

Exhibit V

Early 1998 After Tac Board of Supervisors confirming vote 12/9/97 and Conrad Montgomery's Memorandum, we contracted with Gene Throne & Associates to proceed with a:

- A. Tentative Parcel Map (approx. 6 months) at a cost of \$16,000.00
- B. 10/19/98 Application to County of Tentative Parcel Map And payment of \$3,685.00 (Tentative Parcel Map Fee)
- C. 12/28/98 Negative declaration was prepared by Planner Daniel Uhler with mitigation completed. Gene Thorne & Associates report that the project requirements are complete to date for a Tentative Map.
- D. 2/5/99 Judge Bond stops General Plan and land use progress by writ of mandate.

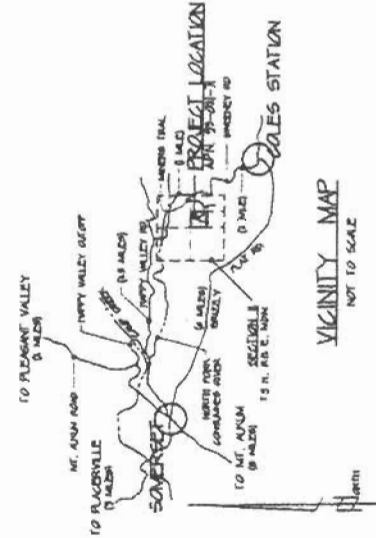
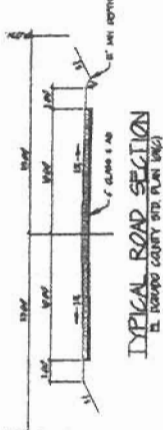
TENTATIVE PARCEL MAP

NOTES:

- DESIGN WARRORS PURSuant TO SECTION 10600 OF THE HIGHWAY AND PUBLIC UTILITY ACTS HAVE BEEN REQUESTED AS FOLLOWS:
 - ALLOW ROAD END ROAD UNDER 11' IN WIDTH OF 14 FEET.
 - ALLOW ROADWAY WIDTH OF 10 FEET IN WIDTH OF 14 FEET.
- SEE THE PRELIMINARY SCENES PLAN & DRAINAGE PLAN FOR DETAILED INFORMATION OF PROPOSED ROAD IMPROVEMENTS.

PREVIOUS LAND DIVISION ACTIVITY:

THE OWNERS OF RECORD ASSIGNED TITLE TO THE SUBJECT PROPERTY, APN 29-091-01-46, TOGETHER WITH THE PARCEL THAT ADJACES IT ALONG ITS EASTERLY BOUNDARY, APN 29-091-01-73, UNDER THAT GRANT DEED THAT RECORDED IN BOOK 3451 AT PAGE 536. SUBSEQUENT TO THATS TITLE, THEY OBTAINED CERTIFICATES OF COMPLIANCE FOR THE PARCELS THAT ADJACES THEM ALONG THEIR WESTERLY BOUNDARY AND AT PAGE 540, RECORDED IN BOOK 4422 AT PAGE 540.



OWNER OF RECORD:
TRANSPORT, INC., A NEWARK CORPORATION AND
CORRECTION MORTGAGE, A CALIFORNIA CORPORATION
15000 15TH AVE. SUITE 100
PLACERVILLE, CA 95667
(916) 441-1748

NAME OF APPLICANT:
SAME

MAP PREPARED BY:
KONG E. THORNE & ASSOCIATES, INC.
3015 ALHAMBRA DRIVE, SUITE A
CAMPBELL PARK, CA 95824
(916) 871-1141 FAX (916) 871-4149

SCALE:
1" = 100'

CORNER INTERVAL:
TEN (10) FEET

SOURCE OF INFORMATION:
INTERPOLATED FROM USGS QMAP
SECTION 10N09E04E, RANGE 4
SECTION 1, T3 N, R10 E, M20W
ADJACENT PARCEL NUMBER:
29-091-01

