.1.3* and *5.3.1.1* which require (formal) projects within the Community Region connect to the public water and wastewater systems should they exist.
- Conditions 5 and 6 would be addressed because the site is located within 2 miles of the Cameron Park Fire Department. There would be adequate response times to this property based on its location within the Cameron Park Community Region.
- Conditions 7 and 18 identify the issues of erosion hazards, seismic hazards, and the presence of active faults. The Rescue series soil types found on the property (primarily RgE2, very small percentage RfC) is considered to be moderately stable soils. There are no faults or fault buffers found on the property. The ultimate construction of the preliminary development concept, referenced by the submitted development footprints (and necessary off-site improvements) would not result in unstable earth conditions because a formal project would be engineered to meet County grading and design standards. Any future commercial development and buildings must be designed to meet *Uniform Building Code (UBC)* Seismic Safety Zone 3 construction standards that would address seismic safety.
- Condition 10 identifies the issues of critical flora and fauna habitats. The property is not located within the Cameron Park Unit of the Pine Hill Preserve. It is also located outside of a designated Ecological Preserve identified by the General Plan. Information provided with the application identified specific species for plants and animals on the property and the applicant would be required to pay the Rare Plan Mitigation Area 1 in-lieu fee based on adopted County policy for commercial development following formal Design Review (DR) processes. Other mitigation has been prepared to protect certain animal species. In addition, the applicant or future property owners would not be relieved of their responsibilities to meet applicable policies of state and/or federal wildlife agencies. This may require the applicant or future property owners to obtain incidental take or permit authority from the appropriate agencies before removing state and federally protected plant and animal species.
- Condition 14 addresses the capacity of the transportation system. As part of the preliminary development concept, certain transportation related improvements would be necessary should it be built following a formal DR process. This would include on-site as well as off-site improvements necessary for pad grading, primary access, emergency access, circulation, pedestrian elements, and public transportation. Such issues would be addressed with a formal project as part of a DR process in order to provide necessary, adequate, and safe transportation improvements for a formal parcel-specific project. Conditions have been included in the permit addressing these issues.

- Condition 15 addresses the existing land use and development pattern of the area. This property and its surroundings are highly suitable for commercial type uses and development, and specifically more suitable should the preliminary development concept be built on-site. Existing commercial development is located in near proximity. The Pine Hill Preserve property and topography separates this site from residential development located to the east. This would also address *Policy 2.2.5.21* for compatibility.
- Condition 16 addresses perennial watercourses. There were no such water courses found on the property and none would be affected by this application. Future reviews and assessments may be necessary as part of a parcel and scope-specific Design Review (DR) application required for parcel 1 and/or 2.
- Condition 17 addresses cultural resources. There were no such resources discovered on the property and typical permit conditions address procedures for accidental subsurface discoveries to be implemented with DR processing and for future construction activities.

As part of the preliminary development concept, consistency can be reached for *Policy TC-1b* that identifies and requires road improvements for safe and effective vehicular and emergency circulation. Sidewalks and public transportation features have also been considered and would need to be implemented as part of a formal DR review. Because this application is only at a preliminary development concept stage, noise and air quality would be assessed as part of subsequent Design Review (DR) processes prior to County issued approvals for parcel-specific improvements attributable to traffic and related development. Based on the preliminary development concept, a consistency review with *Policy 2.2.5.13* found that the site is consistent for the location, use, and height restrictions associated to the Cameron Park Airport Comprehensive Land Use Plan (CLUP). This commercial property is located in an area that is largely designated for and has been built with commercial development and uses.

The preliminary development concept of a bowling alley with amusement facilities, as well as an office building would require the removal of approximately 1.50 acres of oak woodland tree canopy and proposes to retain about 0.70 acres. The impacts are not consistent with the 90 percent retention standard required by *Policy 7.4.4.4 Option A* because only 27.6 percent of the healthy oak canopy, comprised of interior live and blue oak trees, would be retained. Specific mitigation has been developed that would address the issue. It outlines the options that would be available as part of a required oak replacement plan that would need to be developed for parcel-specific DR processing. Prior to the County issuance of grading permits, the oak issues would need to be completely resolved based on Option A, or based on Option B should that option be available.

Fifteen percent of the property is comprised of slopes 30 percent and steeper. *Policy 7.1.2.1* addresses protection of slopes and there are interim guidelines that provide further direction for the policy. As a result, there would be no limit for the amount of protected slope that could be impacted because of the 'non-residential' commercial nature of the property. There would be flexibility for the applicant to request reasonable use as part of this application and with future discretionary DR

processes. This issue was discussed and was found to be a non-issue when the project was heard by the Commission as part of the Conceptual Review.

Since this site is entirely located within Rare Plant Mitigation Area 1, in-lieu fees would be assessed based on adopted County policies during future building permit review phases. As such, *Policy 7.4.1.1* would be addressed. Specific preserve areas identified by *Policy 7.4.1.4* are located throughout the County which protects such species in perpetuity. These areas are overseen and managed by the California Department of Fish and Game (CDF&G), US Fish and Wildlife Services (USFWS), and Bureau of Lands Management (BLM).

A Cultural Resources Study was prepared for this application based on the preliminary development concept to address *Policy 7.5.1.3*. The study identified no historical, archaeological, or paleontological resources. No further site assessments are recommended for the preliminary development concept and typical conditions have been added to the permit to address procedures for subsurface discoveries following parcel-specific Design Review (DR) procedures processing and with future construction activities.

Economic factors have been considered and would be promoted by the processing of this application and based, in part, on the preliminary development concept. Such factors would include considerations made for jobs-to-housing proximity and opportunities pursuant to *Policy 10.1.9.1*, promotion of job generating land uses pursuant to *Policy 10.1.9.3*, and positive economic factors by generating commerce pursuant to *Policy 10.2.5.2*.

Zoning: As designed for this application, the preliminary development concept for a bowling alley with amusement facilities and an office building may not necessarily meet all of the development regulations established by the Zoning Ordinance, in particular the off-street parking and loading standards. It would meet minimum Planned Commercial (CP) for mapping, lot size and lot dimension standards. The CP zone would require a minimum parcel size of 5,000 square feet. It would also require a minimum parcel width and road frontage of 50 feet. Both new parcels address and provide the necessary lots standards required by the CP zone. No deviations to such standards would be required as part of the current application.

As information, there is a time limit of three years from the date of tentative parcel map approval to record a final map; otherwise the tentative map would expire. In addition to the three years, there are currently five one-year time extensions available to record the final map. Time extensions for the final map processing of a tentative parcel map would require that a timely filing be made a minimum of 60 days before the tentative parcel map expires.

Because this application requests a rezone and tentative parcel map application, no development would commence as part of the current application. Subsequent DR applications would be processed for a formal project. When a DR application is submitted for review, more detailed scope-specific information based on a formal project would be assessed for consistency with zoning, as well as subdivision ordinance standards.

As discussed earlier in this report, staff would be recommending that the DC overlay be added to the requested rezone. The Planning Commission could opt to add the PD overlay instead. Should the PD be chosen, future Planned Development (PD) applications would be required. As such future assessments under a PD process would be made based on the regulations established by the zoning ordinance at the appropriate time.

Agency and Public Comments: Appropriate conditions based on input received by reviewing agency are included in the permit (Attachment 1). The following agencies provided comments and/or conditions for this application:

Cameron Park Fire Department/California Department of Forestry
El Dorado County Department of Transportation
El Dorado County Environmental Management
El Dorado County Air Quality Management District
Office of the County Surveyor
El Dorado Irrigation District
El Dorado County Resource Conservation District
El Dorado Transit
California Department of Fish and Game
US Department of the Interior Fish and Wildlife Services
Bureau of Land Management, Pine Hill Preserve

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit M) to determine related impacts on the environment as part of this application. Based on the Initial Study, staff determined that this application would have a less than significant impact on the environment and a Mitigated Negative Declaration (MND) has been prepared pursuant to the guidelines established by the California Environmental Quality Act (CEQA).

NOTE: This property is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was forwarded to the California Department of Fish and Game for review and comments. In accordance with State Legislation (California Department of Fish and Game Code Section 711.4 and Senate Bill 1535), this application is subject to a fee of \$1,800.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the application. This fee, plus a \$50.⁰⁰ processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is used to help defray the cost of managing and protecting the state's fish and wildlife resources and will be forwarded to the California Department of Fish and Game via the County Recorder's Office.

RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

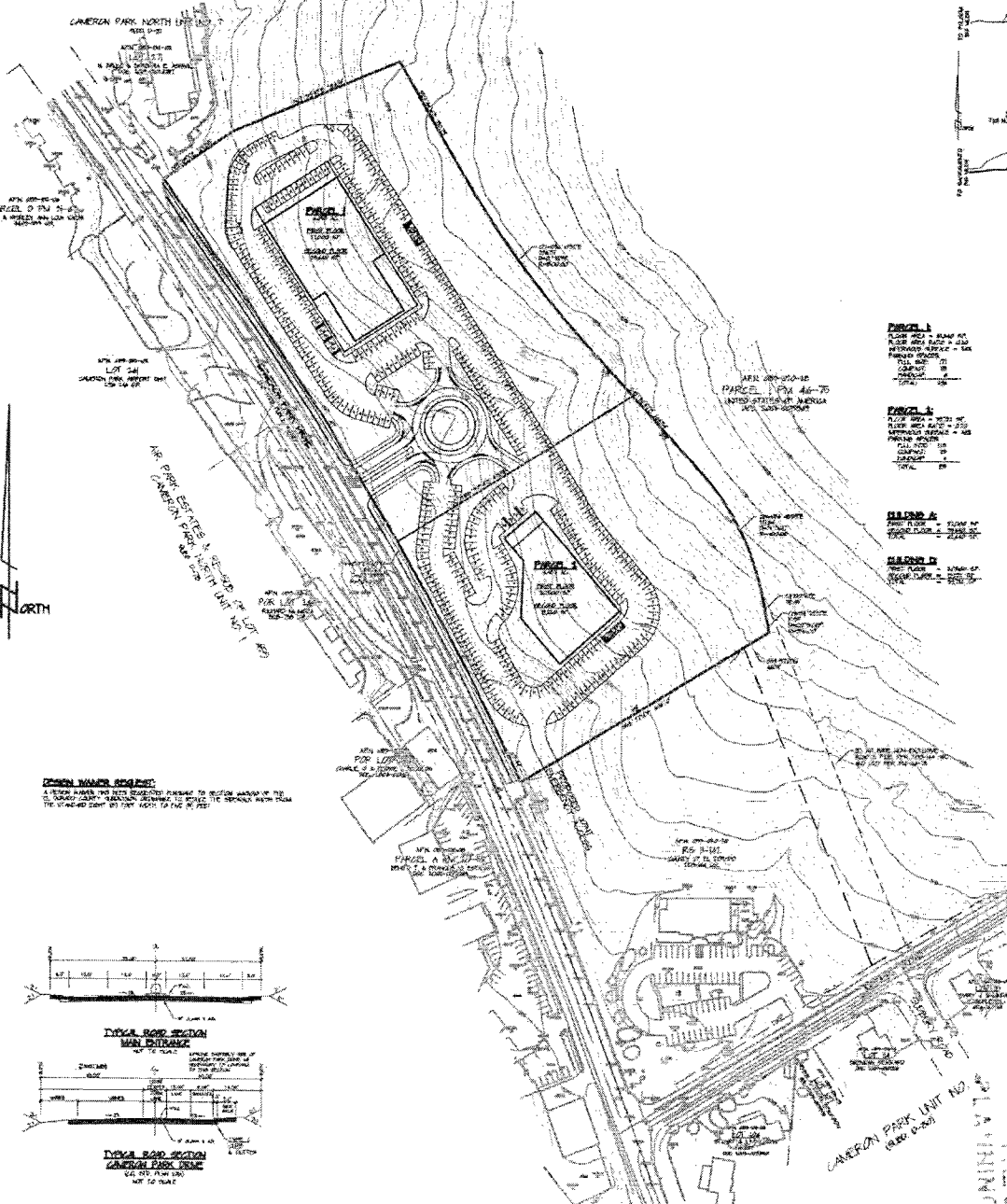
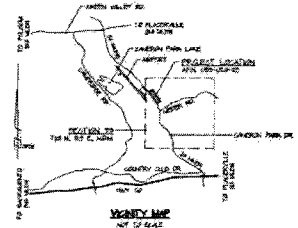
Attachments to Staff Report:

Exhibit A	Plan Set/Concept Proposal
Exhibit B	Vicinity Map
Exhibit C	Aerial Map
Exhibit D	General Plan Land Use Map
Exhibit E	Zone Map
Exhibit F	Cameron Park CLUP/Preserve Area Map
Exhibit G	CLUP Noise Map (staff generated for footprint)
Exhibit H	1995 USFWS National Wetlands Inventory Map
Exhibit I	Fault Line and Buffer Map
Exhibit J	Soils Map
Exhibit K	Parcel Map 46-75
Exhibit L	Assessor's Map
Exhibit M	Initial Study (CEQA)

Plan Set (1 of 6) AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

TENTATIVE PARCEL MAP COUNTY OF EL DORADO, CALIFORNIA



PARCEL A

ACRES	10.00
SQ. FT.	435,600
PERMITS	10
UNITS	100
TOTAL	110

PARCEL B

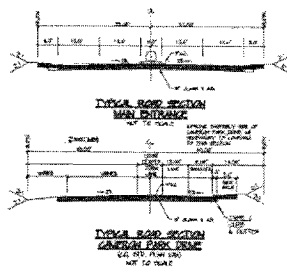
ACRES	10.00
SQ. FT.	435,600
PERMITS	10
UNITS	100
TOTAL	110

PARCEL C

ACRES	10.00
SQ. FT.	435,600
PERMITS	10
UNITS	100
TOTAL	110

- NOTES**
1. EXISTING UTILITIES FOR WATER, POWER, GAS, TELEPHONE SHALL BE MAINTAINED AS SHOWN.
 2. EXISTING UTILITIES FOR WATER, POWER, GAS, TELEPHONE SHALL BE MAINTAINED AS SHOWN.
 3. EXISTING UTILITIES FOR WATER, POWER, GAS, TELEPHONE SHALL BE MAINTAINED AS SHOWN.
 4. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN AND OPERATE THEM AT ALL TIMES.
 5. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN AND OPERATED AT ALL TIMES.
 6. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN AND OPERATED AT ALL TIMES.
 7. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN AND OPERATED AT ALL TIMES.
 8. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN AND OPERATED AT ALL TIMES.

OPEN WATER REQUIREMENTS
A REVIEW HAS BEEN CONDUCTED TO DETERMINE THE REQUIREMENTS FOR OPEN WATER IN THIS PROJECT. THE REQUIREMENTS ARE AS FOLLOWS:



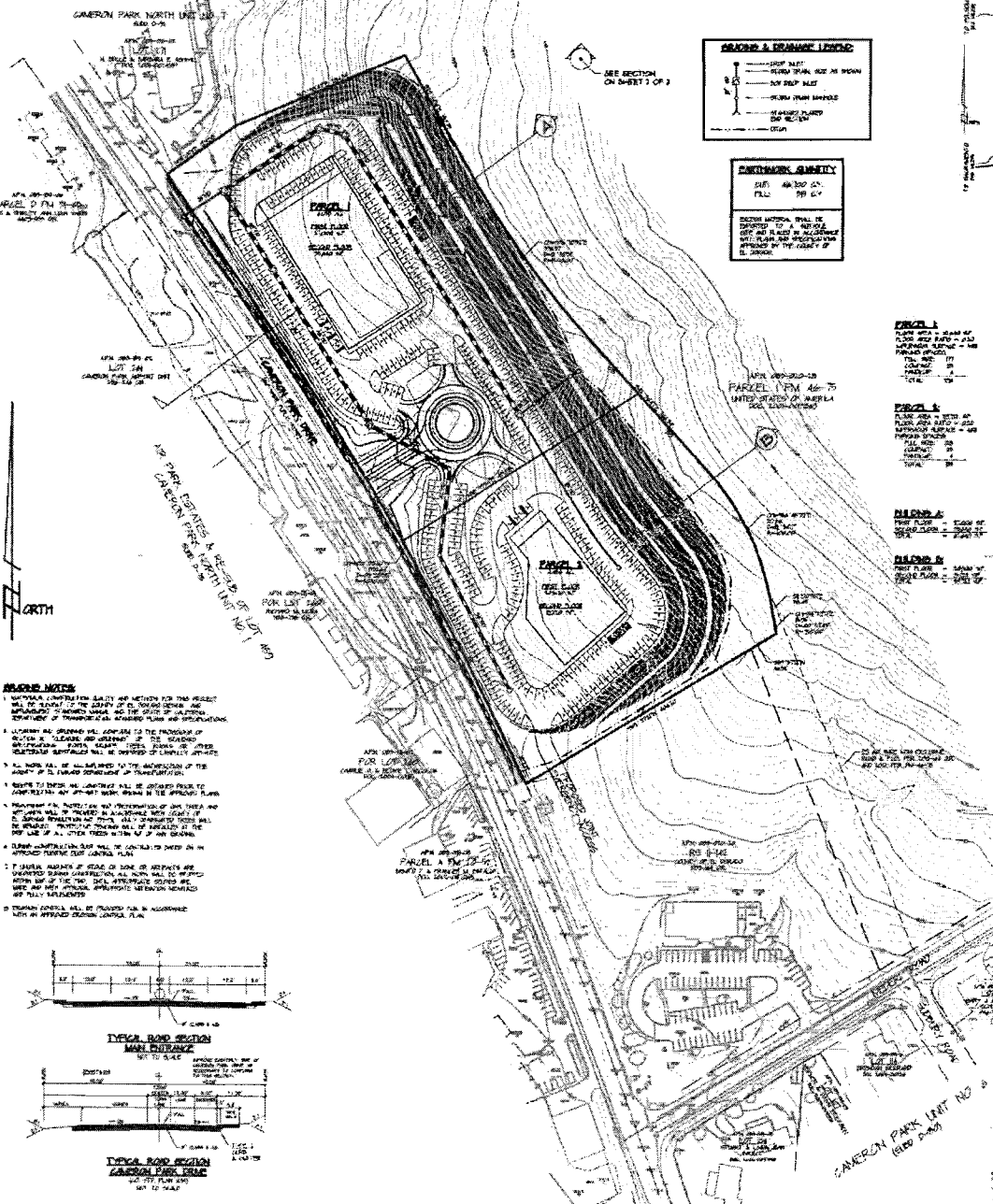
- OWNER OF RECORD**
COUNTY OF EL DORADO
- NAME OF PROJECT**
CAMERON PARK BOWL
- MAP PREPARED BY**
COUNTY OF EL DORADO
- SCALE**
AS SHOWN
- DATE OF RECORD**
MAY 19, 2005
- SCALE OF TYPOGRAPHY**
AS SHOWN
- SECTION TOWNSHIP & RANGE**
T. 38 N. R. 12 E. S. 31
- APPROXIMATE PARCEL NUMBER**
AS SHOWN
- TOTAL NUMBER OF PARCELS**
3 PARCELS
- TOTAL AREA**
30.00 ACRES
- ADJACENT PARCELS**
AS SHOWN
- WATER SUPPLY**
AS SHOWN
- PROPOSED UTILITIES**
AS SHOWN
- PROPOSED STRUCTURE**
AS SHOWN
- DATE**
MAY 19, 2005

Plan Set (2 of 6) AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

PRELIMINARY GRADING & DRAINAGE PLAN

COUNTY OF EL DORADO, CALIFORNIA
SHEET 1 OF 2



GRADING & DRAINAGE LEGEND

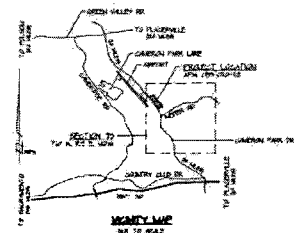
- PROPOSED GRADING
- EXISTING GRADING
- 5' INTERVAL CONTOUR
- 10' INTERVAL CONTOUR
- 20' INTERVAL CONTOUR
- 50' INTERVAL CONTOUR
- 100' INTERVAL CONTOUR
- 200' INTERVAL CONTOUR
- 500' INTERVAL CONTOUR
- 1000' INTERVAL CONTOUR
- 2000' INTERVAL CONTOUR
- 5000' INTERVAL CONTOUR
- 10000' INTERVAL CONTOUR
- 20000' INTERVAL CONTOUR
- 50000' INTERVAL CONTOUR
- 100000' INTERVAL CONTOUR
- 200000' INTERVAL CONTOUR
- 500000' INTERVAL CONTOUR
- 1000000' INTERVAL CONTOUR
- 2000000' INTERVAL CONTOUR
- 5000000' INTERVAL CONTOUR
- 10000000' INTERVAL CONTOUR
- 20000000' INTERVAL CONTOUR
- 50000000' INTERVAL CONTOUR
- 100000000' INTERVAL CONTOUR
- 200000000' INTERVAL CONTOUR
- 500000000' INTERVAL CONTOUR
- 1000000000' INTERVAL CONTOUR

PERMITS & DRAINAGE

DATE: 08/20/2023
FILE: 19-04-0001

SECTION: 19-04-0001
SHEET: 1 OF 2

SECTION: 19-04-0001
SHEET: 1 OF 2



PARCEL 1

AREA: 1.50 AC
PERCENT: 100.00%

PARCEL 2

AREA: 1.50 AC
PERCENT: 100.00%

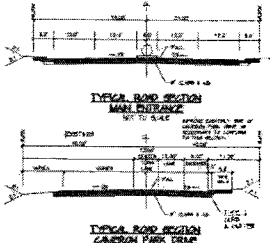
PARCEL 3

AREA: 1.50 AC
PERCENT: 100.00%

PARCEL 4

AREA: 1.50 AC
PERCENT: 100.00%

- NOTES**
1. THE GRADING AND DRAINAGE PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND THE SURROUNDING AREA TO VERIFY THE DATA.
 2. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 3. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 4. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 5. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 6. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 7. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 8. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.



- NOTES**
1. THE GRADING AND DRAINAGE PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND THE SURROUNDING AREA TO VERIFY THE DATA.
 2. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 3. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 4. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 5. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
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 7. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.
 8. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED ON SHEET 2 OF THIS PLAN SET.