RESERVE ZONING:
R2-10

TOTAL AREA:
7249 ACRES

TOTAL NUMBER OF PARCELS:
FOUR (4)

MINIMUM PARCEL AREA:
375 ACRES

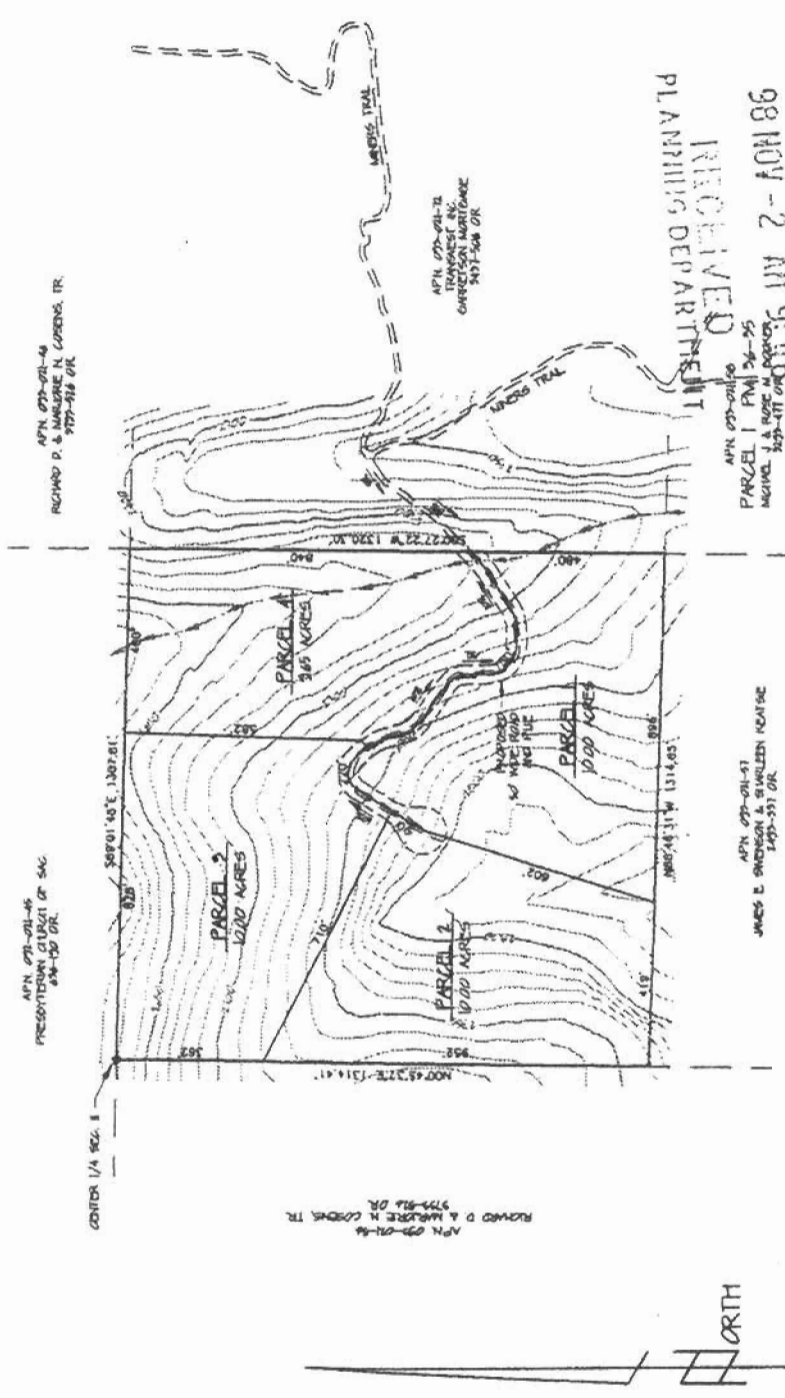
WATER SUPPLY:
MUNICIPAL WELLS

SEWERAGE SYSTEM:
INDIVIDUAL ON-SITE SEPTIC SYSTEMS
PROPPOSED STRUCTURAL
ENGINE PROVISIONS:
PARCELS 1, 2 & 3

DATE:
OCTOBER 14, 1979

ZONING ADMINISTRATOR:
APPROVAL/ADVICE DATE:

BOARD OF SUPERVISORS:
APPROVAL/ADVICE DATE:



GENE E. THORNE & ASSOCIATES, INC.
3025 ALHAMBRA DRIVE, SUITE A
CAMERON PARK, CA 95682

FAX COVER SHEET

COMPANY: TRANSVEST, INC.

DATE: 22 September 1998

ATTENTION: JOHN STELZMILLER

FROM: Joyce Tomlinson

PHONE: (530) 677-1747/(916) 985-7745

FAX: (530) 676-4205

SUBJECT: Tentative Parcel Map

Number of pages including cover sheet: 1

MESSAGE:

We received the geologist's report today and would like to submit the Tentative Map this week. To do that, I will need a check, made payable to El Dorado County Planning Department, in the amount of \$3,685.00. Thanks.

By the way, do you know of any wells in the immediate area of your property. For some reason, the Planning Department wants the Environmental Health information submitted with the Tentative Map and if you know of any wells out there, it will help me find the information at the County.

T & G OPERATING FUND
JOHN STELZMILLER
1400 BIG OAK
PLACERVILLE, CA 95687

132

9/22 1998

90-7097/3211

PAY TO THE ORDER OF

El Dorado County Planning Dept \$ 3685 ⁰⁰

Thirty six hundred Eighty Five & 00/100 DOLLARS

EL DORADO SAVINGS BANK

P.O. Box 1208, 3101 Center St.
Placerville, California 95687

MEMO App for Tentative parcel
for 9/22

X
John Stelmiller

⑆321170978⑆ 013000156103⑈ 0132

Hard Copy

will,

will not follow.



**EL DORADO COUNTY
PLANNING DEPARTMENT**

RECEIPT #: 16211
DATE PAID: 10/30/1998

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 821-5355
Fax: (530) 842-0508

RECEIVED FROM: T & G OPERATING FUND

PARCEL MAP	P	-98-0012		
4 PARCELS		CUR PLANNING	2,720.00	
		DEPT OF TRANSPORT	685.00	
		ENV.MGMT	220.00	
RESOURCE CONSERVATN		RCD TRUST	60.00	
GIS PARCELLING FEE		CUR PLANNING	25.00	
		TOTAL	\$	3,710.00

RECEIVED BY: KEVIN BLAKE

KMB
INITIALS

TOTAL: \$ 3,710.00
CHECK# 132 \$ 3,710.00
CASH \$ 0.00

CHECK # 132 = \$ 3,685.00
CHECK # 4190 = \$ 25.00

RECEIVED
NOV - 4 1998
GENE E. THORNE
& ASSOCIATES, INC.

PLKRG-10/30/98-09:50:28

CUSTOMER COPY..

NEGATIVE DECLARATION

FILE NO.: P98-12 -Transvest Inc./Garretson Mortgage

PROJECT NAME: N/A

NAME OF APPLICANT: Transvest Inc./Garretson Mortgage

ASSESSOR'S PARCEL NO.: 093-021-71 **SECTION:** 11 **T:** 9N **R:** 12E

LOCATION: West side of Miner's Trail approximately one-third of a mile southwest of the intersection with Sweeney Road in the Somerset Area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: TO:
- TENTATIVE PARCEL MAP** **SUBDIVISION TO SPLIT ACRES INTO LOTS**
SUBDIVISION (NAME)
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS TO A LEVEL OF INSIGNIFICANCE.**
- OTHER:** _____

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

 Daniel J. Zellan

PREPARED BY

 December 28, 1998

DATE

Surrounding Land Uses and Setting: The site is characterized by a rural atmosphere and gentle to moderate slopes ranging from 5 to 25 percent over the majority of the site. A prominent northwesterly trending ridge is located in the southwestern portion of this parcel and slopes to a north to south drainage on the east half of the parcel. The site lies at an elevation of between 2,600 to 2,840 feet. The primary vegetation within the area are oak trees, mixed conifers and manzanita shrubs and grasses. Surface soils consist of light brown silty, sandy loams developed on a bedrock of weathered granite to depths of more than 8 feet over the whole parcel.