- GRADING & DRAINAGE**
- DATE: 08/20/2023
FILE: 19-04-0001
- SECTION: 19-04-0001
SHEET: 1 OF 2
- SECTION: 19-04-0001
SHEET: 1 OF 2
- PARCEL 1**
- AREA: 1.50 AC
PERCENT: 100.00%
- PARCEL 2**
- AREA: 1.50 AC
PERCENT: 100.00%
- PARCEL 3**
- AREA: 1.50 AC
PERCENT: 100.00%
- PARCEL 4**
- AREA: 1.50 AC
PERCENT: 100.00%

PLANNED DEVELOPMENT
APPROVAL, PERMIT, ETC.
DATE: 08/20/2023
FILE: 19-04-0001

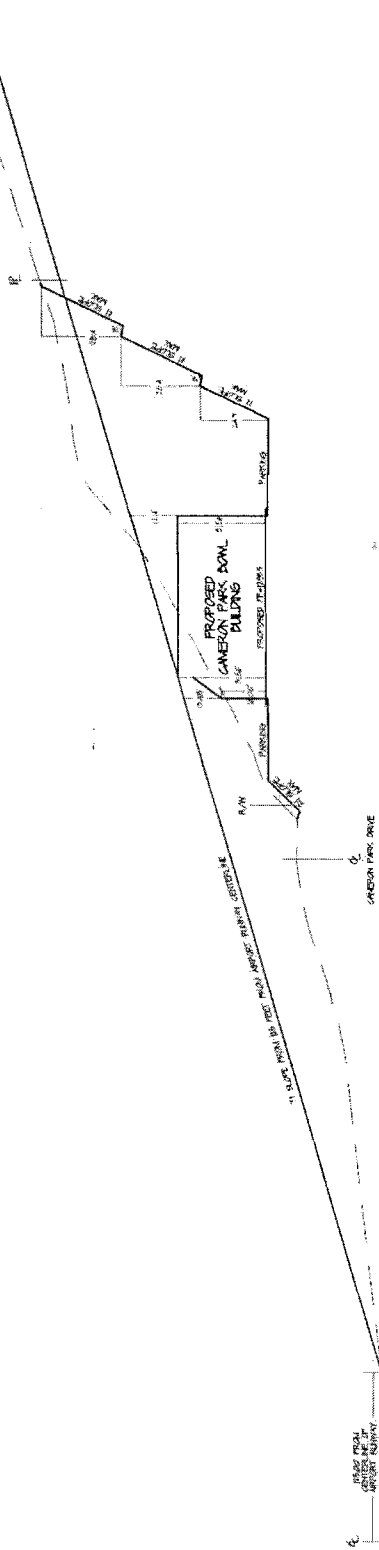
Plan Set (3 of 6) AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

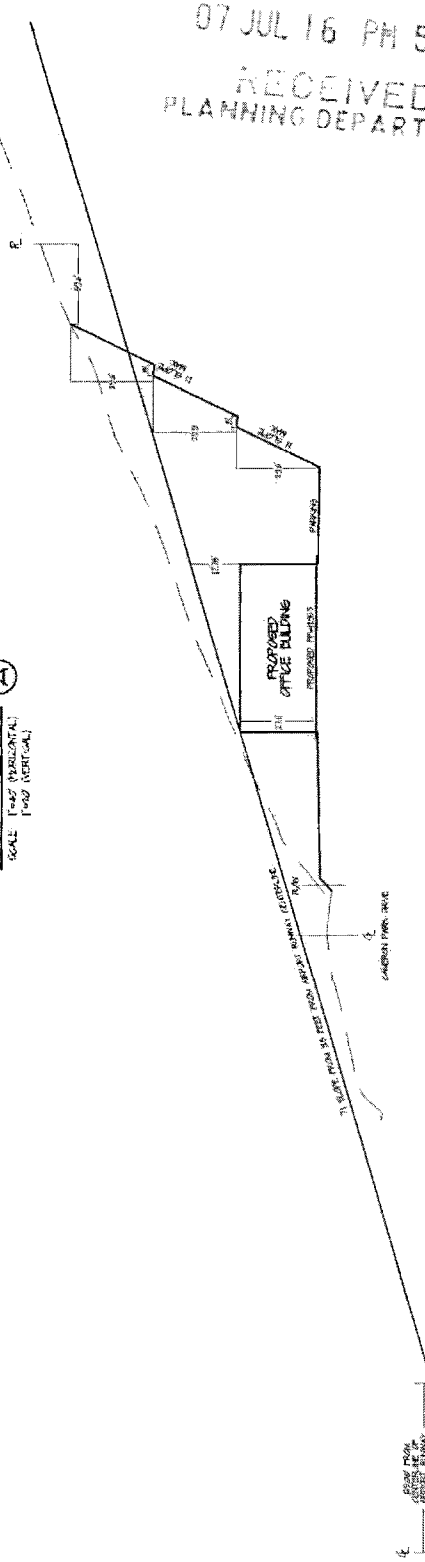
PRELIMINARY GRADING & DRAINAGE PLAN

COUNTY OF EL DORADO, CALIFORNIA

SHEET 2 OF 2



CROSS SECTION (A)
SCALE: 1"=45' (HORIZONTAL)
1"=10' (VERTICAL)



CROSS SECTION (B)
SCALE: 1"=45' (HORIZONTAL)
1"=10' (VERTICAL)

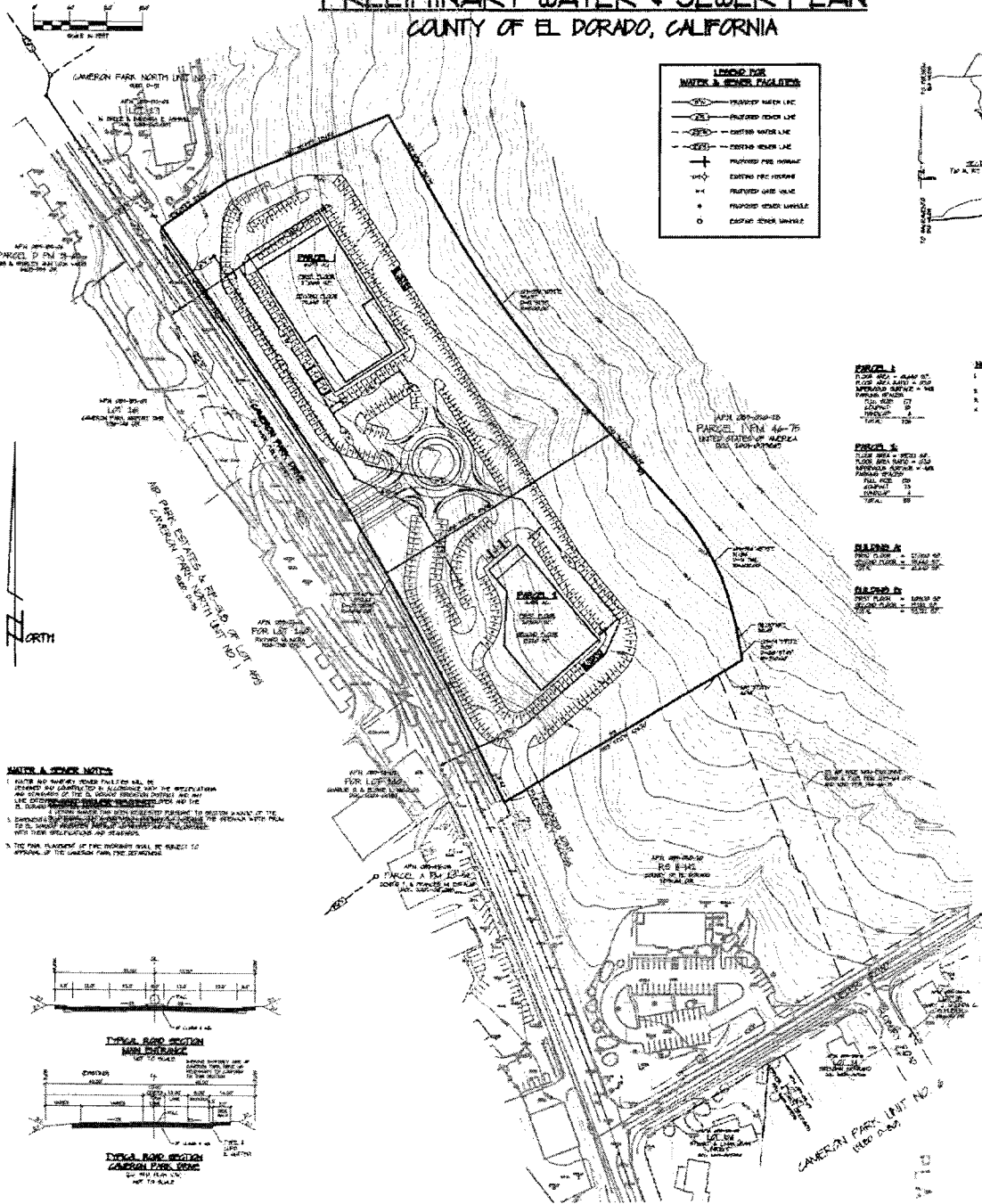
CROSS SECTIONS THROUGH BUILDINGS

07 JUL 16 PM 5:06
RECEIVED
PLANNING DEPARTMENT

Plan Set (4 of 6) AZ05-0001, P05-0010

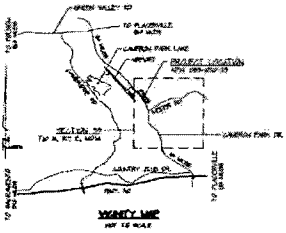
Cameron Park Bowl Concept Project

PRELIMINARY WATER & SEWER PLAN COUNTY OF EL DORADO, CALIFORNIA



LEGEND FOR WATER & SEWER FACILITIES

(Symbol)	PROPOSED WATER LINE
(Symbol)	EXISTING WATER LINE
(Symbol)	PROPOSED SEWER LINE
(Symbol)	EXISTING SEWER LINE
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	EXISTING FIRE HYDRANT
(Symbol)	PROPOSED GAS VALVE
(Symbol)	EXISTING GAS VALVE
(Symbol)	PROPOSED OTHER UTILITY
(Symbol)	EXISTING OTHER UTILITY



PARCEL 1
TOTAL AREA = 4,444 SQ FT
TOTAL AREA = 102% OF
APPLICABLE ZONING = 100%
TOTAL = 102%
TOTAL = 102%
TOTAL = 102%

PARCEL 2
TOTAL AREA = 2,000 SQ FT
TOTAL AREA = 100% OF
APPLICABLE ZONING = 100%
TOTAL = 100%
TOTAL = 100%

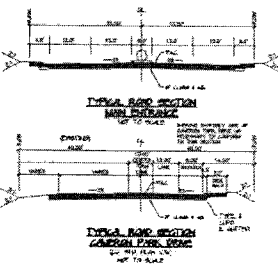
- NOTES:**
1. ALL UTILITIES SHOWN FOR ALL AREAS SHALL BE FIELD LOCATED AND SHOWN AS NECESSARY.
 2. LOCATIONS FOR EXISTING UTILITIES SHALL BE PROVIDED AS NEEDED.
 3. LOCATIONS FOR WATER AND SEWER SHALL BE PROVIDED AS NEEDED.
 4. THE SHOWN UTILITIES SHALL BE SUBJECT TO THE COUNTY OF EL DORADO'S DEPARTMENT OF COMMUNITY SERVICES OF THE COUNTY OF EL DORADO.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PARCEL 3
TOTAL AREA = 1,000 SQ FT
TOTAL AREA = 100% OF
APPLICABLE ZONING = 100%
TOTAL = 100%
TOTAL = 100%

PARCEL 4
TOTAL AREA = 1,000 SQ FT
TOTAL AREA = 100% OF
APPLICABLE ZONING = 100%
TOTAL = 100%
TOTAL = 100%

WATER & SEWER NOTES:

1. WATER AND SEWER SHALL BE PROVIDED FOR ALL AREAS SHOWN AND SHOWN TO BE SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE COUNTY OF EL DORADO'S DEPARTMENT OF COMMUNITY SERVICES OF THE COUNTY OF EL DORADO.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE FINAL PLACEMENT OF FACILITIES SHALL BE SUBJECT TO APPROVAL OF THE COUNTY OF EL DORADO'S DEPARTMENT OF COMMUNITY SERVICES OF THE COUNTY OF EL DORADO.



TABLES:

TABLE OF RECORDS:

TABLE OF UTILITIES:

TABLE OF PROPOSED UTILITIES:

TABLE OF EXISTING UTILITIES:

TABLE OF PROPOSED WATER:

TABLE OF EXISTING WATER:

TABLE OF PROPOSED SEWER:

TABLE OF EXISTING SEWER:

TABLE OF PROPOSED GAS:

TABLE OF EXISTING GAS:

TABLE OF PROPOSED OTHER:

TABLE OF EXISTING OTHER:

Plan Set (5 of 6) AZ05-0001, P05-0010

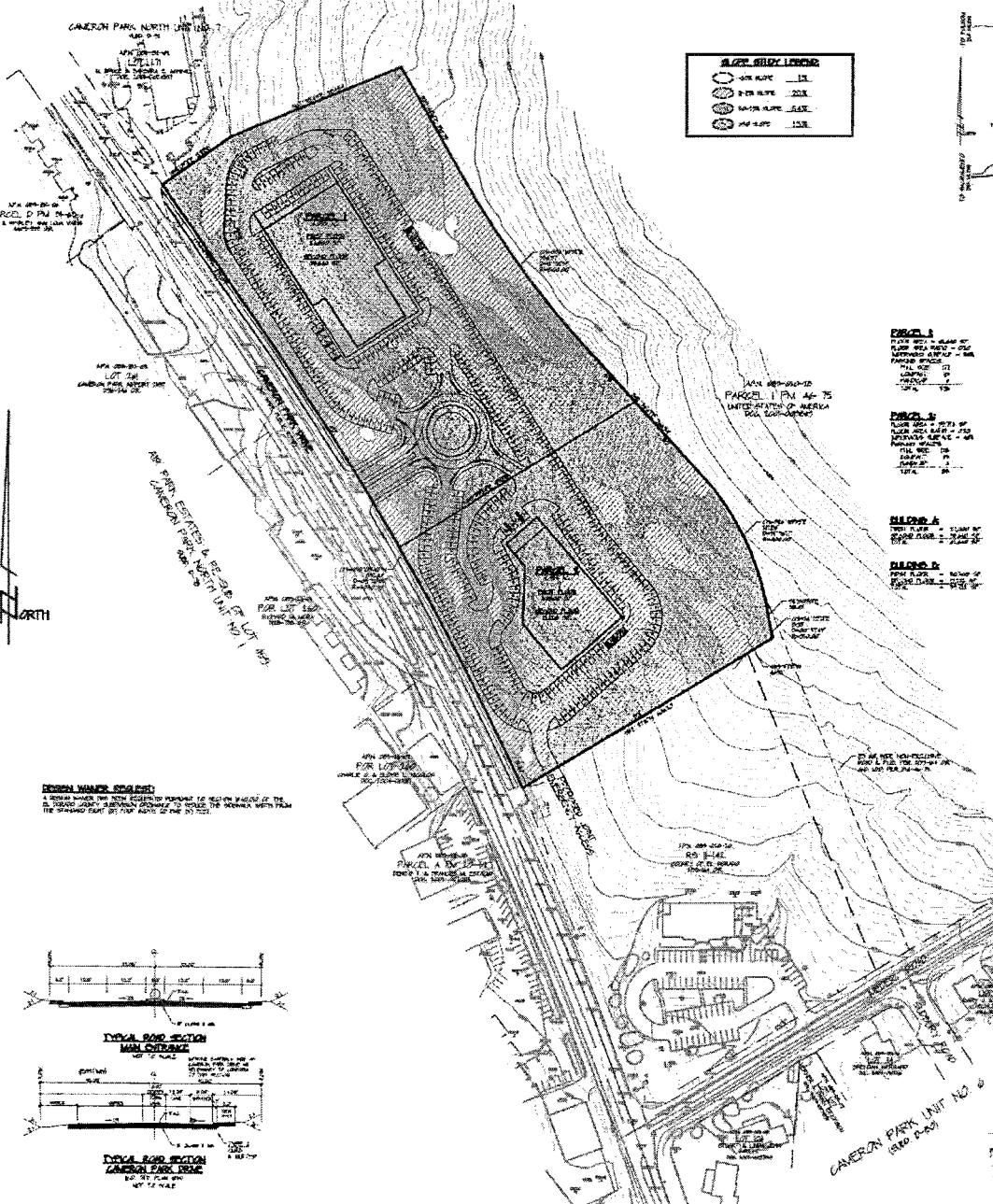
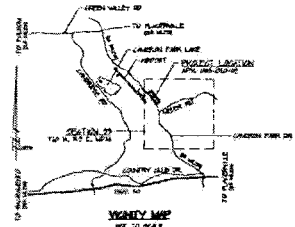
Cameron Park Bowl Concept Project

SLOPE STUDY COUNTY OF EL DORADO, CALIFORNIA



SLOPE STUDY LEGEND

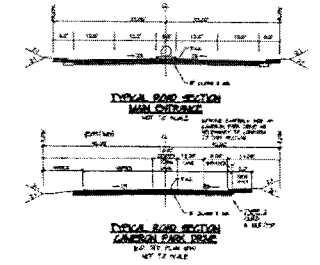
(Symbol: Dotted pattern)	ONE-SLOPE	.15%
(Symbol: Horizontal lines)	TWO-SLOPE	.20%
(Symbol: Vertical lines)	THREE-SLOPE	.25%
(Symbol: Diagonal lines)	FOUR-SLOPE	.30%



SECTION 1
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

NOTES
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

DESIGN WATER ELEVATION
 DESIGN WATER ELEVATION SHALL BE 100.00 FEET AT ALL POINTS ALONG THE PERIMETER OF THE PROJECT.



SECTION 2
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 3
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 4
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 5
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 6
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 7
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

SECTION 8
 1. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE TWO-WAY TRAFFIC.
 2. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SPEED OF 35 MPH.
 3. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN LOAD OF 100 PSF.
 4. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN WIND SPEED OF 100 MPH.
 5. ALL PROPOSED ROADS SHALL BE DESIGNED TO ACCOMMODATE A DESIGN SEISMICITY OF 0.15g.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMITTING
2	11/01/20	REVISED TO REFLECT PERMITTING COMMENTS
3	11/15/20	REVISED TO REFLECT PERMITTING COMMENTS
4	12/01/20	REVISED TO REFLECT PERMITTING COMMENTS
5	12/15/20	REVISED TO REFLECT PERMITTING COMMENTS

CAMERON PARK UNIT NO. 6
 (SEE P. 05)

Plan Set (6 of 6), AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

RARE PLANT EXHIBIT COUNTY OF EL DORADO, CALIFORNIA

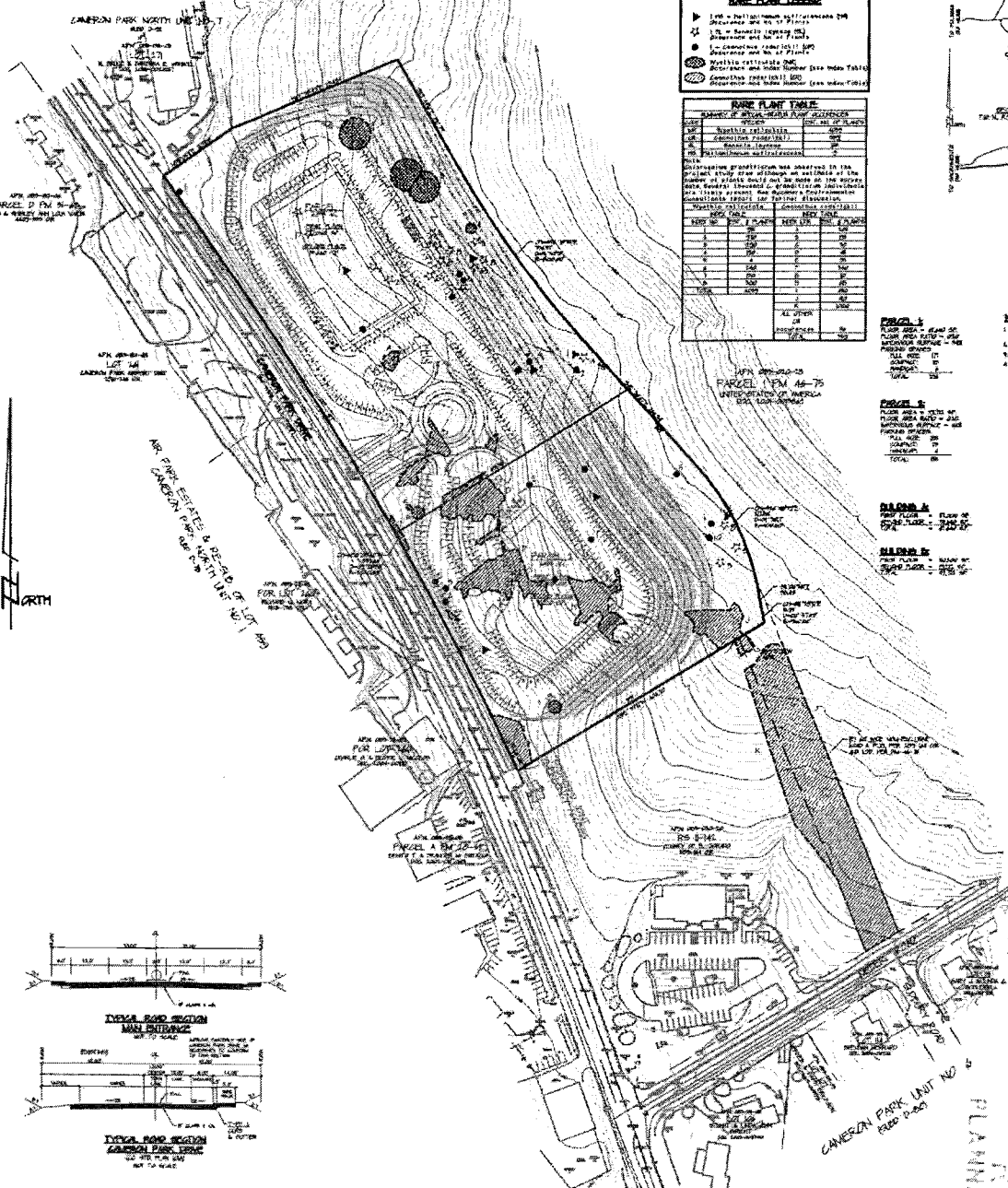
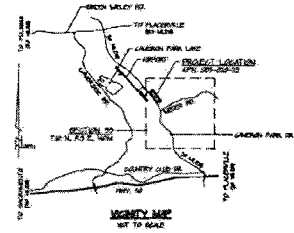


RARE PLANT LEGEND

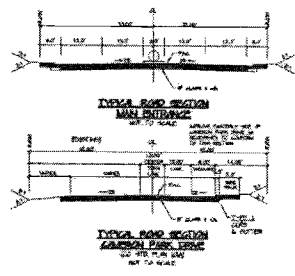
- 1 - 1/2" = 1' (Scale 1:120) - 1/2" = 1' (Scale 1:120)
- 2 - 1/4" = 1' (Scale 1:480) - 1/4" = 1' (Scale 1:480)
- 3 - 1/8" = 1' (Scale 1:960) - 1/8" = 1' (Scale 1:960)
- 4 - 1/16" = 1' (Scale 1:1920) - 1/16" = 1' (Scale 1:1920)

RARE PLANT TABLE

PLANT	SYMBOL	NO. OF PLANTS	NO. OF SPECIES
1/2" = 1'	1/2"	10	10
1/4" = 1'	1/4"	20	20
1/8" = 1'	1/8"	40	40
1/16" = 1'	1/16"	80	80
TOTAL		150	150



- NOTES**
1. EXISTING VEGETATION FOR REMOVAL SHALL BE REMOVED AS SHOWN ON THIS PLAN.
 2. EXISTING TREES TO BE PRESERVED SHALL BE PRESERVED AS SHOWN ON THIS PLAN.
 3. EXISTING TREES TO BE REMOVED SHALL BE PRESERVED AS SHOWN ON THIS PLAN.
 4. THE EXISTING BOWL SHALL BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
 5. EXISTING BOWL SHALL BE RECONSTRUCTED AS SHOWN ON THIS PLAN.
 6. EXISTING BOWL SHALL BE RECONSTRUCTED AS SHOWN ON THIS PLAN.
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 9. EXISTING BOWL SHALL BE RECONSTRUCTED AS SHOWN ON THIS PLAN.
 10. EXISTING BOWL SHALL BE RECONSTRUCTED AS SHOWN ON THIS PLAN.

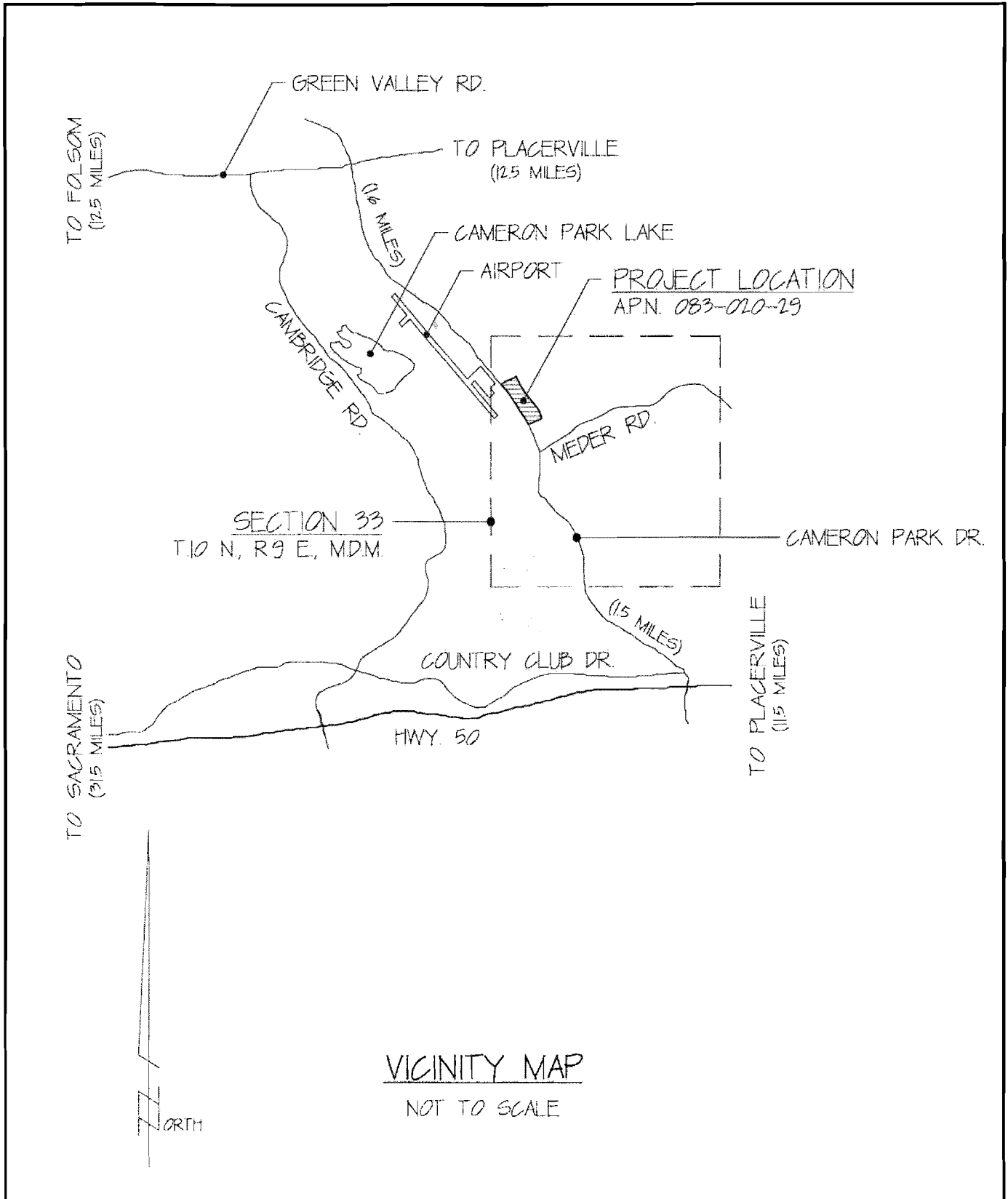


- DETAILS OF BOWL:**
- 1. BOWL SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
 - 2. BOWL SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
 - 3. BOWL SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
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 - 9. BOWL SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
 - 10. BOWL SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
- SCALE:**
- 1" = 10'
- DATE:**
- 1/1/2010

PLANNING
DESIGN
CONSTRUCTION

Vicinity Map, AZ05-0001, P05-0010

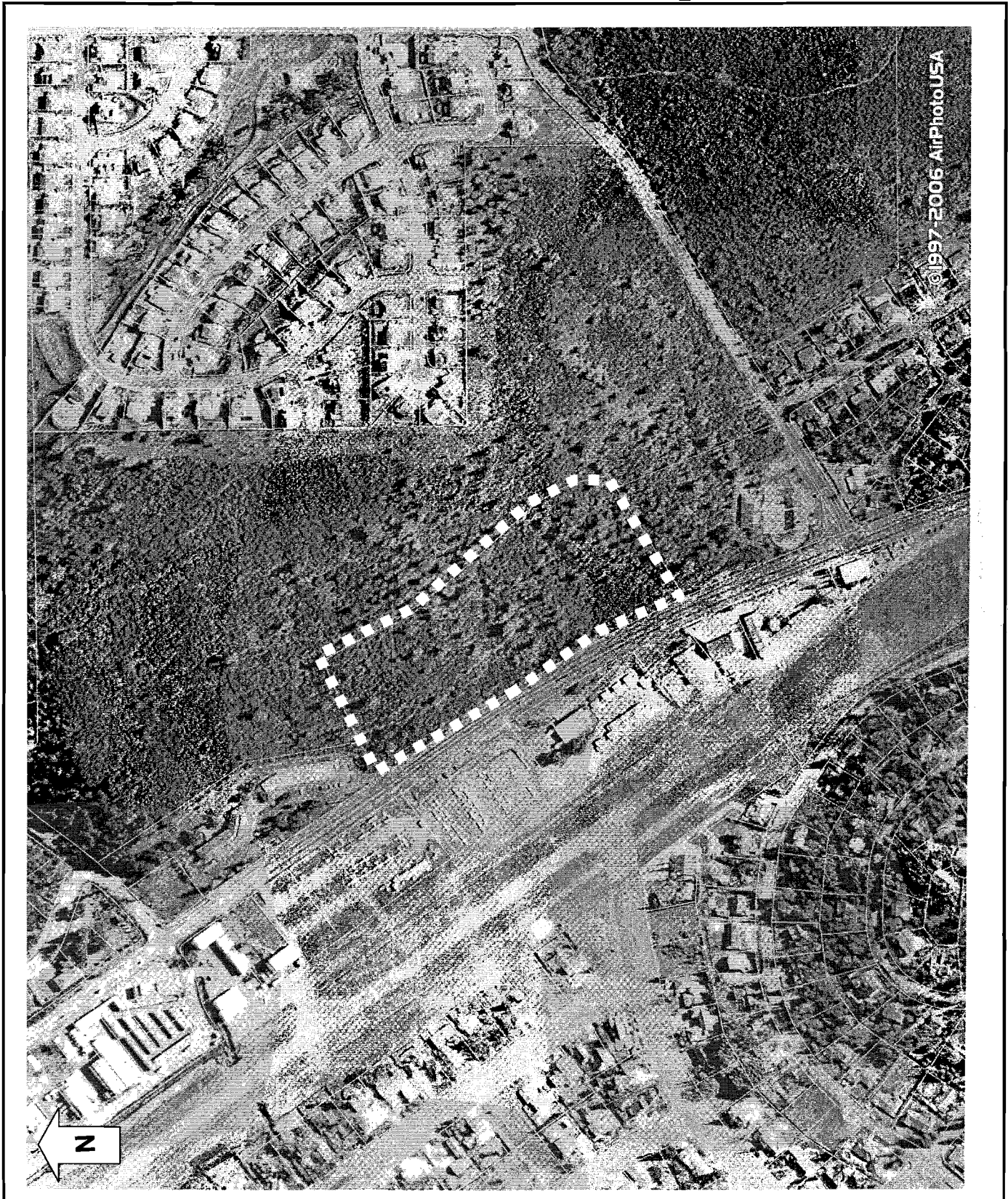
Cameron Park Bowl Concept Project



VICINITY MAP
NOT TO SCALE

Aerial Map, AZ05-0001, P05-0010

Cameron Park Bowl Concept Project



General Plan Land Use Map

AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

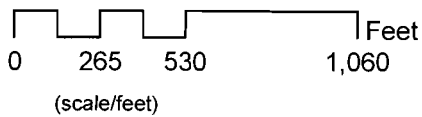
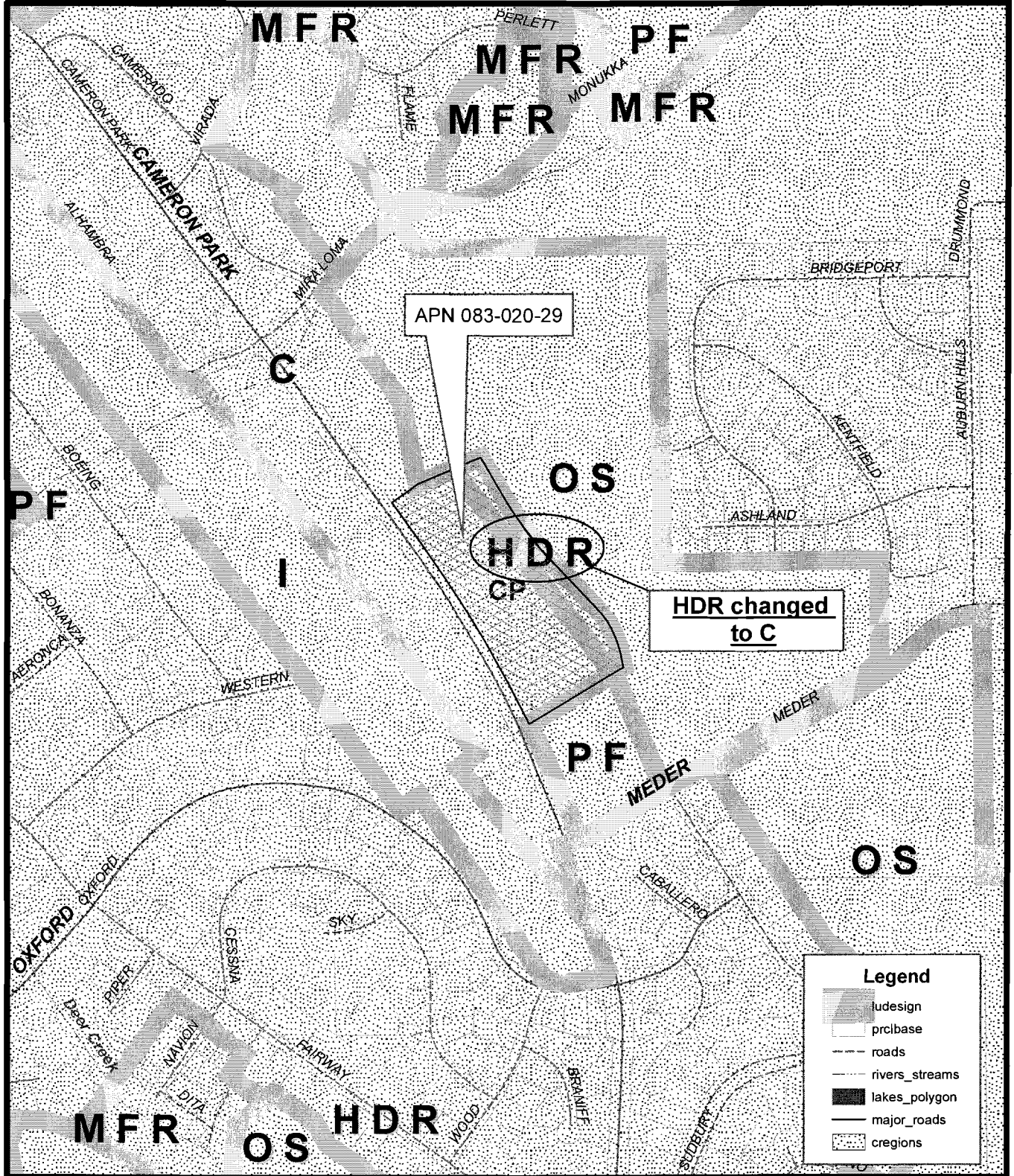


EXHIBIT D

Zone Map

AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

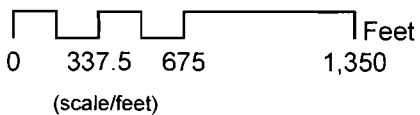
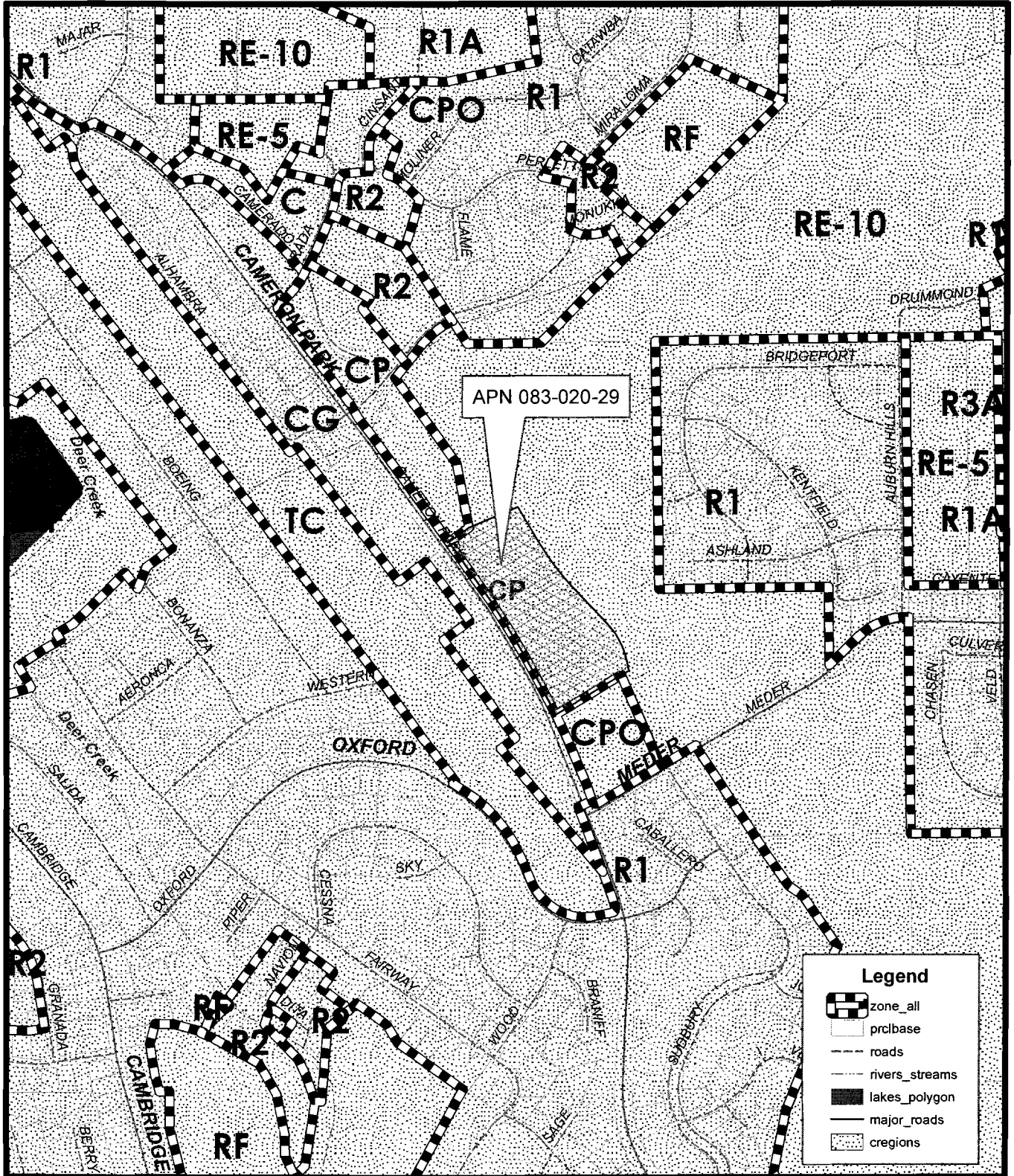


EXHIBIT E

Cameron Park CLUP/Preserve Area Map

AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

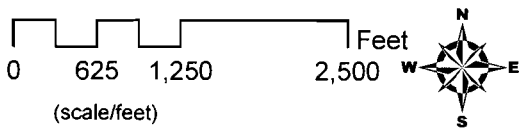
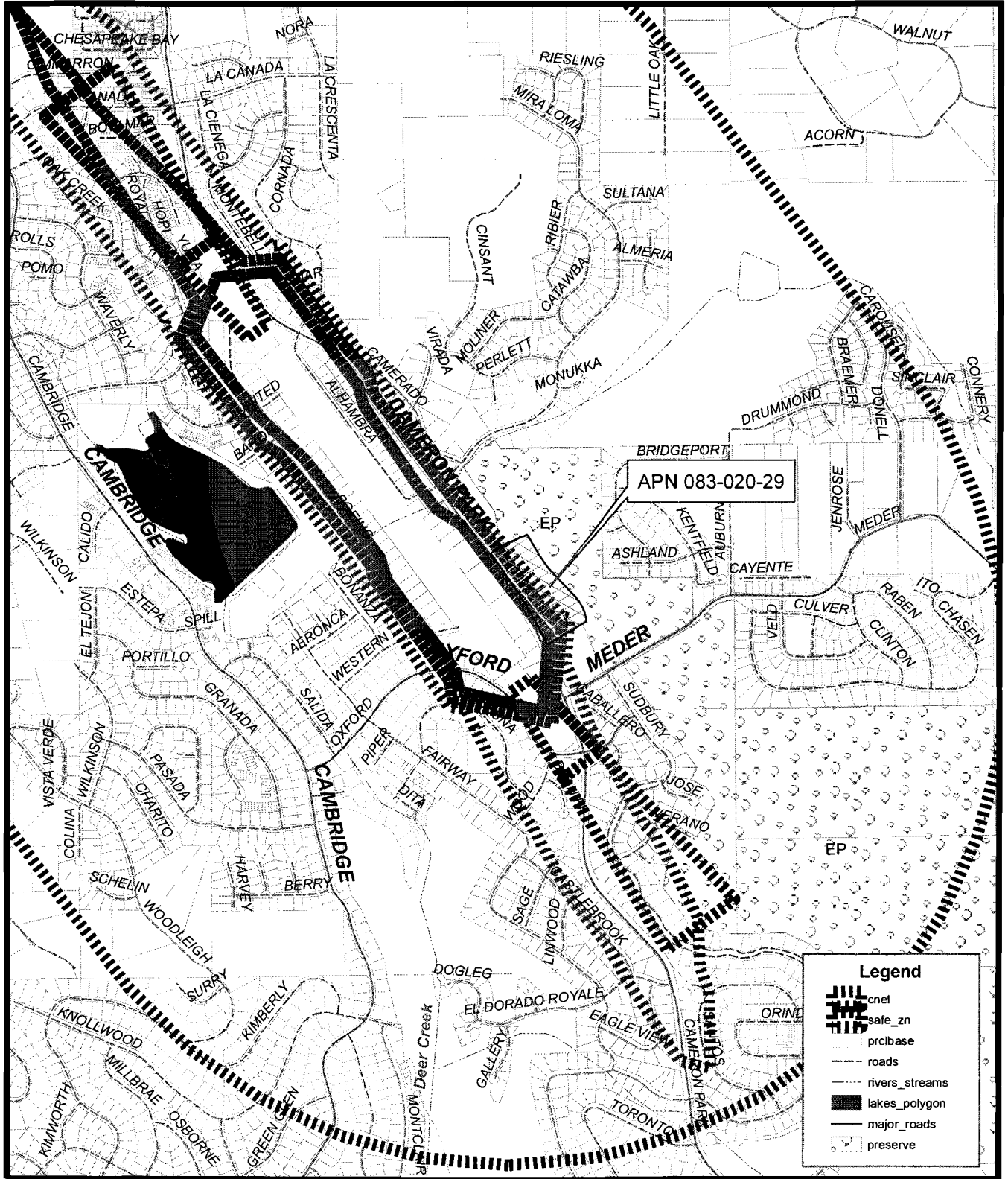
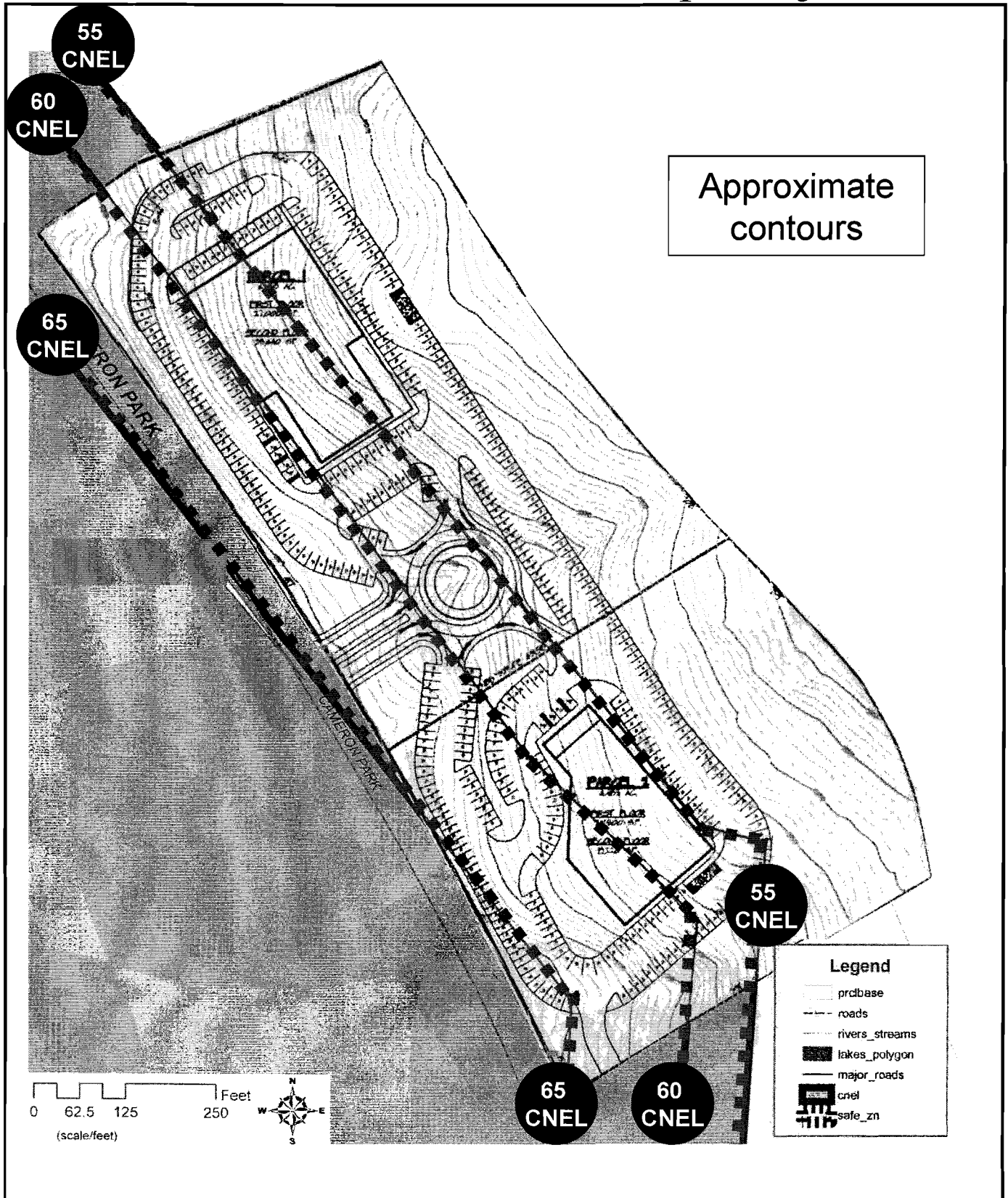


EXHIBIT F

CLUP Noise Map, AZ05-0001, P05-0010

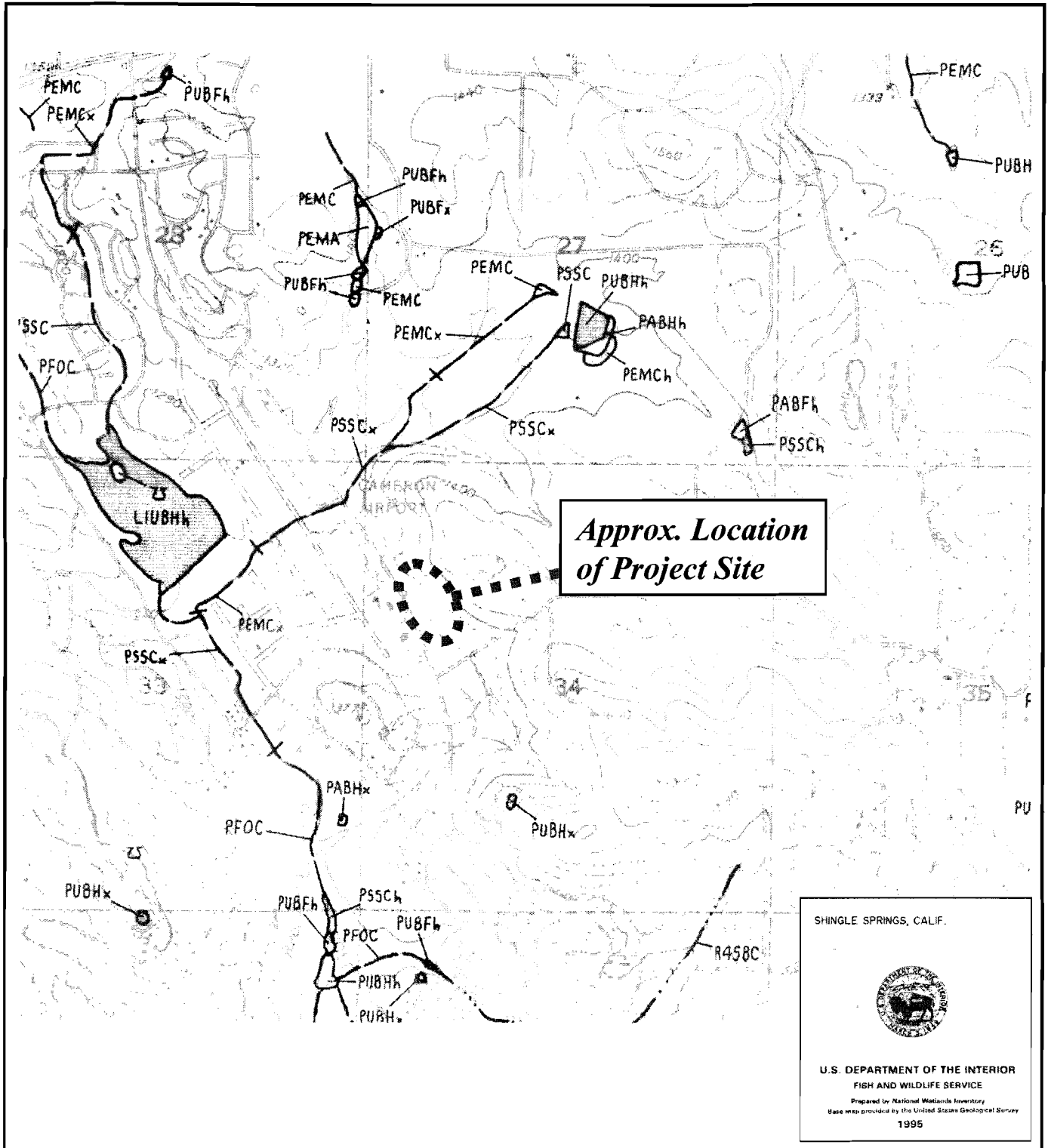
Cameron Park Bowl Concept Project



1995 Wetland Inventory Map

AZ05-0001, P05-0010

Cameron Park Bowl Concept Project



Fault Line and Buffer Map AZ05-0001, P05-0010 Cameron Park Bowl Concept Project

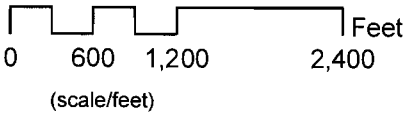
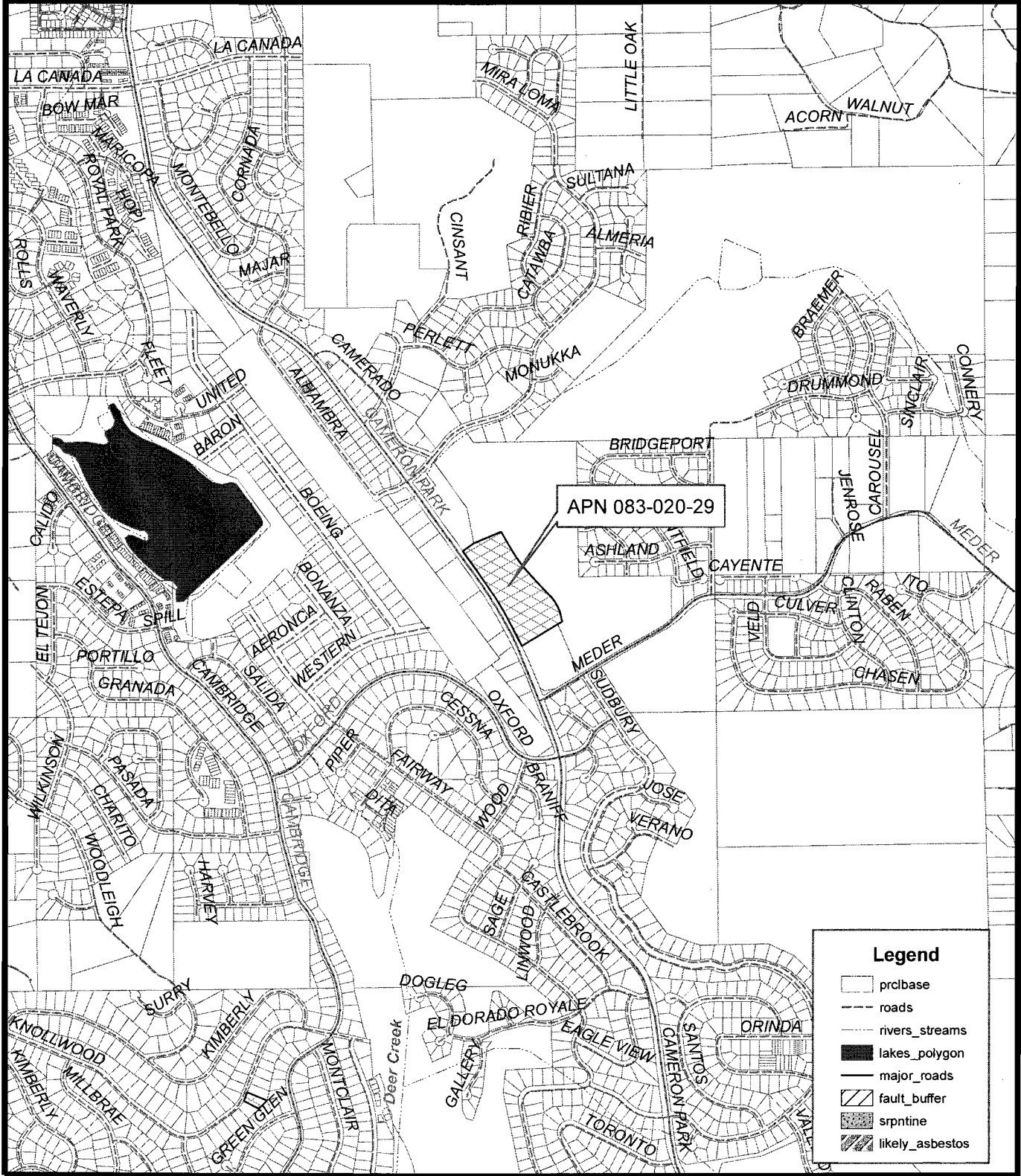