The surrounding land uses consist primarily of timber areas that are heavily wooded timber areas that will be evaluated as part of the applicant's project request by the Agricultural Commission at their February 10, 1999 meeting. The project site is bordered on three sides by the Natural Resources (NR) designation and Timberland Preserve Production (TPZ) AND RA-80 zoning. The site is adjacent to 40 acre parcels to the east and the south.

Through discussions with the applicant's representative there has been no recent documentation of timber harvesting on the subject property, but there might have been select harvesting (not clear cutting) in the past.

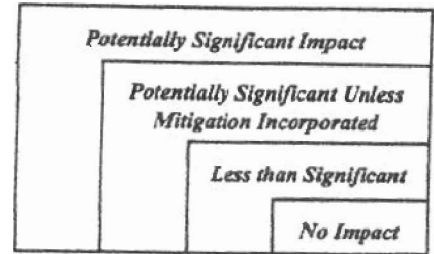
SUMMARY OF ENVIRONMENTAL IMPACTS

The following areas have been identified to have a potentially significant impact: land use and biological resources. Where the incorporation of one or more mitigation measures has reduced the effect, a negative declaration is appropriate. A summary of the mitigation measures and monitoring is contained at the end of this document.

USING THE ENVIRONMENTAL CHECKLIST

An explanation is provided for all answers except in some instances "No Impact" responses. References to other documents are provided where the information in that document adequately supports the finding of "No Impact." All answers are intended to take into account all effects of the project, including off-site, cumulative, indirect and construction-related impacts. Earlier analyses may have been used where, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

In accordance with Public Resources Code §21083.3, and since the project complies with the General Plan and General Plan EIR mitigation measures, the environmental review of the proposed project, including design and improvements, was limited to the effects upon the environment which are peculiar to the project, and no new significant environmental impacts that were not discussed in the General Plan EIR will result from this project.



ENVIRONMENTAL IMPACTS

I. Land Use Planning. Would the proposal:				
a. Conflict with general plan designation or zoning?		✓		
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?			✓	
c. Be incompatible with existing land use in the vicinity?		✓		
d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?		✓		
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?		✓		

Discussion: (a) The General plan designation for the subject property is Rural Residential -Platted Lands. The definition of this classification is provided in the following passage provided in the El Dorado County General Plan Policy 2.2.1.2:

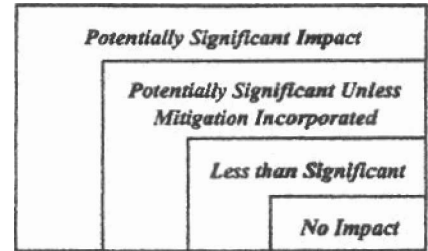
“This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between the Low Density Residential (LDR) designation and the Natural Resource (NR) Designation. Typical uses include single family residences, agricultural support structures, a full range of agricultural production uses, recreation and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. The designation is appropriate only in the Rural Regions.”

The General plan contains a policy to address the Platted Lands overlay designation that is evident in this request. General Plan Policy 2.2.2.3 provides the following language:

“ The purpose of Platted Lands (-PL) overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be inappropriate land use designation for the area, based on the existence of important natural resources. The -PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within the Platted Land boundaries. The existence of the -PL overlay cannot be used as a criterion or precedent to expand or establish new incompatible land uses.”

The project would be subject to the provisions of General Policy 8.4.1.1 that contains the following language:

“ The subdivision of lands located adjacent to Natural Resource (NR) designation boundaries and lands zoned TPZ shall not result in the creation of new parcels containing less than 40 acres. The subdivision of lands adjacent to NR designation and lands zoned TPZ containing 40 acres or less located generally below 3,000 feet in elevation may be considered for the creation of new parcels containing not less than 10 acres, as appropriate. Projects within Rural Center and Community Region planning concept areas are exempt from this minimum parcel size to encourage the concentration of such uses.