EXHIBIT I

Soils Map

AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

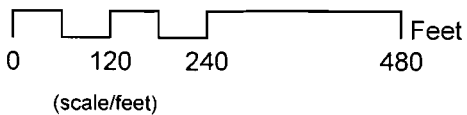
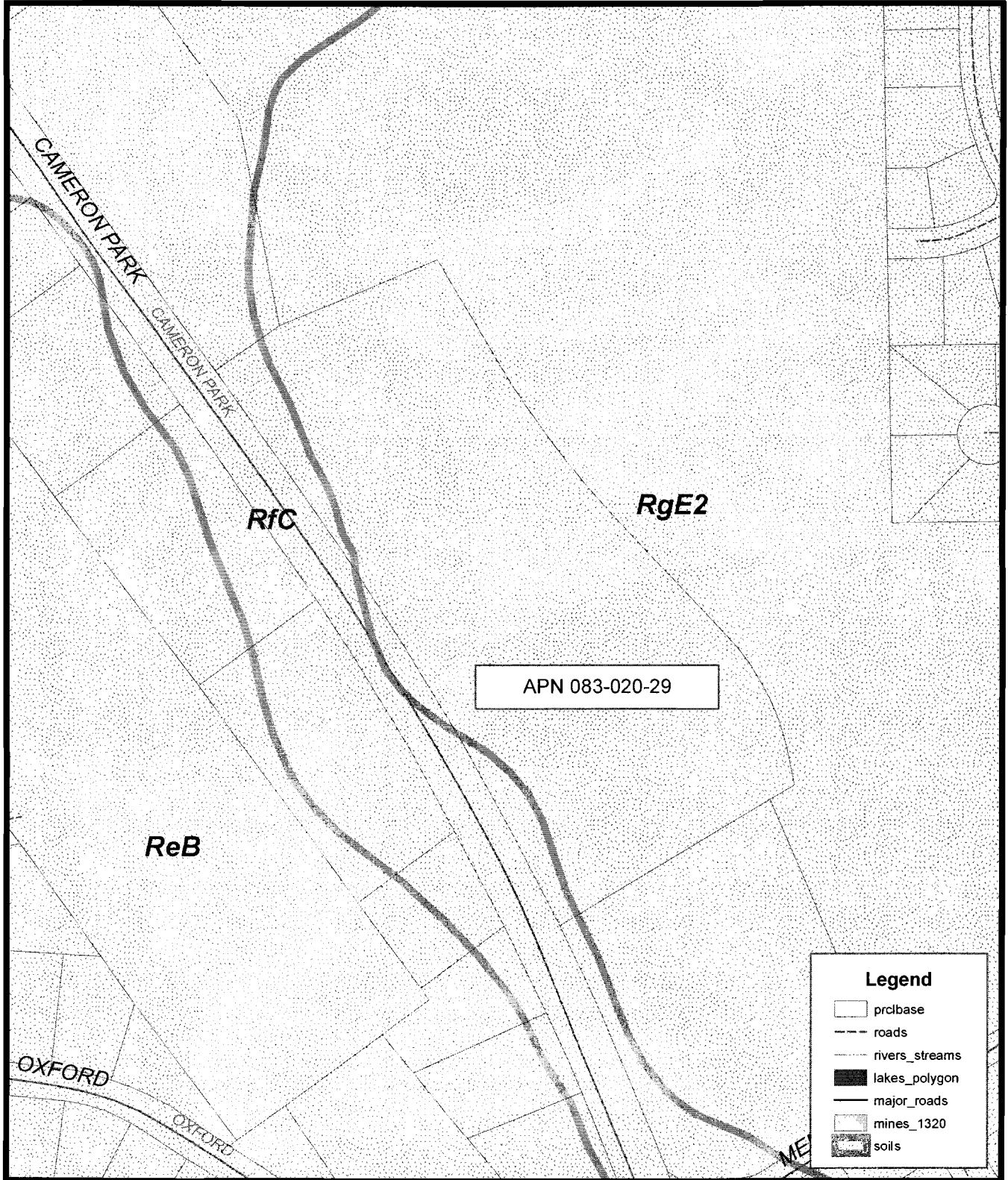


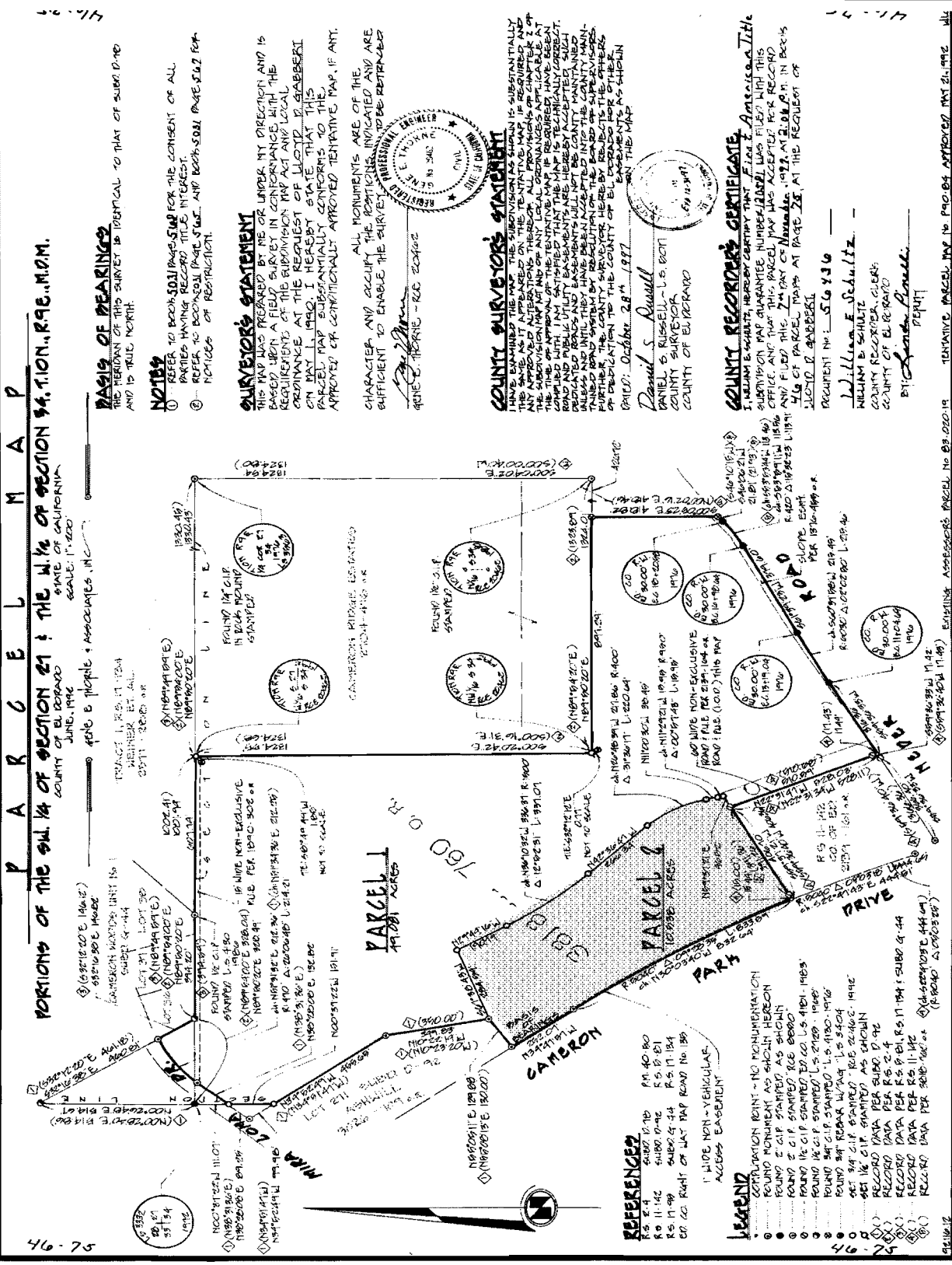
EXHIBIT J

Parcel Map (46-75), AZ05-0001, P05-0010

Cameron Park Bowl Concept Project

PORTIONS OF THE SW 1/4 OF SECTION 27 & THE NW 1/4 OF SECTION 34, T10N, R9E, M10M.

STATE OF CALIFORNIA
COUNTY OF EL DORADO
JUNE, 1946
SCALE: 1"=200'



NOTES
1. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. AT THE REQUEST OF LLOYD L. GEBBERT, OWNER OF THE PROPERTY, I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY COMPLIES WITH THE APPROVED OR CONVENTIONALLY ACCEPTED TERRITORY MAP, IF ANY.

SURVEYOR'S STATEMENT
ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

COUNTY SURVEYORS CERTIFICATE
I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY ACCURATE AND THE MONUMENTS ARE IN PLACE AND CORRECTLY LOCATED. THE SUBDIVISION MAP AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE SURVEY HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES. THE MONUMENTS AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED. I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY COMPLIES WITH THE APPROVED OR CONVENTIONALLY ACCEPTED TERRITORY MAP, IF ANY.

COUNTY RECORDERS CERTIFICATE
I, LLOYD L. GEBBERT, HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD ON OCTOBER 28, 1977, AT 2:08 P.M. IN BOOK 146 OF PARCEL MAPS AT PAGE 28. AT THE REQUEST OF LLOYD L. GEBBERT.

REFERENCES
RS 2-4 SUBD. 17-10, P. 40-80
RS 11-142 SUBD. 17-10, P. 81-81
RS 11-144 SUBD. 17-10, P. 113-134
ET. CO. RIGHT OF WAY MAP NO. 186

LEGEND
1. MONUMENT POINT - NO INDICATION
2. FOUND MONUMENT AS SHOWN
3. FOUND MONUMENT AS SHOWN
4. FOUND MONUMENT AS SHOWN
5. FOUND MONUMENT AS SHOWN
6. FOUND MONUMENT AS SHOWN
7. FOUND MONUMENT AS SHOWN
8. FOUND MONUMENT AS SHOWN
9. FOUND MONUMENT AS SHOWN
10. FOUND MONUMENT AS SHOWN

NOTICE
THIS PARCEL MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE SURVEY. THE MONUMENTS AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED. I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY COMPLIES WITH THE APPROVED OR CONVENTIONALLY ACCEPTED TERRITORY MAP, IF ANY.

DATE: October 28, 1977

Parcell S. Russell
DANIEL S. RUSSELL - L.S. 0071
COUNTY SURVEYOR
COUNTY OF EL DORADO

LLOYD L. GEBBERT
LLOYD L. GEBBERT
COUNTY RECORDERS
COUNTY OF EL DORADO

WILLIAM E. SCHULTZ
WILLIAM E. SCHULTZ
COUNTY CLERK
COUNTY OF EL DORADO

ETHEL SCHULTZ
ETHEL SCHULTZ
COUNTY CLERK
COUNTY OF EL DORADO

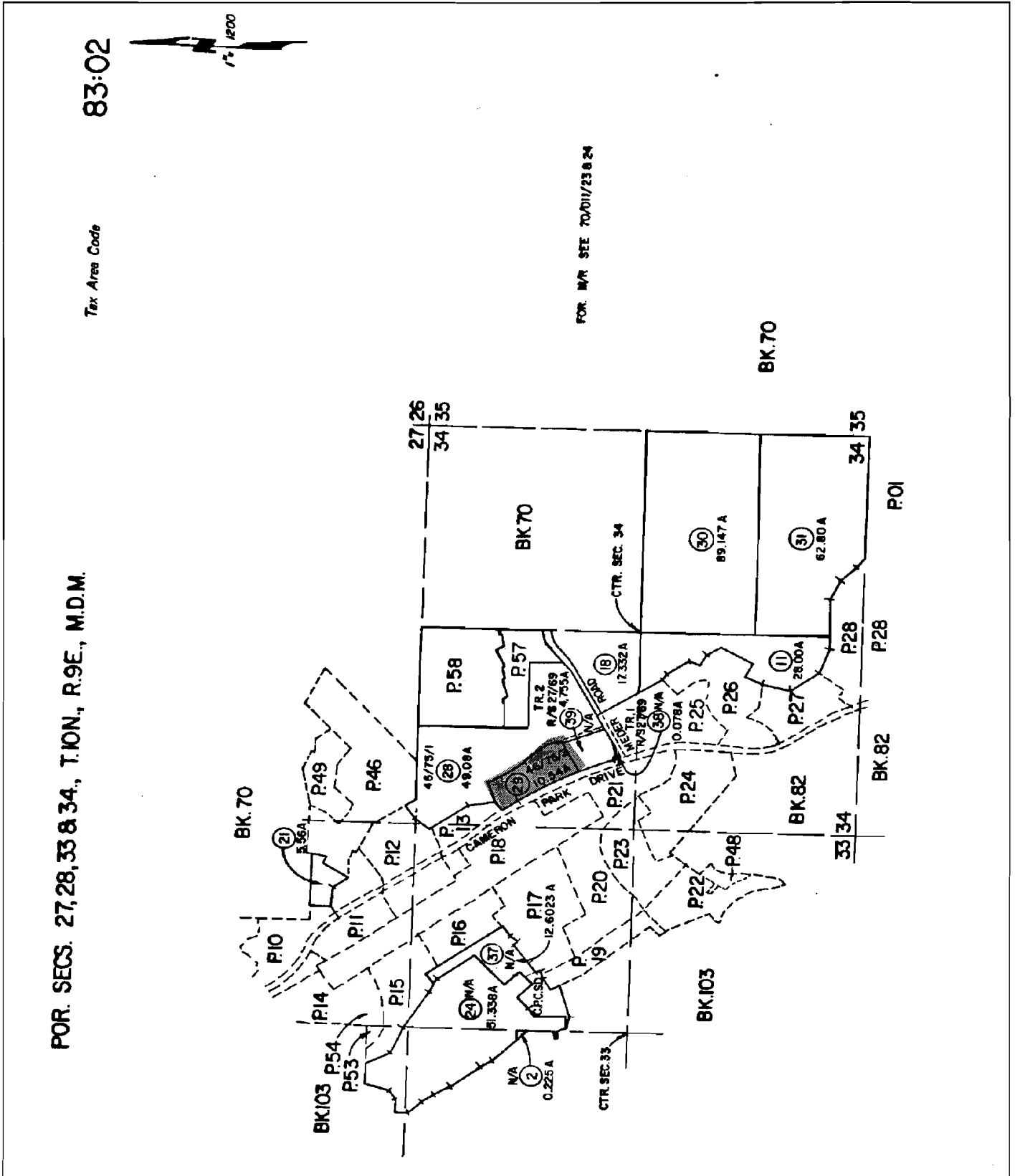
ETHEL SCHULTZ
ETHEL SCHULTZ
COUNTY CLERK
COUNTY OF EL DORADO

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COUNTY CLERK
COUNTY OF EL DORADO

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ETHEL SCHULTZ
COUNTY CLERK
COUNTY OF EL DORADO

Assessor's Map, AZ05-0001, P05-0010

Cameron Park Bowl Concept Project





**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: AZ05-0001, P05-0010/Cameron Park Bowl Concept Project

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

Contact Person: Roman Anissi, Senior Planner **Phone Number:** (530) 621-5355

Property Owner's Name and Address: Frank D'Ambrosio Jr. Family Trust, 100 Rapp Lane, Napa, CA 94558

Project Applicant/Agent's Name and Address: George Caputo, 3371 Cambridge Road, Cameron Park, CA 95682

Project Engineer's Name and Address: Gene E. Thorne & Associates, 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

Project Location: East side of Cameron Park Drive about 560 feet north of the intersection with Meder Road.

Assessor's Parcel No(s): 083-020-29 **Parcel Size:** 10.54-acres

Zoning: Estate Residential Ten-Acre-Airport Safety (RE-10-AA) **Section:** 34 **T:** 10N **R:** 9E

General Plan Designation: Commercial (C)

Description of Project: This application requests to rezone a 10.54-acre lot from Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA), and a tentative parcel map to subdivide the lot into a 6.05-acre parcel 1 and a 4.46-acre parcel 2. Staff will be recommending that a Design Control (DC) overlay be added to the zoning because a formal project was not submitted and only a concept was provided for both new parcels. Rather than analyze a worst case scenario for maximum build-out, staff has used the applicant's proposed future project for development on each parcel as described herein. For parcel 1, a 62,640 square foot 2-story multi-purpose concept was provided illustrating in plan view; a 36-lane bowling alley; an arcade with miniature golf course; a maximum 200 seat restaurant with bar; and 146 full-size, 119 compact, 5 handicap parking spaces, and one loading area. The concept for parcel 2 illustrated in plan view, a 39,722 square foot 2-story office building with 158 full-size, 32 compact, 4 handicap parking spaces, and one loading area. The concept is being used solely for environmental analysis necessary to process this application and would not be used to justify overall project specific improvements or impacts.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family, Grazing, Park, School)
North:	CP-DC-AA/RE-10-AA	C/OS-RE-10-EP	Commercial/Cameron Park Unit of Pine Hill Preserve
East:	RE-10-AA	OS-RE-10-EP	Cameron Park Unit of Pine Hill Preserve
South:	CPO-AA	PF	County Courthouse Building
West:	CG-DC-AA	C	Commercial/Cameron Park Airport

Briefly Describe the environmental setting: This property is located adjacent to but outside of the western boundary of the Cameron Park Unit of the Pine Hill Preserve. The Cameron Park Airport is located about 200 feet west of the property. The site elevation ranges between 1,402 feet at its highest point along the eastern property line and transitions to about 1,290 feet along the western boundary adjacent Cameron Park Drive, with 15 percent of the site comprising of slopes 30 percent and steeper. Vegetation includes chamise communities, rare plants, and special status plant and animals habitats. The property is situated within Rare Plant Mitigation Area 1 comprised of gabbro soils. Oak woodland tree canopy covers 2.9 percent of the property and there are two ephemeral channels on-site.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Building Department: building permit. Environmental Management: food facility permit. Department of Transportation: grading and encroachment permits, on and off-site road improvements including signalized intersections. Air Quality Management District, County Surveyor, Cameron Park Community Services District, Cameron Park Fire Department, Resource Conservation District, California Department of Fish and Game (CDF&G), US Fish and Wildlife Services (USFWS).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

In the basis of this initial evaluation:

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

Signature: _____	Date: <u>October 3, 2007</u>
Printed Name: <u>Roman Anissi, Senior Planner</u>	For: <u>El Dorado County</u>
Signature: _____	Date: <u>October 3, 2007</u>
Printed Name: <u>Pierre Rivas, Principal Planner</u>	For: <u>El Dorado County</u>

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. 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	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.1	AESTHETICS Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The vicinity of this site consists of commercial development on the north and west of the site across Cameron Park Drive, as well as a County courthouse on the south. The concept project identified a development footprint on 9.6-acres of the 10.54-acre property to include a 62,640 square foot 2-story indoor recreation facility a 32,722 square foot 2-story office building.

DISCUSSION OF IMPACTS

a) *Would the project have a substantial adverse effect on a scenic vista?*

There are no identified scenic vistas within or in the vicinity of the property; therefore, the concept project would have no substantial adverse effect on a scenic vista.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No scenic resources are located in the vicinity, and no roadway in the adjacent area is designated as a state scenic highway. The nearest scenic highway designation is on U.S. Highway 50 between and within the City of Placerville and the Tahoe Basin. This designation occurs approximately 9.0 miles east of the property. As such, the concept project would not affect aesthetic resources within the proximity of a State scenic highway.

There are no identified historic buildings within or in the vicinity of the project site. The proposed project would not impact any nearby historic buildings or historic resources.

There are no identified rock outcroppings within or in the vicinity of the property that have been illustrated on the application and related exhibits. Rock outcroppings are typical within the area, but a site visit resulted in no major identifiable outcroppings holding a significant level of aesthetic value because most are screened with dense brush that exists on the property. The concept project would require the removal of oak woodland tree

canopy, but the amount of canopy that covers only 2.9 percent of the property and removal of oaks would not detract from the visual qualities of the site or the area. Oak assessments would be required for a site-specific project as part of the Design Reviews (DRs) application process to be submitted for discretionary review for each new parcel prior to development activities proceeding. Please refer to the Land Use category for DR specifics. The concept project would not have a substantial adverse affect on any scenic resources.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

Surrounding development includes exist commercial use to the north, a County courthouse to the south, Cameron Park Drive with a commercial center across this road further west. The Pine Hill Preserve is located on the east, which is protected as a preserve in perpetuity and would be completely separated by this property by the topographic difference once a formal project is submitted for review and associated grading is complete. A preliminary grading plan provided for the concept project identifies that 416,700 cubic yards of dirt would be excavated because of the 7:1 transitional surface imposed by the Cameron Park Airport Comprehensive Land Use Plan (CLUP). The result of that grading would tuck any future development into the hillside. By default, the transitional surface acts as a limitation to building height that would lessen the visual impacts in order to promote the visual balance for the property and the area. In addition, the placement of the concept buildings currently, and potentially a formal project in the future, would be such that the 80 to 100 foot cut banks would, in large part, be screened from public view by such buildings. The building pads on parcel 1 and 2 would be situated approximately 20 feet above the elevation of the Cameron Park Drive roadway. The concept bowling alley building would be set back on the lot and would be located about 100 feet from the edge of the new sidewalks that would be constructed on the east side of Cameron Park Drive. Parking areas and landscape plantings would add further visual separation from the building to the public road and vantage points. The concept office building would be situated at a further distance from Cameron Park Drive than the bowling alley. Combined with the tucking into hillsides, topographic variations, parking areas, and landscape screening, the concept buildings would pose only a minor visual impact. The addition of a concept project of a bowling alley including multiple uses, along with an office building would not significantly change the existing visual character of the property and the surrounding area.

As discussed in the Land Use section, before any structures could be developed, mitigation has been developed that would require this application to add the Design Control (DC) zone overlay to the requested Planned Commercial (CP) zone designation resulting in the CP-DC-AA zone. Under the CP, a staff level Site Plan Review (SPR) would typically be required prior to construction activities to ensure proper site design and integrity, regardless. However, the DC overlay requires a slightly elevated staff level review to ensure similar results, which would include follow-up CEQA analysis for a specific project on each new parcel. For any such future formal project, the DR review would require items in the application to be submitted, listed later in this document. As part of the DR process, a specific project would be circulated to concerned agencies as well as the Cameron Park Design Review Committee for comments and input, including those necessary for aesthetics. The result is that a less than significant impact would occur.

- d) *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

Lighting would be shown during the Design Review (DR) application process, as discussed in the Land Use section. All on-site lighting would conform to Section 17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. As such, the proposed improvements would not substantially increase or alter light and glare sources over existing levels, nor would it impact nighttime views; therefore, this impact is considered less than significant.

FINDING: There are no significant visual resources on the property that would be affected by this application or preliminary development footprint identified. A preliminary grading for the property was developed, in concept, that identifies a development footprint and assesses, in part, such impacts for that footprint via this document. It

illustrated the orientation of the footprint, grading, and the 7:1 transitional surface height limitation, but does not illustrate aesthetics in total. Although the parcel to the west would be kept as a preserve in perpetuity, that preserve would continue to be visible to the surrounding area because the buildings would be located at a much lower elevation than the preserve area, based on the limitations established by the transitional plane, and those that are shown for the concept and footprint. By grading the site based on such limitations, any future building would be tucked into the hillside and large-scale cut slopes would be partially screened from view with placement of the building, based on the design of the footprint established for the concept. Lighting for a specific project would be designed and would be required to meet the County's lighting standards in order to prevent glare or spillage off the property. Design Review (DR) applications must be submitted to ensure that all of the issues outlined in this section, to include building elevations and aesthetics, are fully addressed. Please refer to the Land Use category for DR specifics. As a result, a less than significant level of impact would occur.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.2	AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The property is located within the unincorporated portion of El Dorado County. It is an approximate 10.54-acre lot with commercial and residential land uses located nearby. No agricultural resources are present on or adjacent to the property.

DISCUSSION OF IMPACTS

a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No agricultural resources exist within or adjacent to the property, therefore there would be no impact from agricultural conversions.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No land zoned for agricultural uses exists within or adjacent to the property. The concept project would not disrupt agricultural activities, and does not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Refer to discussions a) and b) above. The application and concept project would not directly or indirectly result in conversion of farmland to a non-agricultural use.

FINDING: This application and concept project would have no impact on agricultural lands and would not impact properties subject to a Williamson Act Contract. The property is, to a moderate degree, a larger commercial infill lot that has been designated commercial by the adopted General Plan. The surrounding area is largely developed with commercial structures and uses, with an Ecological Preserve located directly to the east of the site. There would be no impacts within this category.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.3 AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

REGIONAL SETTING

The property is located within the El Dorado County Air Quality Management District (AQMD) review area, which is located within the Mountain Counties Air Basin. The San Francisco Bay Area Air Basin and the Sacramento Valley Air Basin lay to the west, and the San Joaquin Valley Air Basin is located to the south.

Ozone, which is classified as a “regional” pollutant, often afflicts areas downwind of the original source of precursor emissions. Ozone could be easily transported by winds from a source area. Winds from the west transport ozone from the Bay Area and the Sacramento Valley Air Basin to the Sierra Nevada foothills. Ozone precursor transport depends on daily meteorological conditions such as wind speed and air temperature.

Other primary pollutants, CO, for example, may form high concentrations when wind speed is low. Cold temperatures and calm conditions increase the likelihood of a climate conducive to high, localized CO concentrations.

In the summer, air flowing into the Mountain Counties Air Basin from the Central Valley to the west transports ozone precursors and ozone generated in the Bay Area and the Sacramento and San Joaquin valleys into the Mountain Counties Air Basin. These transported pollutants are largely responsible for exceeding state and federal ozone standards in the air basin.

Air Pollution Sources and Current Air Quality

The El Dorado County Air Quality Management District (AQMD) is responsible for the management of air pollutant emissions in El Dorado County. The District regulates air quality through its permit authority for most types of stationary emission sources, and through its planning and review activities for other sources.

Federal and California ambient air quality standards have been established for the following five critical pollutants: nitrogen dioxide, sulfur dioxide, particulate matter, carbon monoxide, and ozone. Ozone pollution is the most conspicuous type of air pollution, and is often characterized by visibility-reducing haze, eye irritation, and high oxidant concentrations (i.e., “smog”). Ozone is a pollutant of particular concern in El Dorado County and in the Sacramento Valley.

Particulate matter is another pollutant of concern in the Mountain Counties Air Basin. Particulate matter less than 10 microns in diameter, commonly called PM₁₀, and less than 2.5 microns in diameter, commonly called PM_{2.5}, refers to substances that could be inhaled into lungs and could potentially cause serious health problems. Common particulate matter sources include construction and demolition activities, agricultural operations, burning, and traffic.

Additionally, of particular concern to El Dorado County is the presence and release of Naturally Occurring Asbestos (NOA). NOA could be present in serpentine rock, and, when the rock is broken or crushed, NOA may be released from the rock and become airborne, which may cause a health hazard. Serpentine rock is not known to occur in near vicinity of this property.

In general, there are five major sources of air pollutant emissions in the air basin, including motor vehicles, industrial plants, agricultural activities, construction activities, and residential burning activities. It is motor vehicles that account for a significant portion of regional gaseous and particulate emissions. Local large employers, such as industrial plants, could also generate substantial regional gaseous and particulate emissions. In addition, construction, agricultural activities, and the burning of wood in fireplaces for residential heat could generate significant temporary gaseous and particulate emissions (dust, ash, smoke, etc.).

Applicable Federal and State standards for each regulated pollution category is provided in **Table 1**. The applicable standard for each pollution category, for environmental documentation purposes (i.e., identification of significant impacts), is whichever are the more stringent of the Federal or State standards. Based on existing monitoring data located nearest the property, El Dorado County and the Mountain Counties Air Basin are not in attainment for Federal ozone standards.

Ozone Emissions

The most severe air quality problem in El Dorado County is the high level of ozone. Ozone could cause eye irritation and impair respiratory functions. Accumulations of ozone depend heavily on weather patterns and thus vary substantially from year to year. Ozone is produced in the atmosphere through photochemical reactions involving reactive organic compounds (ROG) and nitrogen oxides (NO_x). Numerous small sources throughout the region are responsible for most of the ROG and NO_x emissions in the Basin.

**TABLE 1
FEDERAL AND STATE AIR QUALITY STANDARDS**

Pollutant	Averaging Time	Federal Standard	State Standard
Ozone	1-Hour	0.12 ppm	0.09 PPM
	8-Hour	0.08 ppm	--

Carbon Monoxide	1-Hour	35.0 ppm	20.0 ppm
	8-Hour	9.0 ppm	9.0 ppm
Nitrogen Dioxide	Annual	0.05 ppm	--
	1-Hour	--	0.25 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.05 ppm
	1-Hour	--	0.25 ppm
PM ₁₀	24-Hour	150 $\mu\text{g}/\text{m}^3$	50 $\mu\text{g}/\text{m}^3$
PM _{2.5}	Annual	15 $\mu\text{g}/\text{m}^3$	--
	24-Hour	65 $\mu\text{g}/\text{m}^3$	--
Lead	30-Day Avg. Month Average	-- 1.5 $\mu\text{g}/\text{m}^3$	1.5 $\mu\text{g}/\text{m}^3$ --

ppm = parts per million
 $\mu\text{g}/\text{m}^3 = \text{Micrograms per Cubic Meter}$

*Source: Sacramento Metropolitan Air Quality Management District
 Guide to Air Quality Assessment, July 2004.*

Suspended PM₁₀ Emissions

PM₁₀ refers to particulate matter less than 10 microns in diameter - those that could be inhaled and cause health effects. Common sources of particulate matter include demolition, construction activity, agricultural operations, traffic and other localized sources such as from fireplaces. Very small particulate of certain substances could cause direct lung damage, or could contain absorbed gases that may be harmful when inhaled.

Carbon Monoxide (CO)

Because CO is emitted primarily by motor vehicles and is non-reactive, ambient CO concentrations normally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are also influenced by meteorological factors such as wind speed and atmospheric mixing. High levels of CO could impair the transport of oxygen in the bloodstream and thereby aggravate cardiovascular disease and cause fatigue, headaches, and dizziness.

Nitrogen Dioxide (NO₂)

The major sources of nitrogen dioxide (NO₂), essential to the formation of photochemical smog, are vehicular, residential, and industrial fuel combustion. NO₂ is the "whiskey brown" colored gas evident during periods of heavy air pollution. NO₂ increases the risk of respiratory disease and irritation and may reduce resistance to certain infections.

Sulfur Dioxide (SO₂)

The major source of sulfur dioxide (SO₂) is the combustion of high-sulfur fuels for electricity generation, petroleum refining, and shipping. In humid atmospheres, sulfur oxides could react with vapor to produce sulfuric acid, a component of acid rain. SO₂ could irritate the lungs, damage vegetation and materials and reduce visibility.

Lead (Pb)

Gasoline-powered automobile engines are a major source of airborne lead, although the use of leaded fuel has been reduced. Lead could cause blood effects such as anemia and the inhibition of enzymes involved in blood synthesis. Lead may also affect the central nervous and reproductive systems. Due to the removal of lead from gasoline, the levels of ambient lead levels have dropped dramatically since the changeover.

Naturally Occurring Asbestos (NOA)

NOA is prevalent in at least 44 of California's 58 counties. Asbestos is the name for a group of naturally occurring silicate minerals, and may be found in serpentine rock, the California State rock, other ultramafic rock, and volcanic rock. When rock containing NOA is broken or crushed, asbestos may be released from the rock and may become airborne, potentially causing a health hazard.

Asbestos could be found in outside ambient air and has historically been higher in urban areas. The levels of asbestos found in the ambient air and through transport (both resulting from the Earth's shedding, attrition from wear and tear of asbestos containing consumer goods, mining activities, and general disturbance in other areas of California) into and out of El Dorado County, and possibly globally, are not yet understood or defined.

El Dorado County AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map, which identifies those areas more likely to contain NOA. The property is not located within an area identified on the most recent NOA Review Area Map as being "More Likely to Contain Asbestos" within a quarter-mile buffer area of areas found or more likely to contain NOA, or found areas of NOA (July 22, 2005).

Air Quality Standards

Federal

The 1977 Federal Clean Air Act (CAA) required the U.S. Environmental Protection Agency (EPA) to identify National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. NAAQS have been established for the six criteria air pollutants. (These are included in **Table 1**)

In June of 1997, the EPA adopted new ozone and PM₁₀ standards. The EPA intends to phase out the 1 – hour ozone standard of 0.12 ppm and replace it with an 8-hour standard of 0.08 ppm. The EPA also adopted an additional standard for particulate matter less than 2.5 microns in diameter (PM_{2.5}).

Pursuant to the 1990 amendments to the Federal CAA, the EPA has classified air basins (or portions thereof) as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the NAAQS have been achieved.

State

In 1988, the State of California passed the California Clean Air Act (CCAA, State 1988 Statutes, Chapter 1568) that established more stringent State ambient air quality standards, and set forth a program for their achievement. State air basins are established by the CARB. CARB implements State ambient air quality standards, as required in the State CCAA, and cooperates with the Federal government in implementing pertinent sections of the Federal Clean Air Act, Amendments. Further, CARB has responsibility for controlling stationary and mobile source air pollutant emissions throughout the State. Like its Federal counterpart, the CCAA designates areas as attainment or non-attainment, with respect to the CCAAQS.

Most of El Dorado County is in the CARB-designated Mountain Counties Air Basin (MCAB), except for that portion included in the Lake Tahoe Air Basin. In addition to the majority of El Dorado County, the MCAB includes Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa Counties, and all of Placer County, except that portion included in the Lake Tahoe Air Basin, and that portion included in the Sacramento Valley Air Basin.

Attainment Status Designations

In accordance with federal and state law, the CARB is required to designate areas of the state as attainment, nonattainment, or unclassified for ambient air quality standards. An "Attainment" designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A "Nonattainment" designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An "Unclassified" designation signifies that data do not support either an attainment or nonattainment status. Nonattainment areas are divided into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category. The attainment status designations for the El Dorado County portion of the Basin are summarized in **Table 2**.

**TABLE 2
ATTAINMENT STATUS DESIGNATIONS
MOUNTAIN COUNTIES AIR BASIN EL DORADO COUNTY PORTION**

State Designation	Pollutant	Federal Designation
Nonattainment	Ozone – 1 Hour	Severe nonattainment
Unclassified	Carbon monoxide	Unclassified/attainment
Nonattainment	Particulate matter (PM ₁₀)	Unclassified
Attainment	Nitrogen dioxide	Attainment
Attainment	Sulfur dioxide	Attainment
Attainment	Sulfates	No federal standard
Attainment	Lead (Particulate)	No designation
Attainment	Hydrogen sulfide	No federal standard
Unclassified	Visibility reducing particulates	Unclassified

Source: El Dorado County AQMD 2002

Standards of Significance

The El Dorado County AQMD recognizes both qualitative and quantitative thresholds of significance for air quality.

Qualitative thresholds include:

- Land use conflicts and exposure of sensitive receptors.
- Compliance with District rules and regulations.
- Potential to generate nuisance odors.

Quantitative thresholds established by the El Dorado County AQMD are:

- A project results in new direct or indirect emissions of ozone precursors (ROG or NO_x) in excess of 82 pounds per day.
- A project would cause or significantly contribute to a violation of the applicable ambient air quality standard for other criteria pollutants, including carbon monoxide, PM₁₀, SO₂, and NO₂.

- For toxic air contaminants (TAC) a lifetime probability of contracting cancer greater than one in one-million (10 in one-million if Toxic-Best Available Control Technology is utilized); or the ground level concentration of non-carcinogenic toxic air contaminants would result in a Hazard Index of greater than 1.

Methodology

Air quality impacts were analyzed in accordance with El Dorado County AQMD recommended methodologies, as outlined in the AQMD's *CEQA Guide* (February 2002). Accordingly, short-term construction-generated exhaust emissions associated with the operation of onsite construction equipment were evaluated based on estimated fuel usage requirements. Fugitive dust emissions from project-specific construction are based on incorporation of El Dorado County AQMD-recommended control measures. Emissions of fugitive dust would be considered less than significant if the measures have been incorporated to prevent visible emissions beyond the boundaries of the property or specific project area.

DISCUSSION OF IMPACTS

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The concept project could result in a minor, temporary increase in ozone, PM₁₀, carbon monoxide, reactive organic compounds, or nitrogen oxides due to the use of construction equipment. The El Dorado County AQMD *CEQA Guide to Air Quality Assessment* sets forth the maximum daily fuel use for all construction equipment at a single site that would ensure that emissions remain below the 82 lbs/day significance threshold for ROG and NO_x emissions. If fuel use is kept below the levels shown in **Table 3** on the peak equipment use day, ROG and NO_x emissions from construction equipment would be considered less than significant.

**TABLE 3
CONSTRUCTION EQUIPMENT FUEL USE SCREENING LEVELS**

Equipment Age Distribution	Maximum Daily Fuel Use (GAL. PER DAY)
All equipment 1995 model year or earlier	337
All equipment 1996 model year or later	402

Assumptions: 12.5 g/hp-hr ROG+NO_x for 1995 and earlier equipment (from EPA Nonroad Model); 10.5 g/hp-hr ROG+NO_x for 1996 and later equipment (Based on EPA and CARB Tier 1 standards).

Notes: Determination of fuel use should be documented based on the equipment manufacturer's data. Use linear interpolation between 337 and 402 gal. per day in proportion to distribution of equipment into the two age categories; e.g. 50/50 age distribution yields allowable fuel use of $337 + ((402-337)/2)$ or 370 gal. per day.

If project-specific fuel use estimates are calculated to be less than those maximum volumes referenced in **Table 3**, and ROG and NO_x emissions are considered less than significant above, then exhaust emissions of CO and PM₁₀ from construction equipment, and exhaust emissions of all constituents from worker commute vehicles, may also be deemed not significant.

At the time of the preparation of this initial study, detailed construction information (e.g., type of equipment, number of pieces of equipment, number of employees, etc.) was not available and site-specific improvements are not yet finalized because this application is only a rezone and tentative parcel map application. Based upon a Final Traffic Study performed June 26, 2007 by PRISM Engineering approved (in concept) by Department of Transportation, the project concept would generate approximately 5,701 additional daily trips onto Cameron Park Drive, which includes 299 trips in the pm peak hour and 232 in the peak am hour. Under Table 5.2 of the

El Dorado County AQMD's CEQA Guide, the concept of a project size of a 62,640 square foot indoor multi-purpose building and a concept 39,720 square foot office building may generate 82 pounds/day (lbs/day) or more of ROG and NO_x. Therefore, mitigation is required and would be implemented for this category that would require that during the parcel-specific Design Review (DR) application process (refer to Land Use category), a comprehensive and scope-specific Air Quality Study to be developed and submitted with required DR applications. During the DR review, additional mitigation and environmental analysis may be necessary (such as a subsequent initial study, supplemental, and/or an addendum, pursuant to CEQA guidelines), assessing such impacts and identifying mitigations, should they be necessary. As such, for this rezone and tentative parcel map application, there would be a less than significant level of impact.

MM Air Quality-1:

Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall develop an Air Quality Study to assess air quality impacts, based on the County's Air Quality Management District (AQMD) and General Plan policy requirements. In part, specific mitigation shall be developed to reduce source emissions below the thresholds allowed by the County, including that of 82 lbs/day of ROG and NO_x.

Timing/Implementation: *Design Review applications*

Enforcement/Monitoring: *El Dorado County Planning/AQMD*

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Refer to response a) above. During future Design Reviews (DRs) required for parcels 1 and 2, an Air Quality Study would be submitted for review and to determine the proper level of mitigation should it be necessary. Such assessments would be reviewed pursuant to County policies and CEQA guidelines.

Although grading approvals would not be issued for this rezone and tentative parcel map application, typical conditions have been included in the permit for this application that would require project-specific grading plans to incorporate a Fugitive Dust Mitigation Plan (FDMP) prior to grading permit approvals following approvals of Design Reviews (DRs). Such a plan would be subject to the Air Quality Management District Fugitive Dust Rule 223- General Requirements (amended July 19, 2005), and Rule 223.1-Construction Requirements, (adopted July 19, 2005) which include requirements for visible dust minimization within the vicinity and at the property line. In addition to the necessary compliance with the regulations identified above, any future site plans prepared for a specific project include specific and comprehensive dust and air pollution control measures that must be adhered to by the contractor. Such reviews and implementation would occur with a formal project during future Design Reviews (DRs) required for parcel 1 and/or 2.

As discussed above, future construction would create short-term increases in fugitive dust and may have both a short and longer term effect from vehicle and equipment operation. However, by implementing the mitigation in a) above, impacts within this category would also remain below significant.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

Refer to response a) and b) above. While the concept project would generate short-term air quality impacts as a result of future construction activities, a FDMP would be incorporated into the final design of a parcel-specific project following subsequent Design Reviews (DRs) required for each parcel. Additional Air Quality reviews would be made during a future Design Review application to assess and/or mitigate impacts, if necessary. As a result, impacts would remain below significant.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

See analysis under a), above. "Sensitive receptors" include residences, schools, parks, hospitals, or other land uses where children or the elderly congregate, or where outdoor activity is the primary land use. A sensitive receptor evaluation was completed to comply with the El Dorado County General Plan (July 2004) Objective 6.7.6 and a concept bowling and office facility is not considered a sensitive receptor, however, there are sensitive receptors in the area (residences). Because of the mitigation outlined in section a) above, this application is a rezone and tentative parcel map that proposes no immediate development activity. Such issues would be resolved at a later date under the Design Review (DR) process. A less than significant level of impact would result.

e) *Would the project create objectionable odors affecting a substantial number of people?*

No construction activities are proposed as part of the concept project. Future construction activities would involve the use of a variety of gasoline or diesel powered engines that emit exhaust fumes. This issue would be again assessed as part of a Design Review (DR) applicant, refer to a) above. Impacts would remain below significant.

FINDING: Typical conditions are included in the permit for this application that would require a Fugitive Dust Mitigation Plan (FDMP) to be prepared and approved by the County Air Quality Management District for all grading activities, following parcel-specific Design Reviews (DRs). The property is not located within the asbestos review area. Also, follow-up Air Quality Study would be developed for project and site specific improvements for either parcel 1 and/or 2 during a formal Design Review (DR) application that would be necessary at a future date, and prior to any construction activities being permitted on either parcel. As such, additional CEQA review and policy considerations would be required. For this rezone and tentative parcel map application, there would be a less than significant level of impact in this category based on the mitigation that has been developed.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.4	BIOLOGICAL RESOURCES	Would the project:			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The property is located within the western foothills of the Sierra Nevada. It is undeveloped hilly land with mostly chaparral vegetation. The elevation ranges from approximately 1,290 to 1,402 feet above sea level. The Cameron Park Unit of the Pine Hill Preserve borders the site on the east. The property consists of gabbroic northern mixed chaparral, two low quality ephemeral wetlands, and 2.9 percentage coverage of oak woodland tree canopy. The primary biological community is gabbroic northern mixed chaparral.

REGULATORY CONTEXT

This section lists specific environmental review and consultation requirements and identifies permits and approvals that must be obtained from local, state, and federal agencies before construction of a formal project.

Federal

Endangered Species Act

Provisions of the federal Endangered Species Act (FESA), as amended (16 USC 1531), protect federally listed threatened and endangered species and their habitats from unlawful take. "Take" under FESA includes activities such as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." The U.S. Fish and Wildlife Service's (USFWS) regulations define harm to include some types of "significant habitat modification or degradation." The U.S. Supreme Court ruled on June 29, 1995, that "harm" may include habitat modification "...where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering."

For projects with a federal nexus, Section 7 of the FESA requires that federal agencies, in consultation with USFWS or NOAA Fisheries, use their authorities to further the purpose of FESA and to ensure that their actions are not likely to jeopardize the continued existence of listed species or result in destruction or adverse modification of critical habitat. Section 10(a)(1)(B) allows non-federal entities to obtain permits for incidental taking of threatened or endangered species through consultation with USFWS or NOAA Fisheries.

Clean Water Act, Section 404

The objective of the Clean Water Act (CWA 1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. Discharge of fill material into "waters of the U.S.," including wetlands, is regulated by the U.S. Army Corps of Engineers (Corps) under Section 404 of the federal Clean Water Act (33 USC 1251-1376). Corps regulations implementing Section 404 define "waters of the U.S." to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce.

Wetlands are defined for regulatory purposes as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3; 40 CFR 230.3). The placement of structures in "navigable waters of the U.S." is also regulated by the Corps under Section 10 of the federal Rivers and Harbors Act (33 USC 401 et seq.).

Projects are permitted under either individual or general (e.g., nationwide) permits. Specific applicability of permit type is determined by the Corps on a case-by-case basis.

In 1987 the Corps published a manual that standardized the manner in which wetlands were to be delineated nationwide. To determine whether areas that appear to be wetlands are subject to Corps jurisdiction (i.e., are "jurisdictional" wetlands), a wetlands delineation must be performed. Under normal circumstances, positive indicators from three parameters, (1) wetland hydrology, (2) hydrophytic vegetation, and (3) hydric soils must be

present to classify a feature as a jurisdictional wetland. In addition to verifying wetlands for potential jurisdiction, the Corps is responsible for the issuance of permits for projects that propose filling of wetlands. Any permanent loss of a jurisdictional wetland as a result of project-specific construction, and only following Design Reviews (DRs) on this application, would be considered significant impact.

Sycamore Environmental Consultants provided two letter addendums for the Botanical Inventory Report and identified no wetland plant communities on the property within two ephemeral channels. Based on the information that was submitted and a review of the 1994 US Department of Interior National Wetlands Inventory Map, County staff inferred that these channels have very low or no biological values. There were no jurisdictional wetlands or waters of the US discovered by the reference materials provided for this property, nor for properties where off-site improvements would be made at a future date, as required under this application process. This includes the road widening required along the property frontage and the traffic signal improvements that would be required at Cameron Park Drive and Virada Road, or at the primary entrance that would serve both new properties on Cameron Park Drive.

Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The concept project has the potential to directly take nests, eggs, young or individuals of these protected species. Further, construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests, a violation of the MBTA.

Bald Eagle Protection Act

The bald eagle and golden eagle are federally protected under the Bald Eagle Protection Act (16 U.S.C. 668-668c). It is illegal to take, possess, sell, purchase, barter, offer to sell or purchase or barter, transport, export or import at any time or in any manner a bald or golden eagle, alive or dead; or any part, nest or egg of these eagles unless authorized by the Secretary of the Interior. Violations are subject to fines and/or imprisonment for up to one year. Active nest sites are also protected from disturbance during the breeding season.

State

California Endangered Species Act

Under the California Endangered Species Act (CESA), CDFG has the responsibility for maintaining a list of endangered and threatened species (California Fish and Game Code 2070). CDFG maintains a list of "candidate species" which are species that CDFG formally notices as being under review for addition to the list of endangered or threatened species. CDFG also maintains lists of "species of special concern" which serve as species "watch lists." Pursuant to the requirements of CESA, an agency reviewing a proposed and specific project within its jurisdiction must determine whether any state listed endangered or threatened species may be present in the project study area and determine whether a proposed project would have a potentially significant impact on such species. In addition, CDFG encourages informal consultation on any proposed project that may impact a candidate species.

The concept project-related impacts to species on the CESA endangered or threatened list would be considered significant. State listed species are fully protected under the mandates of the CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under California Fish and Game Code Section 2081. Authorization from CDFG would be in the form of an Incidental Take Permit. The concept project would require an incidental take permit issued to El Dorado County if the concept (or formal) project would result in the take of a state-listed species.

California Regional Water Quality Control Board

Clean Water Act, Section 401 Water Quality Certification/ Waiver

The Central Valley Regional Water Quality Control Board (CVRWQCB) is responsible for enforcing water quality criteria and protecting water resources in association with the concept project. The CVRWQCB is responsible for controlling discharges to surface waters of the state by issuing waste discharge requirements (WDR) or commonly by issuing conditional waivers to WDRs. The CVRWQCB requires that a project proponent obtain a Section 401 (Clean Water Act) water quality certification or waiver for Section 404 permits granted by the Corps.

For wetlands impacts totaling less than one (1) acre, the CVRWQCB typically issues a waiver, provided the applicant is also applying for a Streambed Alteration Permit from the CDFG. The CVRWQCB has 60 days to issue a waiver. For between one (1) and two (2) acres of wetland impacts, a waiver could also be issued, but only after thorough review by agency or public comments during the 40-day comment period on the Corps issue notice (if the Corps has required an individual permit). For more than two (2) acres of wetland removal, the CVRWQCB requires a mitigation plan, a public hearing, and approval of the water quality certification by the SWRCB.