The subject property (40 acres) was considered as a General Plan Hot Bucket item (File # 9-4 involving 80 acre property) by the Planning Commission on August 3, 1995 and the RR designation was approved on a 4-0-1 vote. The property is bordered on the north and west by properties designated Timberland Preserve Zone (TPZ). The Planning Staff in their recommendation to the Board stated that the designation be subject to the NR designation. Planning Staff believed the objective of the -PL overlay, is to identify isolated areas containing contiguous existing smaller parcels in the Rural Region where such smaller parcels are considered inappropriate. The adjacent parcels south of the subject property would have been designated NR had these parcels not already existed.

The policy clearly states that parcels adjacent to TPZ and NR should not be less than 40 acres in size that is current size of the subject parcel. This presumes that smaller parcels will have a negative impact on adjacent forestry operations. The policy further states that smaller parcels "may" be considered when located below 3,000 feet. This site is barely below the 3,000 foot elevation, and protrudes into the NR and TPZ area and thus increasing the potential impact on forestry resources. This impact could be reduced by limiting parcel size to 20 acres.

The parcel map will need to be reviewed by the Agricultural Commission since the proposal would be in conflict with the abovementioned General plan policies and mitigation measures need to be imposed. The item is scheduled for the February 10, 1999 Agricultural Commission meeting and mitigation is recommended in the form of adherence to a 20-acre minimum or the project could be recommended for denial.

(b and c) The proposed parcel map does not appear to have the potential to conflict with any adopted environmental policies but further comments might be forthcoming from responsible agencies that would alter this position. The proposal to conflict with adjacent land use properties to the north and west that are designated TPZ.

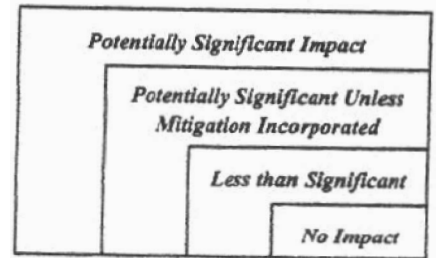
The parcel map request will be reviewed by the Agricultural Commission either to determine if there is any land use incompatibility involving the proposed request.

(d and e) The proposed parcel map does have the potential to impact agricultural operations and there is a considerable likelihood that the proposal could divide the physical arrangement of the area if the 40-acre property is divided into the ten acre parcels and thus a recommendation of denial is possible if the Agricultural Commission does not provide a favorable recommendation.

II. Population and Housing. <i>Would the proposal:</i>				
a. Cumulatively exceed official regional or local population projections?			✓	
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			✓	
c. Displace existing housing, especially affordable housing?			✓	

Discussion: (a and b) The parcel map request involves four parcels and based on the limited scope of the density per the General Plan the likelihood for project to cumulatively exceed regional or local population projections or induce substantial growth is considered to be less than significant.

(c) The proposed project does not involve any request to displace existing housing within the Somerset area.



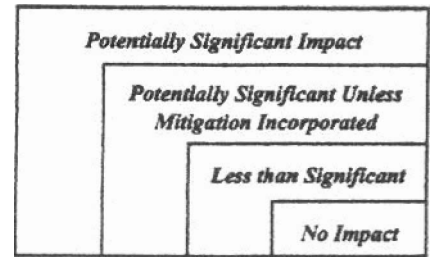
III. Geological Problems. <i>Would the proposal result in or expose people to potential impacts involving:</i>				
a. Fault rupture?			✓	
b. Seismic ground shaking?			✓	
c. Seismic ground failure, including liquefaction?			✓	
d. Seiche, tsunami, or volcanic hazard?			✓	
e. Landslides or mudflows?			✓	
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			✓	
g. Subsidence of land?			✓	
h. Expansive soils?			✓	
i. Unique geologic or physical features?			✓	

Discussion: (a through d) The subject property is not located adjacent to any identified fault line within the County. A review of Exhibit V-7-3 of the Draft General Plan EIR indicates that the subject property is in excess of 5 miles to the east of the Eastern Branch of the Melones Fault Zone. The closest active fault is the Dunnigan Hills Fault located greater than 50 miles to the northwest of the project site. The potential impact from any ground shaking would be offset through adherence to the Uniform Building Code earthquake standards. The potential for seismic ground failure and liquefaction is considered less than significant based on the above discussion and the recognition that liquefaction is most likely to occur in water saturated silts, sands and gravel areas. The potential for seiches, tsunami or any volcanic hazard for the area is considered to be less than significant.

(e, f and g) The potential for landslides in the area is considered less than significant, based on discussion in the General Plan EIR indicating that this would occur primarily triggered by earthquakes at the higher elevations of the Sierras. The potential for erosion is less than significant based on the location of the project to adhere to comply with the provisions of Chapter 15.14. Subsidence of the land is considered less than significant since the recognized types of subsidence (groundwater withdrawal, gas withdrawal) are not evident within El Dorado County.

(h) A review of the Soil Survey document for El Dorado County resulted in the determination that the subject property is located within the Holland Soil Series as is classified as Holland coarse sandy loam (HgD). This soil type is characterized slopes ranging from 15 to 30 percent on the majority of the site with erosion hazards that are considered to be high, and the project shall adhere to the provisions of Chapter 15.14 as provided above. According the Draft General Plan EIR, the central portion of the County has moderate expansiveness rating while the eastern and western (subject property) portions are rated low.

(i) The subject property does not contain any unique geologic or physical features, based on review of the environmental questionnaire and review of the Draft General Plan EIR..



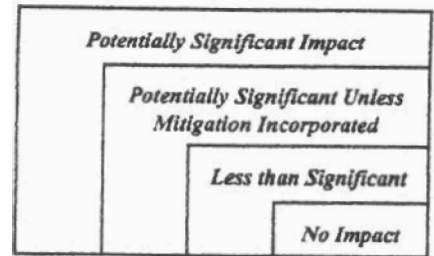
IV. Water. <i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			✓	
b. Exposure of people or property to water related hazards such as flooding?			✓	
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?			✓	
d. Changes in the amount of surface water in any water body?			✓	
e. Changes in current, or the course or direction of water movements?			✓	
f. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			✓	
g. Altered direction or rate of flow of groundwater?			✓	
h. Impacts to groundwater quality?			✓	
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?			✓	

Discussion: (a) The proposed parcel map would create four parcels and result in a change in the absorption rate, drainage patterns within the area and the amount of surface runoff.

(b through e) The subject property is located within Area C of the FEMA maps, area of minimal flooding, and thus the potential for exposure of people or property to water related hazards such as flooding is considered less than significant. The level of discharge from the proposed plan, change in the amount of surface water in any water body and changes in the direction of water movements is considered less than significant.

(f through h) The proposed four parcel division is envisioned to have a less than significant impact concerning the quantity of groundwaters, flow of groundwater or any negative impacts on groundwater quality. The Geological Report prepared by the applicant's engineer state that a field examination and examination of road cuts on the subject property indicate no shallow groundwater in the upper 8 feet of the proposed 12,000 square foot wastewater disposal area.

(i) The limited scale of the parcel map request is not anticipated to result in a substantial reduction in the amount of groundwater other wise that would be available to the general public.



V. Air Quality. <i>Would the proposal:</i>				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?		✓		
b. Expose sensitive receptors to pollutants?			✓	
c. Alter air movement, moisture, or temperature, or cause any change in climate?			✓	
d. Create objectionable odors?			✓	

Discussion: (a and b) Site clearing, burning, grading and movement of construction equipment for the development of future residential building pads, if the parcel map is approved, can cause a short-term emission increase resulting in temporary degradation in air quality. Further, an increase in traffic within the area will increase and result in long-term degradation. El Dorado County violates the state and federal ambient air quality standard for ozone within the western slope of El Dorado County.