A request for water quality certification (including WDRs) by the CVRWQCB and a Notice of Intent (NOI) application for a General Permit for Storm Water Discharges Associated with Construction Activities should be prepared and submitted following completion of the CEQA environmental document and submittal of a formal (jurisdictional) wetland delineation to the Corps. However, in the absence of jurisdictional wetlands on the property, this would not be an issue for this application.

California Department of Fish and Game

Streambed Alteration Agreement (Sections 1600-1607 of the California Fish and Game Code)

State and local public agencies are subject to Section 1602 of the California Fish and Game Code, which governs construction activities that would substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the CDFG. Under Section 1602, a discretionary Stream Alteration Agreement permit from the CDFG must be issued by the CDFG to El Dorado County prior to the initiation of construction activities within lands under CDFG jurisdiction. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources. It is important to note that no such wetlands or inundation areas were found to exist on this property or within the area affected by the concept.

Native Plant Protection Act

The Native Plant Protection Act (California Fish and Game Code Section. 1900-1913) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered (as defined by CDFG). An exception to this prohibition in the Act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify CDFG and give that state agency at least 10 days to enter the property and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed (Fish and Game Code, § 1913 exempts from “take” prohibition “the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way”). Concept project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

Birds of Prey

Under Section 3503.5 of the California Fish and Game Code it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

“Fully Protected” Species

California statutes also accord “fully protected” status to a number of specifically identified birds, mammals, reptiles, and amphibians. These species cannot be “taken,” even with an incidental take permit. Section 3505 of the California Fish and Game Code makes it unlawful to “take” “any egret or egret, osprey, bird of paradise, gaura, numidi, or any part of such a bird.” Section 3511 protects from “take” the following “fully protected birds”: (a) American peregrine falcon (*Falco peregrinus anatum*); (b) brown pelican (*Pelecanus occidentalis*); (c) California black rail (*Laterallus jamaicensis coturniculus*); (d) California clapper rail (*Rallus longirostris obsoletus*); (e) California condor (*Gymnogyps californianus*); (f) California least tern (*Sterna albifrons browni*); (g) golden eagle; (h) greater sandhill crane (*Grus canadensis tabida*); (i) light-footed clapper rail (*Rallus longirostris levipes*); (j) southern bald eagle (*Haliaeetus leucocephalus leucocephalus*); (k) trumpeter swan (*Cygnus buccinator*); (l) white-tailed kite (*Elanus leucurus*); and (m) Yuma clapper rail (*Rallus longirostris yumanensis*).

California Fish and Game Code Section 4700 identifies the following “fully protected mammals” that cannot be “taken”: (a) Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*); (b) bighorn sheep (*Ovis canadensis*), except Nelson bighorn sheep (subspecies *Ovis canadensis nelsoni*); (d) Guadalupe fur seal (*Arctocephalus townsendi*); (e) ring-tailed cat (genus *Bassariscus*); (f) Pacific right whale (*Eubalaena sieboldi*); (g) salt-marsh harvest mouse (*Reithrodontomys raviventris*); (h) southern sea otter (*Enhydra lutris nereis*); and (i) wolverine (*Gulo gulo*).

Fish and Game Code Section 5050 protects from “take” the following “fully protected reptiles and amphibians”: (a) blunt-nosed leopard lizard (*Crotaphytus wislizenii silus*); (b) San Francisco garter snake (*Thamnophis sirtalis tetrataenia*); (c) Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*); (d) limestone salamander (*Hydromantes brunus*); and (e) black toad (*Bufo boreas exsul*).

Fish and Game Code Section 5515 also identifies certain “fully protected fish” that cannot lawfully be “taken” even with an incidental take permit. The following species are protected in this fashion: (a) Colorado River squawfish (*Ptychocheilus lucius*); (b) thicketail chub (*Gila crassicauda*); (c) Mohave chub (*Gila mohavensis*); (d) Lost River sucker (*Catostomus luxatus*); (e) Modoc sucker (*Catostomus microps*); (f) shortnose sucker (*Chasmistes brevirostris*); (g) humpback sucker (*Xyrauchen texanus*); (h) Owens River pupfish (*Cyprinoden radiosus*); (i) unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*); and (j) rough sculpin (*Cottus asperimus*).

Local

2004 El Dorado County General Plan

- In addition to federal and state regulations, the 2004 El Dorado County General Plan defines certain goals, objectives, and policies protecting natural resources:
- Objective 7.4.1 of the General Plan states that the County will protect state and federally recognized rare, threatened, or endangered species and their habitats consistent with federal and state laws.
- Policy 7.4.1.1 - The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment of ecological preserves consistent with County Code Chapter 17.71 and the United States Fish and Wildlife Services (USFWS) Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).;
- Policy 7.5.1.4 - Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.;
- Policy 7.4.1.5 - Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary

development is proposed on lands with such resources unless it is determined that the resources exist, and either are or could be protected, on public lands or private Natural Resource lands; and

- Policy 7.4.1.6 – All development projects involving discretionary review (and during Design Review processes for project-specific projects on parcel 1 or 2 for this project) shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan.
- Policy 7.4.4.4: The County shall apply tree canopy coverage standards to discretionary permit review applicable to oak woodland habitats. Parcels having canopy cover by trees of at least 10 percent, as determined from base line aerial photography or by site survey performed by a qualified professional, are subject to canopy coverage retention or replacement standards shown in **Table 4**:

**TABLE 4
TREE CANOPY RETENTION STANDARDS**

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60 % of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10- 19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Listed and Special Status Species

Special-status species are plant and animal species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. A Botanical Inventory Report and two follow-up letter addendums were prepared by Sycamore Environmental Consultants for this rezone and tentative parcel map application, assessing these issues. The result of the information providing are included in **Table 5**.

Table 5
Special-status species for which suitable habitat occurs in the PSA.

Special Status Species	Common Name	Federal Status ^a	State Status ^a	Source ^b	Habitat Present? / Species Observed?
Amphibians					
<i>Rana aurora draytonii</i>	California red-legged frog	T	CSC	1	No/ No
Reptiles					
<i>Phrynosoma</i>	California horned lizard	SC	CSC	1, 2, 3	Yes/No

Special Status Species	Common Name	Federal Status ^a	State Status ^a	Source ^b	Habitat Present? / Species Observed?
<i>coronatum frontale</i>					
Natural Communities					
Gabbroic Northern Mixed Chaparral	--	--	--	3	Yes/ Yes
Plants / CNPS List					
<i>Calystegia stebbinsii</i>	Stebbins' morning-glory	E	E/ 1B	1, 2, 3	Yes/No
<i>Ceanothus roderickii</i>	Pine Hill Ceanothus	E	R/ 1B	1, 2, 3	Yes/ Yes
<i>Chlorogalum grandiflorum</i>	Red Hills soaproot	SC	--/ 1B	1, 2, 3	Yes/ Yes
<i>Fremontodendron californicum</i> ssp. <i>decumbens</i>	Pine Hill flannelbush	E	R/ 1B	1, 2	Yes/No
<i>Galium californicum</i> ssp. <i>sierrae</i>	El Dorado bedstraw	E	R/ 1B	1, 2	Yes/ No
<i>Helianthemum suffrutescens</i>	Amador (Bisbee Peak) rush-rose	SLC	--/ 3	1, 2, 3	Yes/Yes
<i>Senecio layneae</i>	Layne's butterweed (ragwort)	T	R/ 1B	1, 2	Yes/Yes
<i>Wyethia reticulata</i>	El Dorado County mule ears	SC	--/ 1B	1, 2, 3	Yes/Yes

^a **Listing Status** Federal status determined from USFWS letter. State status determined from DFG (2004a,c). Codes used in table are:

E = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare; ***** = Possibly extinct.

Other Codes Other codes determined from USFWS letter; DFG (2004a); and CNPS (2001). Codes used in table are as follows:

SC = USFWS Species of Concern: Taxa for which existing information may warrant listing but for which substantial biological information to support a proposed rule is lacking.

SLC = Species of local or regional concern or conservation significance. An informal term used by some but not all U.S. Fish & Wildlife Service offices.

CSC = DFG Species of Special Concern; **FP** = DFG Fully Protected; **Prot** = DFG Protected

CNPS List (plants only): **1B** = Rare or Endangered (R/E) in CA and elsewhere; **3** = Need more information;

^b **Sources** **1** = From USFWS letter. **2** = From CNDDDB/ RareFind. **3** = Observed by Sycamore Environmental.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

The significance criteria in the biological resources checklist are based on Appendix G of the CEQA Guidelines. These criteria were developed to establish thresholds for determining the significance of impacts pursuant to CEQA (Section 15064.7) and should not be confused with "take" or an adverse effect under the ESA. The following impacts discussion is based upon the biological resources checklist at the beginning of this chapter and analyzes each of them under "a" through "f" in the following section.

Direct impacts are those, which directly destroy occupied or potentially suitable habitat for a part of a species' life history or which causes mortality or injury.

DISCUSSION OF IMPACTS

- a) *Would the project 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?*

The property is not located within the Cameron Park Unit of the Pine Hill Preserve and is located outside of a designated Ecological Preserve identified by the General Plan. As such, the applicant provided a Botanical Inventory Report completed by Sycamore Environmental Consultants dated September 18, 2006 with two follow-up letter addendums dated August 3 and 6, 2007, respectively. In addition to the Botanical Inventory Report and the supplemental information, an Arborist Report assessment of oak woodlands was completed by Phillip R. Mosbacher, certified arborist, dated July 17, 2007 and submitted for review. Such information was provided to identify and assess project-specific impacts to special-status plant and animal species, as well as critical habitats identified by the General Plan, or the area has been found to be comprised of habitat to support such species.

The Botanical Inventory Report, addendums, and Arborist Report concluded that there were several special-status species and/or habitat located on the site (**Table 5**). The following mitigation measures would be incorporated into the concept project to make the impacts less than significant, including those that may be necessary for on and off-site improvements for including road, traffic, as well as primary and secondary access onto the adjacent road easement and through the County courthouse property on the south.

The following mitigation measures are required:

MM Bio-1: Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 1 in-lieu fee for commercial development that is in effect at the time of building permit issuance. The fee shall offset impacts within this mitigation area based on adopted County policies.

Timing/Implementation: Prior to building permit issuance

Enforcement/Monitoring: El Dorado County Planning

MM Bio-2: The applicant shall submit a report to be included in the project file addressing the following:

- a. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.
- b. All horned lizards found on the areas to be disturbed (on and/or off-site), the preconstruction survey shall identify and relocated found species to the property on the east, or as recommended by a qualified biologist.
- c. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property on the east, or as recommended by a qualified biologist.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

MM Bio-3:

A qualified biologist shall conduct a survey within 3 weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey shall be conducted within the property and for areas identified by the development footprint, and areas necessary for road, primary, and secondary access improvements.

- a. If no active nests are found, no further avoidance measures shall be necessary.
- b. If an active nest is located within 200 ft of a construction area, the biologist shall record the location(s) on a site map.
 - -If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency shall be contacted for guidance.
 - -If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist shall establish a minimum 100 ft buffer (Environmentally Sensitive Area) around the nest tree.
 - -The biologist shall delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 ft of a nest tree while young are in the nest.
 - -A biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

MM Bio-4:

The landscaping plan must show that only plants associated with gabbroic northern mixed chaparral shall be planted on graded slopes surrounding the property.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No jurisdictional wetlands were identified on the property (or in areas of off-site impacts) through the review of information provided by the applicant for the concept project, or by staff's research of the 1994 National Wetlands Inventory Maps. This includes review of available information to determine that impacts off-site are also not proposed for road and access improvements, including traffic signal installations. Two ephemeral wetlands were noted by a letter addendum provided by Sycamore Consultants to exist on-site. Between review of the addendum and inventory map, it is inferred that the ephemeral wetlands hold low or no biological value. Also, see a) above. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under CEQA, although Section 1600 of the California Fish and Game Code or Section 404 of the Clean Water Act would not specifically apply because jurisdictional wetlands were not discovered by any of the reference points considered.

A 2081 CESA Incidental Take Permit is required from the California Department of Fish and Game (CDF&G) for this concept project and application due to impacts to special-status species (Table 5). At the time of the preparation of this assessment, an application for the Take Permit had not been filed with the CDF&G. The applicant would need to submit an application and work with CDF&G for affected species. This environmental document and mitigation measures contained in this document would be referenced in the Take Permit. Please refer to the mitigation noted in a) above.

- c) *Would the project 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 wetlands, etc.), through direct removal, filling, hydrological interruption or other means?*

See discussion b) above. Jurisdictional wetlands and/or other waters of the U.S. were not discovered by the reference submitted or available for the reviewed and analysis of this applicant and based on the concept project. As such, the application based on the concept would fill in and potentially make improvements over and across two ephemeral wetlands that exist on site, which have been inferred to have a very low or no biological value. As a result of the review of such information, impacts would be less than significant.

- d) *Would the project 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?*

See a), b) and c) above. Any future construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting raptors and migratory birds; however, under the concept, construction is not proposed, only a rezone and tentative parcel map. Furthermore, in considering impacts based on the concept, removal of habitat at the property (or for on/off-site improvements) would be considered a direct and significant impact if sensitive bird species were taken or deterred from traditional nesting locations. Future construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptors or migratory bird species in the vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impacts. Mitigation listed in this category would reduce impacts to less than significant.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

See a) through d) above. The concept of a bowling alley and office building would require the removal of approximately 2.20 acres of oak woodland tree canopy and proposes to retain about 0.70 acres. The impacts are not consistent with the 90 percent retention standard, because only 27.6 percent of the healthy oak canopy, with a mix between interior live oak and blue oak, would be retained, and not the 90 percent required by current General Plan Policy 7.4.4.4 Option A. Of the 60 oak trees on site, eight were evaluated by the arborist to be in good health. Thirty eight were rated as fair and 14 were in poor health. Twenty-five oaks within the good and fair health categories would be removed, accounting for the 2.20 acres of impacted canopy. According to County guidelines, the ratio of removal to replacement of trees is based on a 200 (1) gallon sapling replacement standard per net acre of oak canopy impact or a 3:1 replacement for oak acorns. Preliminary landscape plans were not submitted for the replacement; however, it appears from the preliminary site and grading plans that adequate space is available for replanting of canopy that would be replaced. A formal landscape plan would be submitted for comprehensive planting and irrigation that would include oak replacement during the Design Review and/or building permit review phase. Such a plan would be required to meet current County policies and standards (Option A). Mitigation has been developed to reduce impacts below significant for this application and by the time an actual development is submitted, Option B (enhanced in-lieu payments, off-site mitigation, or other) may also be available to the applicant.

MM Bio-5:

Prepare tree replacement plan showing the replacement of trees to conform to the El Dorado County Policy 7.4.4.4, Option A and the Interim Guidelines. In the event that Policy 7.4.4.4 Option B is available, the replacement plan shall be prepared in accordance with Option B and/or the Interim Guidelines prepared for that option. Interior live oak saplings are recommended for replaced oak canopy on the property.

Timing/Implementation: Prior to grading permit approval

Monitoring/Enforcement: El Dorado County Planning

MM Bio-6:

Final landscape plans shall show replacement of oak canopy, pursuant to MM Bio-6.

Timing/Implementation: Design Reviews/prior to grading permit approval

Monitoring/Enforcement: El Dorado County Planning

- f) *Would the project 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 are no adopted Habitat Conservation Plans, Natural Community Conservation Plans that are applicable to the property. The concept project would not affect implementation of the USFWS adopted recovery plans for gabbro soil plants which apply to portions of El Dorado County. The property abuts a small portion of the western boundary of the Pine Hill formation; however, the concept project does not conflict with any of the tasks identified in the implementation schedule of the recovery plan for gabbro soil plants. In addition, the County has mitigated for potential disturbance to Pine Hill Endemic plant species throughout the county by creating the Pine Hill Preserve, as well as the established in-lieu fee payments based on County adopted policy. The Pine Hill Preserve protects gabbro soils plants and would result in a less than significant impact to protected plant species with mitigation identified previously in this document.

FINDING: There would be a less than significant impact within the above listed categories with the implementation of specific mitigation that has been prepared for this application and based on a project concept. Under the

mitigation that has been established, the concept development footprint (and related impacts) protects, to the greatest degree practical, and based on provisions of local, state, and federal policies, sensitive site resources including special-status plant/animal species and oak woodland tree canopy. The applicant must work with state and federal agencies to ensure compliance with their requirements related to rare and endangered species.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.5	CULTURAL RESOURCES	Would the project:			
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The property and vicinity is located within the “Motherlode” and was generally affected by the Gold Rush of the 1850s. The continual discovery of gold along the forks and tributaries of the American River established Green Valley Road, which is north of the general area, as a major travel route into El Dorado County and the Sierra. Several small mining camps arose in the vicinity, including Mormon Island, Folsom, Salmon Falls, and Clarksville. Beginning in the 1860’s, as mining activity began to diminish, agricultural communities began to develop in the area.

The property is located in an area that is urbanized and has been previously disturbed by grading and development, although the site has not previously been graded and remains undisturbed. There are no known cultural, archaeological, historical, or paleontological resources in the vicinity of the property.

CEQA presents guidelines at Section 15064.5 and Section 21083.2 for the identification of historical resources and determining their historical significance. The area identified by the development footprint of the concept and for related on and off-site improvements, does not include any cultural resources (e.g., prehistoric sites, historic sites, or buildings) that meet the CEQA criteria for consideration as historical resources or unique archaeological resources.

Based on the *Cultural Resources Study* prepared by Historical Resource Associated dated February 2005, no cultural resources were identified as a result of a records search at the North Central Information Center. In addition, archaeological site survey and reconnaissance was performed which did not identify any historic or archaeological resources.

DISCUSSION OF IMPACTS

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

As discussed above, there are no identified historical resources, as defined in Section 15064.5, located within the vicinity. Therefore, the concept project would have no impact on a historical resource.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

As discussed above, there are no identified historical or archaeological resources, as defined in Section 15064.5, located on the property or within the vicinity. Therefore, the concept project would have no impact on an archaeological resource. However, should a previously unidentified or unanticipated archaeological resource be discovered during project construction (following additional Design Reviews), such improvements would be subject to the provisions of the California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.94 et seq., which protect Native American burials, skeletal remains, and associated grave artifacts regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. In addition to the mandatory compliance with the State regulations identified above, the permit contains typical conditions and specific instructions that must be adhered to by the contractor should a potential cultural resource be accidentally discovered during grading and improvement activities.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

There are no identified unique paleontological resources or sites, or unique geological features located within on the property or within the vicinity. Therefore, the concept project would have no impact on a unique paleontological resource or site, or a unique geological feature. Although it is possible a previously unidentified paleontological feature could be discovered during any construction (following Design Reviews), such construction plans would implement existing policies in CEQA for the protection of paleontological resources. These policies include stopping work in the vicinity of any paleontological resources and a determination of their significance made by a qualified paleontologist. Typical conditions have been added to the permit to address accidental subsurface discoveries, once project-specific Design Reviews (DRs) are processed.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The concept project would be subject to the provisions of the California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.94 et seq., regarding the discovery and disturbance of human remains. It is not anticipated that any human remains would be encountered during project-specific construction of any future project developed under a Design Review (DR) application process. In addition to the mandatory compliance with the State regulations identified above, future construction site plans must also contain specific instructions and measures that must be adhered to by the contractor should any human remains be discovered during construction activities. These instructions state that if unusual amounts of stone, bone, or artifacts are uncovered during construction, all work shall be stopped within 100 feet of the find, and a qualified archaeologist consulted for an on-site evaluation. If the bone appears to be human, the El Dorado County Coroner and the Native American Heritage Commission must be contacted. Therefore, potential impacts from the concept project are considered less than significant.

FINDING: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely and none were discovered during the on-site filed investigation made for the concept project. By implementing typical discovery procedures as conditions in the permit, that would occur during project-specific improvements following Design Reviews (DRs), any chance of an accidental discovery would be accounted for during grading and/or improvement activities and impacts within this category would remain below a level of significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.6	GEOLOGY AND SOILS Would the project:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

El Dorado County is located in the Sierra Nevada geomorphic province of California, which is east of the Great Valley province and west of the Range and Basin provinces. The Sierra Nevada province is characterized by steep-

sided hills and narrow, rocky stream channels. This province consists of Pliocene and older deposits that have been uplifted as a result of plate tectonics, granitic intrusion, and volcanic activity. Subsequent glaciation and additional volcanic activity are factors that led to the east-west orientation of stream channels.

The southwestern foothills of El Dorado County are composed of rocks of the Mariposa Formation that include amphibolite, serpentine, and pyroxenite. The northwestern areas of the county consist of the Calaveras Formation, which includes metamorphic rock such as chert, slate, quartzite, and mica schist. In addition, limited serpentine formations are located in this area. The higher peaks in the county consist primarily of igneous and metamorphic rocks with granite intrusions, a main soil parent material at the higher elevations.

SEISMICITY

Seismicity is defined as the geographic and historical distribution of earthquakes, or more simply, earthquake activity. Seismic activity may result in geologic and seismic hazards including seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides and avalanches, and structural hazards. Based on historical seismic activity and fault and seismic hazards mapping, El Dorado County is considered to have relatively low potential for seismic activity, and is located beyond the highly active fault zones of the coastal areas of California. The County's fault systems and associated seismic hazards are described below.

FAULT SYSTEMS

Earthquake activity is intrinsically related to the distribution of fault systems (i.e., faults or fault zones) in a particular area. The distribution of known faults in El Dorado County is concentrated in the western portion of the county, with several isolated faults in the central county area and the Lake Tahoe Basin. Fault systems mapped in western El Dorado County include the West Bear Mountains Fault; the East Bear Mountains Fault; the Maidu Fault Zone; the El Dorado Fault; the Melones Fault Zone of the Clark, Gillis Hill Fault; and the Calaveras–Shoo Fly Thrust. No active faults have been identified in El Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well-located late-Quaternary fault (DOC 2000); therefore, it represents the only potentially active fault in the County. It is part of the Foothill Fault Suture Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (DOC 1990). All other faults located in El Dorado County are classified as pre-Quaternary (inactive).

SOILS

Soils located on jurisdictional lands on the west slope of El Dorado County consist of well-drained silt and gravelly loams divided into two physiographic regions, the Lower and Middle Foothills and the Mountainous Uplands (SCS 1974a). There are a total of eight soil associations in western El Dorado County. Five soil associations occur in the Lower and Middle Foothills region:

- Auberry-Ahwahnee-Sierra: Well-drained coarse sandy loams and sandy loams formed in material weathered from granitic rocks.
- Auburn-Argonaut: Well-drained silt loams and gravelly loams formed in material weathered from basic rocks and metasedimentary rocks.
- Boomer-Auburn: Well-drained silt loams and gravelly loams formed in material weathered from basic igneous rocks or metasedimentary rocks.
- Rescue: Well-drained sandy loams formed in material weathered from basic rocks.
- Serpentine Rock Land-Delpiedra: Excessively drained to somewhat excessively drained rock land and loams formed in material weathered from ultra-basic rocks.

- Three soil associations are present in the mountainous uplands:
- Cohasset-Aiken-McCarthy: Well-drained cobbly loams and loams formed in material weathered from volcanic conglomerate.
- Holland-Musick-Chaix: Well-drained coarse sandy loams and sandy loams formed in material weathered from granitic rocks.
- Mariposa-Josephine-Sites: Well-drained gravelly silt loams, silt loams, and loams formed in material weathered from metasedimentary rocks.

DISCUSSION OF IMPACTS

a) *Would the project 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?*

There are no known faults crossing through the property or vicinity. The site is not located within an Alquist-Priolo earthquake hazard zone. The concept project would have a less than significant impact concerning fault rupture hazards.

ii) *Strong seismic ground shaking?*

The property and vicinity are considered to be an area of low risk for seismic ground shaking. In addition, the County requires all new structures (following Design Reviews) to be built in accordance with Seismic Zone criteria 3, as set forth in the California Uniform Building Code (UBC), thereby reducing any seismic hazards. Therefore, the risk of adverse effects from ground shaking is considered to be less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. No areas of this type have been identified in El Dorado County; therefore, a less than significant level of impact from liquefaction is anticipated.

iv) *Landslides?*

The concept project would alter slopes and would create large scale cut banks 80 to 100 feet tall that have been fully assessed in this document. Such cuts, banks, and new slopes would be engineered to meet County standards; therefore, the likelihood of landslides is minimal. Eight foot benches would separate each 30-foot height interval of the proposed wall and slopes would be designed to meet the *County's Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983).

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

All grading activities exceeding 50 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* (Ordinance No. 3983). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. The final project-specific site plans must also include Best Management Practices (BMP's) designed to reduce soil erosion. Specifically, these practices include

watering down unpaved surfaces a minimum of four times daily, as well as at the end of the work shift, ensuring construction vehicle speeds of 15 mph or less, and moistening and/or securing tarps on soil piles. The project-specific improvements must also comply with the regulations identified in the Storm Water Management Plan for El Dorado County. Any grading that would occur as part of a formal project-specific Design Review (DR) would be subject to El Dorado County Air Quality Management District's current Fugitive Dust Rule 223-General Requirements (amended July 19, 2005) and Rule 223.1-Construction Activities (adopted July 19, 2005), which would serve to minimize dust and the loss of topsoil from construction. As all grading must comply with the County ordinance and all County Best Management Practices (BMP's) and policies, the concept project's contribution to erosion and loss of topsoil would be considered less than significant.