As of June 1, 1995, El Dorado County was reclassified from serious to severe as an ozone non-attainment area. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the state's ambient air quality standards. Standard methods for addressing these issues are required by the County Department of Environmental Management, Air Pollution Control District (APCD), which shall be followed prior to the issuance of a grading permit.

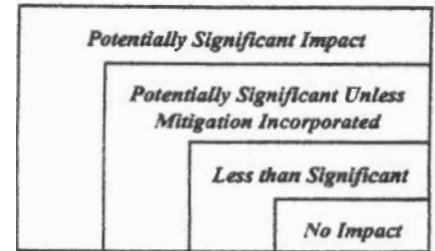
Cumulative air quality impacts were analyzed under the General Plan EIR update in June 1994, and the proposed project would be consistent with this analysis. Section 21803.3 of the Public Resources Code, states that additional analysis is required, because the effects of this proposed parcel map are not considered peculiar. Uniformly applied policies and standards adopted by the County APCD shall be applied to mitigate the environmental effects to a less than significant impact and within the best management practices. Findings of Fact and Statement of Overriding Considerations have been adopted, which outline the mitigation measures added within the General Plan, upon discretionary approval of projects to lessen the environmental impacts related to air quality.

Specifically, these impacts and mitigation measures from the General Plan that apply to this project are as follows:

Increased Short-Term Air Emissions and Increased Toxic Air Emissions: Adopting the General Plan will lead to greater construction activity that will contribute to additional short-term emissions from exhaust, fugitive dust, Reactive Organic Compounds and other miscellaneous emissions.

General Plan Policy 6.7.7.1 states the County APCD has established standards (APCD Rules 223, 224, and 502) to reduce construction related exhaust emissions, mobile sources, fugitive dust, and Reactive Organic Compounds. These standards are enforced prior to the issuance of grading permits. The construction plans shall be reviewed and inspected by APCD.

1. **Increased Long-Term Emissions and Conflict with Programs in the APCD Air Quality Attainment Plan:** The greatest source of long-term emissions is the use of vehicles within the planning area. El Dorado County is classified as non-attainment for ozone and particulate matter. The General Plan EIR has determined the long-term strategies to reach attainment via computer modeling. Model URBEMIS # 5 and CALINE # 4 were used as directed by the Air Resources Board. Projections were used to model motor vehicle emissions in the year 2015 and at a build out.



(b, c and d) The project will have less than a significant impact on sensitive receptors, based on the considerable distance between the project site and residential uses within the area. The project is residential in nature and is not anticipated to alter the air movements or create objectionable odors, since no hazardous substances or chemicals will be used for the proposed uses.

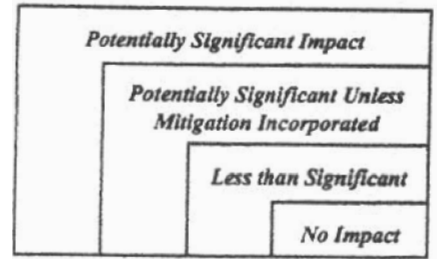
VI. Transportation/Circulation. <i>Would the proposal result in:</i>				
a. Increased vehicle trips or traffic congestion?			✓	
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
c. Inadequate emergency access or access to nearby uses?			✓	
d. Insufficient parking capacity on-site or off-site?			✓	
e. Hazards or barriers for pedestrians or bicyclists?			✓	
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
g. Rail, waterborne or air traffic impacts?			✓	

Discussion: (a and b) The proposed parcel map will generate 32 (number of parcels x 8) additional average daily trips within the area. This trip generation rate is considered to be less than significant with minimal impact on existing Level of Service within the area. The project might represent potential incompatible uses based on the review of the project before the Agricultural Commission scheduled for January 1999. Through discussions with the Department of Transportation there would be existing roadway hazards evident on Miner's Trail based on the substandard road widths. Standard conditions requiring off-site improvements equal to the cost of on-site improvements should adequately provide a reduction of impacts to a less than significant level.