- c) *Would the project 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?*

The Rescue series soil types found on the property (primarily RgE2, very small percentage RfC) is considered to be moderately stable soils. The ultimate construction of the concept project, referenced by the submitted development footprints (and necessary off-site improvements) would not result in unstable earth conditions. The 416,700 cubic yards of cut that would create cut banks 80 to 100-feet in total height would be engineered to meet the *County's Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983). The property is not located on a geologic unit or soil that is unstable. All plans and activities associated to grading and improvements necessary for a parcel-specific project (and this application) would be designed to meet County standards, and there would be a less than significant potential for on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse with this concept project.

- d) *Would the project 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?*

Expansive soils are soils that increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise during each wet season and fall during each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows, which may result in structural hazards.

Expansive soils are directly related to areas with a high shrink-swell potential. Soil surveys typically rate shrink-swell potential in soils on a low, medium, and high basis. Generally, soils in western El Dorado County have a low to moderate shrink-swell potential. Data from the digital soil survey indicate that 68% of soils in western El Dorado County have a low or moderate shrink-swell rating, but only 0.01% have a high rating; the remaining areas are typically rock formations and are not rated (NRCS 2002). The property and vicinity are not identified as being in an area of expansive soils. As a result, the impact is considered to be less than significant.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

A Facilities Improvement Letter was provided for the concept. That letter identified that with connections and upgrade, that the concept project could connect to the El Dorado Irrigation District utility system, including the existing 6-inch sewer line located in Cameron Park Drive because there is enough capacity. Neither septic tanks nor alternative wastewater disposal systems are part of the concept project. Therefore, there is no impact.

FINDING: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions because County grading, drainage, erosion, and sediment controls would be implemented into the final design following project-specific Design Reviews (DRs) of the project. At which time, during the review of final grading, improvement, and/or building plans, the project-specific improvements shall be designed to meet the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983), to include implementation of Best Management Practices (BMP's) to limit erosion

and run-off pre-and post-construction. In addition, UBC Seismic construction standards shall be implemented into the design of all future buildings. By implementing these typical County design and building code standards required for all formal projects, impacts in this category would remain below significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.7	HAZARDS AND HAZARDOUS MATERIALS	Would the project:			
a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by a Federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR) as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed. (California Code of Regulations, Title 22, Section 66261.10)

Chemical and physical properties cause a substance to be considered hazardous. Such properties include toxicity, ignitability, corrosivity, and reactivity. CCR, Title 22, Sections 66261.20-66261.24 define the aforementioned properties. The release of hazardous materials into the environment could potentially contaminate soils, surface water, and groundwater supplies.

Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination. In addition, the El Dorado County Environmental Management Department maintains records of toxic or hazardous material incidents, and the Central Valley Regional Water Quality Control Board (RWQCB) keeps files on hazardous material sites.

Most hazardous materials regulation and enforcement in El Dorado County is overseen by the El Dorado County Environmental Management Department that refers large cases of hazardous materials contamination or violations to the Central Valley Regional Water Quality Control Board (RWQCB) and the California State Department of Toxic Substances Control (DTSC). It is not at all uncommon for other agencies such as the Air Quality Management District (AQMD) and both the Federal and State Occupational Safety and Health Administrations (OSHA) to become involved when issues related to hazardous materials arise.

Several hazardous materials databases were searched to determine the potential for the presence of hazardous materials and hazardous waste on the property and vicinity. These databases are listed below.

FEDERAL RECORD SOURCES

- NPL – National Priority List;
- CERCLIS – Comprehensive Environmental Response, compensation, and Liability Information System;
- CERCLIS-NFRAP – CERCLIS No Further Remedial Action Planned;
- RCRIS – Resource Conservation and Recovery Information System;
- ERNS – Emergency Response Notification System;
- BRS – Biennial Reporting System;
- ROD – Records of Decision;
- TRIS – Toxic Chemical Release Inventory System;

- SNAP – Superfund NPL Assessment Program Database;
- RCRA Info – Resource Conservation and Recovery Act Information;
- EPA’s Envirofacts – Environmental Protection Agency Envirofacts Database.

STATE RECORD SOURCES

- CAL-SITES – Contains potential or confirmed hazardous substance release properties;
- CORTESE – “Cortese” Hazardous Waste and Substances Sites List (applicant to certify);
- SWF/LF (SWIS) – Solid Waste Information System;
- LUST – Leaking Underground Storage Tank Information System;
- CA UST – Active Underground Storage Tank Facilities.

NATURALLY OCCURRING ASBESTOS

As discussed above in the Air Quality Section, serpentine rock, which may contain Naturally Occurring Asbestos (NOA) is known to be present on the property or vicinity, though according to the County Environmental Management Department’s “Asbestos Review Areas” map, it is not likely to occur on the property and vicinity. Serpentine rock containing NOA could release NOA into the air when the rock is broken or crushed.

AIRPORT COMPREHENSIVE LAND USE PLAN

The property is located within and is subject to the adopted Cameron Park Airport Comprehensive Land Use Plan (CLUP) adopted June 4, 1986. That document establishes a specific planning boundary map and comprehensive land use plan that defines compatible types and patterns for any future development, including height restrictions, noise compatibility, and safety of persons on the ground. The Federal Aviation Administration (FAA) is particularly interested in height restrictions that are necessary to insure that objects would not impair flight safety or decrease the operational capability of the airport. Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, define a series of imaginary surfaces surrounding all public use airports. Although the FAA has interests in the construction of structures that exceed the imaginary height restriction, the California State Division of Aeronautics is responsible for the permit authority. This property is located partially within the 55 to 60 Community Noise Equivalency (CNEL), and to a lesser degree the 60 to 65 and 65 CNEL noise contours. It is also located entirely within the Safety Area 3 (Overflight Zone) and subject to a 7:1 transitional surface height limitation.

DISCUSSION OF IMPACTS

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

The concept project identifies an indoor bowling alley with various other uses and an office building. Following future site-specific Design Reviews (DRs), only small and acceptable amounts of hazardous materials or substances would be used during construction or remaining on the premises after construction. At such time, the proper use and storage of any hazardous material or substances would be required and exposure to potential explosions or spills would be minimized. If explosives are used for future grading, such activity would only occur in conformance with State and County applicable laws. In this case, the El Dorado County *Hazardous Waste Management Plan* serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and property of residents in the vicinity. All hazardous material uses would

be required to comply with all applicable local, state and federal standards associated with the handling and storage of hazardous materials, therefore, these impacts are considered less than significant.

- b) *Would the project 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?*

Future Design Reviews (DRs) for a specific project (see Land Use category) would be required and construction activities associated to such a formal project would include refueling and minor maintenance of construction equipment on location, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during such construction activities would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. Should any fuel and/or oil spills occur, they would take place in areas where there are few (or no) residences or other land use activities sensitive to hazardous material releases, and these spills would likely be minor.

Additionally, as discussed in Air Quality category, any future site-specific project would need to be fully assessed during a formal Design Review (DR) application process. As such, it is known that future grading activities in certain areas of El Dorado County have the potential to release NOA into the air. Though the potential release of NOA could happen through normal construction activities (i.e., not just as a result of upset or accident conditions), it is addressed here since this checklist does not provide a specific focus on naturally occurring hazardous materials. Also discussed in the Air Quality category, any grading required for formal project construction would be subject to El Dorado County Air Quality Management District (AQMD) current Fugitive Dust Rules 223. Therefore, the impact is considered less than significant.

In addition, the concept project would not result in any reasonably foreseeable upsets or accidents involving the release of hazardous materials into the environment. Chemicals for any future facility maintenance activities must be stored and used onsite in quantities greater than 55 gallons for liquids, 500 pounds for solids, and/or 200 scf (standard cubic feet) for gasses would require an annual business plan to be submitted to Environmental Management's Solid Waste and Hazardous Materials Division (HazMat). If the facility uses gaseous chemicals, or liquid held under pressure in quantities greater than 100 pounds, compliance with the State Office of Environmental Safety's California Accidental Release and Prevention (CalARP) provisions, including "Off-site Consequence Analysis" and "Worst Case Analysis", would be required.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?*

There are no schools within one-quarter (0.25) mile of the property. As discussed in the Air Quality section, minor amounts of dust and emissions from construction equipment would be released, but such issues would be addressed during a formal Design Review (DR) application process that would be necessary for parcels 1 and 2 at a later date, as well as the controls established for the regulations identified in b), above. As such, impacts in this category are less than significant for the current proposal.

- d) *Would the project 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?*

The County's AQMD reviewed the databases necessary associated to this category. The result was that this property is not on any such list, compiled pursuant to *Government Code Section 65962.5*. It is unlikely that the site would be affected by contamination from hazardous materials. There would be no impact.

- e) *For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?*

This property is located within and is subject to the regulations of the Cameron Park Airport Comprehensive Land Use Plan (CLUP). Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport.

The concept project considers development limitations and provided a preliminary grading plan that would allow future buildings and all associated structures to be built below the navigable airspace of the Cameron Park Airport. This airspace is a 7:1 imaginary transitional surface that begins at a 125-foot measurement from the centerline of the air landing strip extending at 7:1 angle skyward and away from the air landing strip. In addition, this property is not located within the flight path, only the airspace surrounding and on the periphery of the airport. Since information for a concept bowling alley and office building were provided for review that identified building elevations situated below the height limitations posed by the transitional surface, the concept, included for review in conjunction with the rezone and tentative parcel map would have a less than significant impact.

- 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?*

See discussion under e) above. The property is not in the vicinity of any private airstrips; therefore, there is no impact in this section.

- g) *Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The concept project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the property and vicinity. Primary and secondary access would be maintained for both parcels, at all times. The County emergency response plan is located within the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.

- h) *Would the project 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?*

The property is located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). The Department of Transportation (DOT) added a condition to the project permit that would require establishment of a reciprocal access agreement on both parcels to establish primary and secondary access rights. Both parcels would observe and must provide primary road access onto Cameron Park Drive, as well as provide a secondary means of access that would be constructed between parcel 2 and the adjacent County courthouse property to connect to Meder Road. With improvements referenced and assessed by this document under the concept scope, this would ultimately provide effective circulation during an emergency, including during wildfire events. Impacts for all primary and secondary access have been assessed in the Biological Resources category, with specific mitigation developed, for associated off-site impacts. Such improvements would again be considered during the required Design Review (DR) application process (see Land Use category) to ensure consistency with County policies and this document. Based upon the location of the nearest fire station, availability of multiple access points to the new parcels, fire flow requirements for fire suppression and provisions within the County emergency response plan, impacts from wildland fire is less than significant.

FINDING: The concept project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials. Any future construction activities following review of Design Reviews (DR's), as discussed in the Land Use section, would be required to meet the County's Fugitive Dust Rule 223. Stored materials must be stored pursuant to County Air Quality Management District (AQMD) standards. The

property is within and subject to the Cameron Park Comprehensive Land Use Plan (CLUP) Safety Area 3 (Overflight Zone) and noise contours, however, the uses identified by the concept have been considered based on the CLUP use standards that allow such uses. Future reviews of actual uses would be made during the Design Review (DR) application process to ensure that such uses are compatible within the CLUP Overlay Zone 3. The preliminary grading design of the concept includes excavation of 416,700 cubic yards of dirt, most of which would be hauled to an undisclosed location off-site, and based on the development footprint identified by the preliminary plans that have been submitted for review. Because of such large-scale grading, future buildings would be tucked into the hillside to be below the 7:1 transitional surface of the airport. Proper fire infrastructure, including a primary and secondary means of access, would be incorporated into the design under the concept, as well as during the DR review phase, with an easement to be shown on the final map and reciprocal access rights recorded for sharing access between parcels 1 and 2 for primary and secondary. The site is in close proximity to the Cameron Park Fire Department and there are appropriate fire response times to this property. By implementing the mitigation for noise, there would be a less than significant level of impact.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8	HYDROLOGY AND WATER QUALITY	Would the project:			
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The property and vicinity are located within the limits of unincorporated El Dorado County. The property is located within the 1,265-square mile Cosumnes River watershed, which encompasses the southern region of El Dorado County, extending from its headwaters at the Iron Mountain Ridge in the Sierra Nevada, west to its confluence with the Sacramento River in Sacramento County (El Dorado County, 1998).

DISCUSSION OF IMPACTS

a) *Would the project violate any water quality standards or waste discharge requirements?*

The concept project would consist of a bowling alley building and an office building, which identifies an on-site disturbance of 9.6 acres of the 10.54-acre property. Traffic and transportation improvements within the road easement (on and off-site) and for access (primary and secondary) are included in the concept’s assessment within this category. Because project-specific Design Review (DR) applications would be required in the future and prior to development activities occurring on parcels 1 and/or 2, reviews for consistency with National Pollutant Discharge Elimination System (NPDES) permitting program would be made, at the appropriate phase during and following the DR reviews, prior to grading permit issuance of a formal project design. Such review would require the implementation of Best Management Practices (BMP’s). This would minimize water quality impacts from construction at the appropriate time, and no construction would occur with this rezone and tentative parcel map application. BMP’s applicable to the concept and formal project would be included in the concept project’s final site plans, in this case following the DR review, which would be made available for public review at the El Dorado County Department of Transportation. The project concept information submitted to date, for the rezone and tentative parcel map would ultimately include a series of required BMP’s to ensure that water quality standards are not violated during future construction and site grading activities, following DR review and approvals. Such issues are addressed in this section. Required BMP’s related to grading and drainage includes but are not limited to:

- Adequate erosion control practices would be installed to ensure that sediment in excess of pre-project site conditions would not leave the property.
- Areas involving extensive grading and shaping would require stockpiling and re-use of topsoil to provide adequate re-vegetation.
- The applicant’s engineer would identify erosive velocities in water conveyance structures. Where necessary, riprap or similar practices would be required.
- An erosion control plan would be reviewed with the Resource Conservation District and a County Department of Transportation representative.

Due to the use of BMP's as required by El Dorado County and the NPDES permit, any future construction activities associated to the concept project and/or Design Review (DR) improvements would cause less than significant impacts to water quality and would not violate any existing waste discharge requirements.

- b) *Would the project 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)?*

The concept project would not contain elements that add to or draw from groundwater. The concept would result in negligible increases in impervious surfaces on the property and for off-site improvements. However, this small increase in impervious surfaces would not impact the groundwater recharge rate. Less than significant impacts to groundwater supplies or groundwater recharge are anticipated.

- c) *Would the project 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?*

Storm water infrastructure improvements are proposed as part of the concept project and include upgrades necessary for the installation of an underground extended detention basin/pipe. Pre-development conditions are adequate to handle the flow for a 100-year storm event, which would not exceed the capacity of the 30-inch pipe located adjacent to Cameron Park Drive at the northwest corner of the property. However, post-development flow of the concept and shown development footprint identified by the preliminary grading and drainage plans has been found to have an increase in runoff of 2.7 percent. As identified by the information, by installing the underground detention basin on site, the flows would be controlled to pre-development conditions. The improvements necessary for the underground detention facility for the concept would include a 12-inch orifice and two 6-inch orifices as the peak discharge control at the locations of manholes 3d and 2d identified in the concept project preliminary drainage study plans. There would be an upsize in pipes CO 4F, CO 2d, and CO 1d that would terminate at the 12 inch orifice and 6 inch orifices, respectively. As a result, the concept project would not substantially alter existing drainage patterns on the property or vicinity. The concept project would not take place in or near a stream or river, and, as discussed in question a), above, the concept would be subject to the requirements of El Dorado County BMP's and NPDES permit requirements, which would minimize erosion and siltation from the concept provided. Additionally, future site plans (following DR approvals) would include measures to control drainage and runoff from the site that must be adhered to by the contractor. Therefore, a less than significant impact to existing drainage patterns and off-site streams and rivers are anticipated.

- d) *Would the project 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 that would result in flooding on- or off-site?*

Refer to discussion c) above. Proposed storm water infrastructure improvements are designed to keep water drainage runoff to pre-development levels; therefore less than significant impacts to drainage patterns and flooding are anticipated.

- e) *Would the project 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?*

Please reference question b) and c) above. The concept project would cause a slight increase in the quantity of runoff generated in a storm event through the increase in impervious area associated with pavement surfaces referenced by the development footprint provided for this application. This increase would be contained within storm drains sized and constructed in accordance with El Dorado County standards, and based on the

preliminary drainage design provided. Therefore, the concept and this application would have a less than significant contribution to the amount and quality of storm water flows in the area.

f) Would the project otherwise substantially degrade water quality?

Please refer to questions a) through e) above. The concept would be subject to the requirements of the El Dorado County BMP's and the requirements of the NPDES permit during future construction (following Design Review) in order to ensure that there would be no substantial degradation of water quality during and following construction or operation of a formal project. This impact is less than significant.

g) Would the project 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?

The FEMA Flood Insurance Rate Map for the project area, (Panel No. 0725 C, December 4, 1986), establishes that the property is not within a mapped 100-year floodplain, but within Flood Zone C "areas of minimal flooding". Therefore, there would be no impact.

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?

See response to c) and g) above. The concept would not impede or redirect any 100-year flood flows.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?

See response to c) and g) above. The concept would not be subject to natural flooding or flooding due to the failure of a levee or dam; therefore, no impact related to floods or flooding is expected.

j) Would the project be subject to inundation by seiche, tsunami or mudflow?

The property is not located near any ocean coast or seiche hazard area and no potential for mudflow is anticipated. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be low and by engineering the cut and slopes to meet El Dorado County *Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983), the concept would have a less than significant potential for impacts involving seiche, tsunami, or mudflows.

FINDING: Grading, erosion, and sediment control methods, combined with the implementation of Best Management Practices (BMP's) in accordance with National Pollutant Discharge Elimination System (NPDES) permitting program would be designed to control hydrological discharge with a formal and site-specific project under a Design Review (DR) application process. Based on the information provided assessing the development footprint shown for the concept that disturbs 9.6-acres of the property and off-site improvements for transportation and access improvements would be made with impervious surfaces. BMP's would be reviewed and implemented at or following the Design Review (DR) stage and prior to the issuance of any County issued grading or building permits. Drainage facilities would be upgraded based on the concept to address hydrologic flow and run-off. As a result, there would be a less than significant level of impact within this category.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.9	LAND USE AND PLANNING	Would the project:			
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The 2004 El Dorado County General Plan regulates Land Uses on the property and within the vicinity. The proposed concept is consistent with the development standards contained within the El Dorado County Zoning Ordinance, as well as with its designated land use development goals of the General Plan. This is because the concept is not a formal project, in that it is only being assessed as part of the current application for a rezone and tentative parcel map, with assessments being made for necessary improvements in the categories of this document being assessed based on the submittal information provided and analyzed. The vicinity is largely urbanized and is surrounded by similar commercial land uses, to a lesser degree residences nearby.

DISCUSSION OF IMPACTS

a) *Would the project physically divide an established community?*

The concept of a bowling alley facility and office building would not disrupt or divide the physical arrangement of an established community. The site would be rezoned for consistency and because the zoning needs to be adjusted to comply with the Commercial (C) General Plan land use designation currently assigned to the property. The uses of the concept that are associated to the rezone would also comply with the General Plan designation because the site would shed a portion of its zoning, the Estate Residential Ten-Acre (RE-10) zone, to be changed entirely to Planned Commercial (CP). In addition, because a specific project was not provided, but only a concept was submitted to consider the request for the application, a mitigation measure has been developed for b), below, that would require a Design Control (DC) overlay be added to the zone of the property. Overall, the concept is compatible with the adjacent and surrounding airport and commercial uses, and site-specific Design Review (DR) applications would be processed prior to issuance of grading or building permits. All residential structures and areas in the vicinity are separated from this property by other parcels or by topographic variations. There would be a less than significant impact.

- b) *Would the project 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?*

The concept project would be consistent with the applicable land use plan, including its policies, because mitigation for this category has been developed that would require the addition of the Design Control (DC) overlay to be added to the site's Planned Commercial-Airport Safety District (CP-AA) zone designation. The effect of the mitigation would reduce impacts in this (and many other) categories because future site-specific projects for parcel 1 and 2 would need to be formally prepared and submitted for a discretionary staff level Design Review (DR). That process would require elements that were not analyzed by this application and document be analyzed, including for CEQA, at a later date. As a result, this application has been assessed for the appropriate level of review based on the policies of the General Plan, Zoning Ordinance and subdivision policies. Improvement required based on the concept and development footprint developed for the concept would be required and have been assessed in the appropriate categories of this document.

In addition, a specific assessment for the concept was made because of its location within the Cameron Park Airport Comprehensive Land Use Plan (CLUP) Safety Area 3 (Overflight Zone). The assessment identified that 'Indoor Recreation Services', 'Eating and Drinking' establishments, and all 'Personal and Business Services' typical for an office building is compatible within this zone. These uses were identified and were based on the concepts provided as part of the application materials provided for review and analysis. Since this rezone and tentative parcel map application would not be the ultimate entitlement required for processing final uses on the property, the following mitigation has been prepared to lessen impacts in this category below a significant level.

MM Land Use-1: A Design Control (DC) zone overlay to control development activity shall be added to the Planned Commercial-Airport Safety (CP-AA) zone.

Timing/Implementation: As part of this rezone and tentative parcel map (AZ05-0001, P05-0010) application

Enforcement/Monitoring: El Dorado County Planning Services

MM Land Use-2: A complete Design Review (DR) application must be processed prior to building permit approvals for either parcel 1 and/or 2. A CEQA document shall be prepared to address project-specific impacts not identified in the current analysis. Submittal checklist items that shall be required for the DR application (revised 8/02) include the following: 1-9, 10 (site specific oak assessment based on Option A or B noted in the Biological Resources section), 13 (Noise Study for 'acoustical analysis' based on the Noise section), 17 (Air Quality Study based on the Air Quality section), all 'Site Plan Requirements' 1-19, all 'Landscape Plan Requirements' 1-5, and all 'Plan of Building Elevations' 1-3. On/off site impact for Archaeological resources (#11), wetland investigation (#12), biological resources/special status plant and animal species (#14), preliminary grading and drainage (#16), have been provided for the concept for the rezone and based on the preliminary grading and drainage plans. The traffic study prepared for this application assesses a concept scope. Should site-specific projects on parcels 1 and/or 2 substantially conform to the concept scope, then additional assessment may not be required, as determined by the Department of Transportation (DOT). In case the scope does not substantially conform to the concept currently analyzed, then modifications or new studies must be submitted for review and assessment based on a formal site-specific project scope. All submittal checklist items for the DR must provide adequate

information to ensure consistency with County General Plan, Zoning, and subdivision policies.

Timing/Implementation: *Design Review application*

Enforcement/Monitoring: *El Dorado County Planning Services*

MM Land Use-3:

Prior to the issuance of building permits, the applicant shall illustrate how parcel specific projects conforms to the approved Design Review (DR) application materials submitted for review and upon DR approvals by the County.

Timing/Implementation: *Building plan reviews*

Enforcement/Monitoring: *El Dorado County Planning and Building Services*

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No habitat conservation plans or natural community conservation plans are in place now or applicable to the property or vicinity. The concept project would have no impact with regard to these types of plans.

FINDING: The application would rezone the property from Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety District (CP-AA) to be consistent with the Commercial (C) General Plan land use designation that currently exists on the entire property. Mitigation has been added that requires the Design Control (DC) overlay be included in the final rezone that would result in the property zoning being changed to Planned Commercial-Design Control-Airport Safety District (CP-DC-AA) for the entire property. Because of the DC overlay, a staff level Design Review (DR) application would be required prior to issuance of building permits for development on parcels 1 or 2. The intent of the DR application is to assess project-specific impacts based on a formal project because this application requests only a rezone and tentative parcel map, but no formal project, with exception to the concept and information provided to assess the development footprint and (on and off-site) improvements necessary to consider the current application. As such, this concept project has been assessed based on all County policies affecting the Land Use category. A preliminary grading and drainage plan was provided and should the Design Review (DR) process substantially conform to the information provided, then select additional information would be required and appropriate CEQA analysis would be necessary based on such a formal project. In case the Design Review (DR) submittal materials do not substantially conform to the information provided for this review and assessment, then updated studies and CEQA assessments would be necessary. The location of this property and concept uses are compatible with the surrounding area because commercial uses and development exists along this section and on both sides of Cameron Park Drive. Because this property is located within the Cameron Park Airport influence area, a review of the Comprehensive Land Use Plan (CLUP) for use compatibility was made and the concept uses were found to be compatible. Follow-up use considerations would be necessary during the DR application process. As a result, impacts proposed in this category would remain below significant with the implementation of developed the mitigation.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.10	MINERAL RESOURCES	Would the project:			
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

El Dorado County is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, gold in particular, are considered the most significant extractive mineral resources. No mineral extraction activities occur within or in the vicinity of the site. The property and vicinity is not within an area of known mineral resources as identified in the 2004 El Dorado County General Plan.

DISCUSSION OF IMPACTS

- a) *Would the project 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?*

The concept proposes to excavate 416,700 cubic yards of dirt. However, there would be no extraction of any mineral or energy resources and there would be no restrictions placed on accessing known mineral resource areas by this concept. This application would not conflict with energy conservation plans, use non-renewable resources in a wasteful manner or result in the loss of availability of a known mineral resource; therefore, there would be a less than significant level of impact.

- b) *Would the project 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?*

See response to a) above. The concept would have a less than significant level of impact on mineral resources.

FINDING: There would be no excavation of dirt at this time, however, the excavation of a large quantity of dirt has been assessed with the concept for this category. As a result, there would be no significant amount of loss of mineral or energy resources because no extraction of such resources is proposed with this concept. The site has not been listed as one that is of known local, regional, or state mineral importance and there would be a less than significant impact in this category.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.11	NOISE Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Of the existing noise sources in the region, the most prominent for this project is the traffic-related noise from Cameron Park Drive and more prevalent, the noise generated by the Cameron Park Airport. Because the concept project would be commercial and indoor, any future parcel-specific project would need to attenuate noise levels, at the appropriate time, to ensure that interior noise levels from the airport operations, or other sources would not affect interior noise levels. These requirements are outlined by General Plan Policy 6.5.1.2 and 6.5.1.3, Tables 6-1 and 6-2, and the Cameron Park Airport CLUP, as applicable. Policy 6.5.1.11 of the General Plan regulates temporary construction noise.

GOAL 6.5: ACCEPTABLE NOISE LEVELS

To ensure that County residents are not subjected to noise beyond acceptable levels. The concept project is only a concept, and any formal project would provide proper assessments and attenuation in the form of construction methods and materials to limit the chance of noise exposure.

Policy 6.5.1.9

Noise created by new transportation noise sources, excluding airport expansion but including roadway improvements, shall be mitigated so as not to exceed the levels specified in **Table 6-1** and/or **6-2** at existing noise-sensitive land uses, and for the concept commercial project to specifically address for interior noise exposure from outside sources.

Policy 6.5.1.11

The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a formal project (following Design Reviews for this application). Future construction activities must occur between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends. Construction shall not be allowed on Sundays and federally recognized holidays. Exceptions are allowed if it could be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards. Such issues would be addressed with subsequent Design Review (DR) application and prior to the issuance of grading and/or building permits.

DISCUSSION OF IMPACTS

- a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?*

CONSTRUCTION-RELATED NOISE

Construction would not proceed with this rezone and tentative parcel map application. However, future construction activities based on future processing of site specific Design Review (DR) applications would need to be assessed and a comprehensive Noise Study would need to be prepared and submitted for review. Such a study would be required to be prepared based on adopted County policies and standard established by the General Plan, General Plan EIR and General Plan DEIR. Potential impacts related to construction-generated noise would be reduced to less than significant through compliance with El Dorado County General Plan Health, Safety, and Noise Element Policy 6.5.1.11. The El Dorado County Department of Transportation, Buildings Services, and Planning Services shall be responsible for enforcing the requirement at the appropriate time.

TRAFFIC/AIRPORT RELATED NOISE

Predicted Traffic/Airplane Noise Levels

The FHWA Model, or appropriate assessment method, would need to be employed during the Design Review (DR) phase to determine future traffic noise impacts (and airport noise effects) on interior (or other) noise levels resulting from an actual project or related construction. In the event that a bowling alley and/or office building is proposed as a formal project, then for each of those uses and related use activities an appropriate noise assessment would be required. Future assessments of traffic volumes associated to noise, as well as airport operation noise contours would be taken into consideration. Such information would draw on the Draft Environmental Impact Report (DEIR) for the 2004 adopted General Plan, the policies of the 2004 General Plan, and its approved Final EIR.

Mitigation has been prepared to assure that noise related issues are addressed during the Design Review (DR) phase following the process of this application for a rezone and tentative parcel map. Impacts would be reduced below significant.

MM Noise-1: Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall prepare a Noise Study to assess noise impacts for traffic, airport, and/or related noise

generating activities. The study shall be prepared based on the Draft Environmental Impact Report (DEIR) for the 2004 adopted General Plan, the policies of the 2004 General Plan, and the approved Final EIR.

Timing/Implementation: Design Review applications

Enforcement/Monitoring: El Dorado County Planning/AQMD

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Please see a) above. Groundborne vibration or groundborne noise levels would be assessed during Design Review (DR) applications. There would be a less than significant level of impact in this category.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to the analysis in discussion a) above. The impact is less than significant.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Noise generated from equipment during construction activities would result in periodic increases in ambient noise levels in the vicinity of the property with a formal project. However, with this rezone and tentative parcel map, there is not formal or site specific project. Such impacts would be less than significant because no development is proposed. Please refer to a) above.

- e) *For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

A project permit requires that an Avigation Easement be recorded for both parcels 1 and/or 2. General Plan Policy 6.5.2.1 requires that all projects, within the 55 dB/CNEL contour of a County airport would need to be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the CLUP identifies that portions of this property are located partially within the 55 to 60 dB/CNEL contour, and to a lesser degree the 60 to 65 and 65 CNEL an 65 CNEL. Although the dB/CNEL lines are not shown on the concept project site plan, it is apparent that the approximate location of the buildings falls within the sensitive noise contours. It is also apparent that a portion of the site is within the higher noise frequency area, but the building footprints associated to the concept would be located outside of these more sensitive noise contours at or exceeding the 65 dB/CNEL. About half of the concept bowling alley would be located within the 55 to 60 dB/CNEL noise contour, with a very small portion within the 60 to 65 dB/CNEL contour. The office building would have over half of the building within the 55 to 60 contour, with the portion exposed to 60 to 65 dB/CNELs. The CLUP identifies normal construction standards for buildings within the 55 to 60 dB/CNEL contour, with enhanced building construction methods such as sealed windows, forced air ventilators, with an acknowledgement that outdoor activity may be interrupted for buildings and uses within the 60 to 65 dB/CNEL. Outdoor areas would be subject to noise from the CLUP, however, the CLUP has anticipated this effect and finds it to be consistent because outdoor use areas would be used temporarily and not for long period of time by those that visit or work in the bowling alley or the office building. Mitigation has been developed to address noise.

- f) *For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Refer to e) above. The property is not located within the vicinity of a private airstrip.

FINDING: With this rezone and tentative parcel map, there would be no immediate noise related impacts; however, such impacts have been anticipated based on the various issues outlined in this section. Specific mitigation has been developed to address noise during future Design Reviews (DR's). As a result, impacts with the current application for a rezone and tentative parcel map remain below significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.12 POPULATION AND HOUSING Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed concept project consists of preliminary development concepts for a bowling alley (with accessory uses) and an office building, as noted in the scope at the beginning of this document.

DISCUSSION OF IMPACTS

- a) *Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*

The concept project includes a bowling alley building and an office building. Therefore, the concept would not contribute to or increase the population in the area because these types of uses are ancillary to residential development. Such uses would provide entertainment and employment opportunities for the surrounding community. In the event that residential growth results from the additional job opportunities or recreational opportunities that would be created with the concept, such growth has already been considered and anticipated by the adopted 2004 General Plan and a less than significant level of impacts would result in this category because of this concept project.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No structures or residential houses would be displaced as a result of implementation of the proposed concept project, and there would be no impacts on existing housing.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

As discussed in b) above, the concept project would not involve the removal or relocation of any housing, and would therefore, not displace any people or necessitate the construction of any replacement housing.

FINDING: The concept project considers improvements that would be necessary for a bowling alley, its accessory uses, along with an office building. Although this would add entertainment and job opportunities to the region, any anticipated population growth that would result because of this concept project has been anticipated by the adopted 2004 General Plan. There would be no displacement of structures because the parcel is vacant, and there would be no displacement of people. Impacts in this category would remain less than significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.13	PUBLIC SERVICES 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 following public services:				
a)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed concept project identifies a 62,640 square foot bowling alley building and a 39,722 square foot office building. Both are identified as 2-stories. The El Dorado County Sheriff provides general public safety and law enforcement services for the property and vicinity. The Cameron Park/CDF Fire Department provides fire protection services and emergency services to the property and area. Additionally, the County provides maintenance of public facilities, including area roadways.

DISCUSSION OF IMPACTS

Would the rezone and tentative parcel map 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 following public services:

a) *Fire protection?*

The Cameron Park Fire District currently provides fire protection services to the property. The concept project would result in a minor increase in demand for fire protection services. Comments from the Fire District were provided and it is apparent that with the implementation of necessary fire safety measures, to include, but not be limited to, a secondary fire access through the adjacent courthouse property, fire sprinklers, and hydrants, this concept would provide the necessary fire safety measures and improvements. Regarding the primary and secondary access, the primary access on Cameron Park Drive would be shared between the two properties. Secondary access connecting the site to Meder Road via the County courthouse property would also be required to be shared to provide for adequate emergency circulation onto and off the property.

The site is adjacent to a major 2-lane road and the established minimum level of service for the fire district in a Community Region is an 8-minute response to 80 percent of the population. As a result, fire apparatus and personnel would be able to easily access the property from this main road, and the location of the fire department is close enough to provide the necessary response time. Following Design Reviews (DRs), the Fire District would review the building permit plans to determine compliance with their fire standards, including, but not limited to: location of fire access alignments, fire hydrants, accessibility around parking areas and buildings,

turning radii within the parking lots, fire sprinklers within buildings, building identification and construction planning.

b) Police protection?

The property would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. Currently, the County has .89 sworn officers per 1,000 daytime population compared with a statewide average of 1.8 officers per 1,000 residents. However, this comparison is not valid based upon the large rural tracts in the County with sparse population, large concentrations of Forest Service and Bureau of Land Management lands, and an overall low crime rate. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of the concept of a bowling alley with related uses and an office building would not significantly impact the achievement of this goal, or significantly impact current response times to the property.

c) Schools?

The concept project is an indoor bowling alley with an arcade, miniature golf, and restaurant along with an office building on a separate parcel; which would not result in an increased demand for schools.

d) Parks?

The concept project is an indoor recreation and entertainment building and an office building located on separate parcels. The recreation and entertainment portion of the concept would decrease the demand on park facilities as people use this facility for recreational purposes. The office building would have a negligible demand on park services and those of the office would be able to use this facility as well for recreational purposes. There would be no impacts.

e) Other public facilities?

The concept project would not substantially increase the local population to a degree where acceptable service ratios would be adversely affected. The concept would not create any significant impacts to the service levels of any other public service providers.

FINDING: The concept project would be required be designed during and following Design Review (DR) applications to provide the correct level of fire infrastructure and suppression facilities based on its location and anticipated commercial uses. Such improvement would be designed to El Dorado County Fire Safe Standards. This includes sharing primary and secondary access rights between the two properties for general purposes. The proximity of this site to the Cameron Park Fire Department and Cameron Park Road would provide convenience in accessibility and fire delivery in case on an emergency. Police service would be negligibly impacted. School, park, and other services would not be impacted because this concept provides a recreational and entertainment facility as well as business/employment opportunities. Those of the office concept would be able to use the opportunities made available by the indoor recreational facility. There would be a less than significant level of impact.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.14 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The El Dorado County Parks and Recreation Department serves the property and the area. However, no recreational facilities have been identified in the vicinity and there are no known plans to develop new recreational facilities in the vicinity. The concept project does not contain any features that would create additional recreation facilities outside the concept project.

DISCUSSION OF IMPACTS

- 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?*

The concept project would not create any new demand for any type of recreational facilities because of the nature of an indoor recreational facility. Such a facility would be used by the community and the concept office occupants.

- b) *Does the project include recreational facilities, or require the construction or expansion of existing facilities, which might have an adverse physical effect on the environment?*

The concept project would require any future construction, and only following Design Review (DR) application approvals, to develop a bowling alley building and office building. All of the impacts associated to the environmental effects of the concept footprint for development, as illustrated on the tentative parcel map plan view, with specific uses as referenced in the scope, have been considered by this document. There would be a less than significant level of impact for this section.

FINDING: There would be no added need to provide parks and no recreational facilities would need to be provided because this concept identifies an indoor recreational bowling alley and accessory uses, along with an office building. Although this would add entertainment and job opportunities to the region, the need to expand park or park facilities would not be significant because the facility would serve the public's interest in providing recreational opportunities. Residents and visitors would be drawn to this recreational facility, as well as suitable and existing park facilities located countywide. In this category, impacts would remain less than significant.

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

ENVIRONMENTAL SETTING

The circulation system for El Dorado County consists of a roadway network that until recently, was primarily rural in character, but is rapidly urbanizing in the western portion of the County. U.S. Highway 50 is the primary transportation corridor connecting the County's major population centers. Other State highways, County arterials, and a network of local public and private roads constitute the remainder of the roadway system.

DISCUSSION OF IMPACTS

- a) *Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?*

A Traffic Impact Assessment was performed June 26, 2007 by Prism Engineering for the concept of a 36-lane bowling alley to include a restaurant, arcade with 18-hole miniature golf, as well as a separate concept office building. The study results identified approximately 5,701 additional daily trips with 232 trips generated during

the AM Peak-Hour and 299 trips generated during the PM Peak-Hour. The study identifies that one of the studied intersections, Cameron Park Drive at Oxford Road currently provided Level of Service (LOS) F, the lowest service rating. With or without the concept project, this intersection would require a traffic signal; however, this concept would only be required to submit traffic impact mitigation fees because that signal would be installed by the County because it has already been programmed and accounted for in the current Capital Improvements Program (CIP). In addition to this intersection, two others would need to be signalized based on Department of Transportation (DOT) assessment of the study. One would occur off-site at the intersection of Cameron Park Drive and Virada Road (LOS F). Another would occur at the primary point of access on Cameron Park Drive because of the high volumes of traffic anticipated. All signals mentioned in this section would be timed and coordinated with one another and existing signals based on Department of Transportation (DOT) standards. The LOS service models considered by the study were based on the 2011 future year levels of service contemplated by the General Plan EIR.

As part of the review of the concept, Cameron Park Road would be widened to accommodate the additional traffic expected and other improvements such as bike lane configuration, sidewalk installation, encroachment improvements, as well as an on-site vehicular roundabout at the property entryway, would provide the necessary road improvements. Primary and secondary access would be shared between and for both new parcels. With the specific improvements on- and off-site required for the concept, the general LOS E assigned to the traffic situation on Cameron Park Drive by the traffic study during peak travel hours would be improved to LOS B and C for the AM Peak-Hour and PM Peak-Hour, respectively. Based on the concept project:

MM Traffic-1:

The applicant shall install two traffic signals. One at Cameron Park Drive and Virada Road and one at the primary property access on Cameron Park Drive. The installation of the traffic signal shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval.

Timing/Implementation: Prior to the recordation of the final map

Enforcement/Monitoring: El Dorado County Department of Transportation

MM Traffic-2:

The applicant shall widen and improve the Cambridge Park Drive road frontage. The improvements shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval.

Timing/Implementation: Prior to the recordation of the final map

Enforcement/Monitoring: El Dorado County Department of Transportation

- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Policy TC-XD of the 2004 General Plan establishes the LOS Standards for the County as follows: Policy TC-XD: Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2 or, after December 31, 2008, Table TC-3. The volume to capacity ratio of the roadway segments listed in Tables TC-2 and TC-3 as applicable shall not exceed the ratio specified in that table. Level of Service would be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of

Transportation (DOT), which shall consider periods including, but not limited to, weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Please refer to section a) above as it details the LOS basis for the concept project along the affected intersections and roadway improvements. With the mitigation developed for a), the impacts in this category would also be less than significant.

- c) *Would the project 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?*

The concept project would not result in a change in air traffic patterns or increase traffic levels that would result in a substantial safety risk. The concept project does not propose any structures that would impede a height limitation that is in place and required by the Cameron Park Airport Comprehensive Land Use plan (CLUP). Therefore, a less than significant impact on air traffic patterns would occur as a result of this application for a rezone and tentative parcel map.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No design features such as sharp curves, dangerous intersections, turning radius, banking, or line of sight are present within the vicinity of the property and none would exist with the improvements identified for the concept. Please refer to item a) for related traffic improvements required for the concept. On site there would be one roundabout implemented in order to provide counterclockwise and directional access onto the bowling alley and office parcel from the Cameron Park Drive primary point of access. This roundabout, as well as all of the traffic signals and road improvements would be designed to County standards and would promote traffic safety. Shared access would be observed for both parcels at the main access point located on parcel 1 with improvements designed to meet County standards to ensure safe and proper access onto both properties. This connection as well as the secondary access connection starting at parcel 2 extending over and across the County courthouse property on the south would provide such emergency access for both parcels 1 and 2. Secondary access would occur to and from Meder Road. The concept project would have a less than significant impact in this category.

- e) *Would the project result in inadequate emergency access?*

Following Design Reviews (DRs), the applicant's contractor would be required to prepare a Traffic Management Plan (TMP) for project-specific activities to ensure adequate access for emergency vehicles during future construction. The concept project (required for any formal future project) would improve traffic flows via the primary access to be located on Cameron Park Drive through the entire property (parcels 1 and 2) and would provide a secondary means of access extending from parcel 2 south across the adjacent property onto Meder Road. These two points of access must be shown on the final map, as required by a condition of the permit, and a subsequent reciprocal access agreement that would need to be filed for the two properties. Impacts would remain below significant.

- f) *Would the project result in inadequate parking capacity?*

The following table lists the parking requirements necessary based on a concept of a bowling alley to include a 200 seat restaurant/bar, arcade, and 18-hole miniature golf on parcel 1, and an office building on parcel 2:

Parking Requirement Table

Use	Parking Requirement	Square Footage/ Requirement	Required Parking	Handicapped	RV's	Loading
Office (General)	One space for each 250 square feet of gross floor area	39,720	159			2
Arcade	One space for each 150 square feet of gross area.	1,000	7			
Restaurant	One space for each 3 seats	200 seats	67		7	
Bowling Alley	Five space for each lane.	36	180			3
Miniature Golf Course	3 spaces per hole plus one space for each 250 square feet used for commercial purposes	18 holes	54			
Handicapped (Int'l Bldg Code)	Office (121-160) Bowling (301-400)			5 8		
Required			467	13	7	5
Provided	<i>(on tentative map site plan)</i>		455	9	0	2

Land uses identified in the concept would be designed concurrent with the Design Review (DR) applications to ensure that a demand for parking outside of either parcel 1 or 2 would not occur as a result of a parcel-specific project. In light of the concept scope that was provided for the specific uses, parking figures may not specifically meet County standards and would need to be adjusted during the Design Review (DR) phase. Please refer to the Parking Table above that identified the required versus provided parking, which falls below the required. Final site planning and designs shall be review during the Design Reviews (DRs) and based on the footprint identified on the tentative parcel map, slight modification (but no expansion) of such footprints could occur because impacts have been considered for this application based on the information that has been provided and referenced on the tentative parcel map. Impacts would remain below significant.

- g) *Would the project conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

As discussed in Land Use section, mitigation has been developed to address specific issues related to adopted County policies, plans, or programs for alternative transportation. During the Design Review (DR) process, public transportation bus turnouts and/or facilities must be illustrated based on a final parcel-specific design with such improvement to be designed based on El Dorado Transit standards. As such, the concept project would promote public and alternative transportation opportunities. A less than significant impact would result.

FINDING: Traffic impacts would result based on the information provided and assessed for the concept project as part of this rezone and tentative map application. Level of Service (LOS) was assessed and in some instances would be affected because of the concept. However, with the implementation of two traffic signals along Cameron Park Drive and major road and access improvements identified in this category, overall impacts would be reduced for this application, specifically, a services level of LOS B and C would be experienced for AM Peak-Hour and PM Peak-Hour, respectively. This is below the LOS E that would be a result of the concept project. Primary and secondary access, for emergency and other vehicle flow shall be maintained between both parcels and shall be available to both

parcels, at all times. There would be adequate off-street parking provided. Such parking shall be formalized during the review of Design Review (DR) applications for project-specific impacts and uses, and public transportation and bus improvements shall also be reviewed at the appropriate time, during the DR reviews. This application and concept project would not conflict with adopted policies, plans, or programs and considers all necessary improvements necessary for this section and for general transportation and traffic purposes. By implementing specific mitigation, impacts within this category would be reduced below a level of significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16	UTILITIES AND SERVICE SYSTEMS	Would the project:			
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Utilities located in and surrounding the property include water and wastewater services provided by the El Dorado Irrigation District (EID), electricity provided by Pacific Gas and Electric (PG&E), and telephone services provided by SBC Communications. Solid waste services in the area are provided by El Dorado Disposal Service, Inc. El Dorado County maintains storm drainage facilities.

DISCUSSION OF IMPACTS

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Wastewater uses at the site would not require special types of treatment and would be treated in the same manner as other domestic wastewater in the area. Currently, there is an 8-inch sewer line south in Cameron Park Drive and a 6-inch sewer line to the north in Cameron Park Drive. According to a letter from the El Dorado Irrigation District (EID) dated July 3, 2007, these sewer lines have adequate capacity to handle the concept project's sewer needs. In order to receive service from these lines, an extension of facilities, to include adequate sizing, must be made. The extension of sewer lines would be in accordance with state and local requirements as well as be constructed according to the projected ultimate capacity demand. The addition of generated wastewater would not exceed or violate any wastewater treatment requirements and would be required to meet County.

- 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?*

The concept project would result in a slight increase in water demand; however, no new water or wastewater treatment facilities would result. The water conveyance infrastructure in the area is operated by the EID. According to the EID Facilities Improvement Letter (FIL) dated July 3, 2007, a 12-inch water line exists in Cameron Park Drive and would serve the concept project for potable and fire suppression purposes. The FIL suggests that adequate pressure for parcel 1 to deliver water to fire sprinklers in the future building, is 2,250 gallons per minute (gpm) for a 4-hour duration while maintaining 20 pounds of pressure per square inch (psi). However, in order to provide the adequate water pressure for parcel 2, a looped 8-inch water line extension from the existing 12-inch water line in Cameron Park Drive must be constructed. Such improvements have been considered by this document for the concept project. The concept project would have a less than significant impact related to the improvements for water or wastewater treatment facilities.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Refer to the Hydrology and Water Quality section for a full discussion and disclosure of storm water drainage facilities. The concept project would implement County-approved BMP's to minimize impacts to hydrology and water quality. The BMP's that would be used on the property include an underground extended detention basin/pipe, with the basin located near the northwestern corner of the property. The construction of the drainage facilities have been considered with the concept and would not result in significant impacts to the environment based on the issues outlined in this document. This is considered to be a less than significant impact.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The concept project would utilize water supplies available and provided by EID. The EID has indicated that there is sufficient water supply available, at this time, to serve the concept project demand. The concept project would not generate a significant new demand for water and would not require additional or expanded entitlements. This impact is less than significant.

- e) *Result in a determination by the wastewater treatment provider that 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?*

Please refer to discussion a) above. EID has indicated there is sufficient capacity to serve the concept project. There is a less than significant affect to the wastewater treatment provider.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

The ultimate construction and operation of the concept project would not result in the generation of significant volumes of solid waste. Solid waste disposal would occur in accordance with federal, state and local

regulations. Disposal would occur at permitted landfills. Therefore, the concept project would not generate the need for new solid waste facilities and the impacts would be considered less than significant.

The landfill's capacity would not be exceeded by the amount of solid waste generated by the concept project. There is a less than significant level of impact.

g) Comply with federal, state and local statutes and regulations related to solid waste?

The concept project would conform to all applicable state and federal solid waste regulations, therefore, there would be no impact.

FINDING: For the concept project, and for this rezone and tentative parcel map application, there is adequate water, wastewater, and solid waste facilities. Certain improvements would be required to be made to existing El Dorado Irrigation District (EID) facilities located close to this site, and mostly within the adjacent Cameron Park Drive. Stormwater drainage facilities have also been identified that would be designed to meet County standards. All of the environmental effects of related improvements in this category have been assessed in this document. Impacts within this category would remain below a level of significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.17 MANDATORY FINDINGS OF SIGNIFICANCE Would the project:					
a)	Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?*

There is no substantial evidence contained in this document that this rezone and tentative parcel map would have the potential to degrade the quality of the environment. The application and its effects does not 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 rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any potentially significant impacts could be mitigated through the incorporation of the proposed mitigation measures and existing standards and requirements.

- b) *Does the project 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.*

The concept project has impacts that are limited to the site, the significance of which would be reduced by mitigation measures incorporated for this application and in this document. The concept project, outlining a development footprint, does not have any impacts which are considered to be cumulatively considerable.

- c) *Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?*

The concept project does not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Specific mitigation has been considered and incorporated into this rezone and tentative parcel map application, which is outlined in this document for a specific development footprint outlined and analyzed by the information submitted for overall consideration. There would be a less than significant impact.

SUPPORTING INFORMATION SOURCE LIST

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

2004 El Dorado County General Plan

El Dorado County General Plan Draft Environmental Impact Report

Volume I - Comments on Draft Environmental Impact Report

Volume II - Response to Comment on DEIR

Volume III - Comments on Supplement to DEIR

Volume IV - Responses to Comments on Supplement to DEIR

Volume V - Appendices

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Botanical Inventory Report for the Cameron Park Bowling and Office Center prepared by Sycamore Environmental Consultants, Inc. dated September 18, 2006..

Letter addendum to the Botanical Inventory Report prepared by Sycamore Environmental Consultants, Inc. dated August 3, 2007.

Letter addendum to the Botanical Inventory Report prepared by Sycamore Environmental Consultants, Inc. dated August 6, 2007.

Arborist Report for Cameron Park Bowl prepared by Philip R. Mosbacher, certified arborist #WE-7351A, dated July 17, 2007.

Cultural Resources Study of APN 083-020-29 Cameron Park, El Dorado prepared by Historic Resource Associates dated February 2005.

Drainage Report for Caputo prepared by Gene E. Thorne & Associates, Inc. dated July 11, 2007.

Final Traffic Impact Study for the Cameron Park Bowl and Office Center prepared by PRISM Engineering, Grant P. Johnson, PTOE. June 26, 2007

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