(c and d) The Pioneer Fire Department in their letter of December 6, 1998, stated that the project did not provide for adequate emergency access to the site since Sweeney Road has a substandard road width. The Fire Department indicated that the access road shall provide for unobstructed access for conventional vehicles and fire apparatus equipment. A condition will be included for the project, if approved, to ensure that Sweeney Road does satisfy California Fire Safe Standards and that road width shall be a minimum of 24 feet, with a vertical clearance of 15 feet. Furthermore, all dead-end roads shall have adequate turnaround area for fire equipment vehicles.

Since this is a residential project there will not be a problem with providing sufficient parking on-site since ten acre parcels are involved.

(e through f) The proposed project is not envisioned to increased hazards to pedestrians or bicyclists based on the terrain that is characteristic within the area and the minimal likelihood that these activities would be predominate features. The project would have a less than significant impact on alternative transportation modes and there are no rail, waterborne, or air traffic impacts within the project vicinity.



VII. Biological Resources. Would the proposal result in impacts to:				
a. Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?			✓	
b. Locally designated species (e.g., heritage trees)?			✓	
c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?		✓		
d. Wetland habitat (e.g., march, riparian, and vernal pool)?			✓	
e. Wildlife dispersal or migration corridors?		✓		

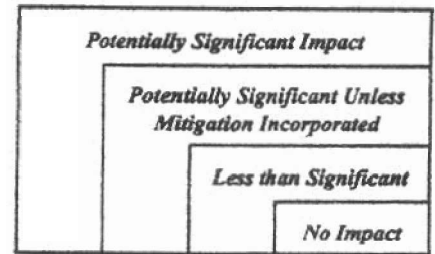
Discussion: (a through c) The subject property is not located within any of the three mitigation areas of the Ecological Preserve Mitigation Ordinance 4500 or In-Lieu Fee Resolution 205-98. Therefore, the project's impacts on endangered or rare species and their habitats is considered to be less than significant). The site does contain oak trees on the property and therefore the project would be subject to the provisions contained in General Plan Policies 7.4.4.2 and 7.4. 4.4, concerning protection, retention and replacement standards for the oak trees. The applicant's tree preservation plan indicates that 12 trees with a diameter of 8 inches or larger may be disturbed, but the applicant has indicated that 22.75 acres or 95 percent of the existing tree canopy will be retained. The tree preservation plan for the parcel map indicates that trees that are not disturbed will be mitigated through protection through the installation of perimeter fencing of 48 inches in height with orange plastic fencing material.

(d) The subject property is not located within any wetland habitat area based on a field inspection and review of information provided in the environmental questionnaire.

(e) The subject property appears to be within the boundaries of the Winter Range of the Deer Migration and Migration Corridor based on the review of Exhibit V-8-4 of the General Plan EIR.. The size of the parcels to be created (i.e., 10 acres) may have a potential impact on wildlife dispersal and migration corridors, based on Department of Fish and Game's preference for 20 acre parcels to protect migration corridors and the language of General Plan Policy 7.4.2.2, that reads as follows:

" Where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protection migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property."

VIII. Energy and Mineral Resources. Would the proposal:				
a. Conflict with adopted energy conservation plans?			✓	
b. Use nonrenewable resources in a wasteful and inefficient manner?			✓	
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?			✓	



Discussion: (a through c) The proposed parcel map for residential purposes will not conflict with any adopted energy conservation plan based on the nature of the project. Since the project is residential in nature, it is not anticipated that the use would become involved in the use of nonrenewable resources in a wasteful and inefficient manner. The project site is not located within any designated mineral resource zone of regional or statewide significance based on review of Exhibit V-7-4 of the General Plan EIR.

IX. Hazards. <i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including but not limited to oil pesticides, chemicals, or radiation)?			✓	
b. Possible interference with an emergency response plan or emergency evacuation plan?			✓	
c. The creation of any health or potential health hazard?			✓	
d. Exposure of people to existing sources of potential health hazards?			✓	
e. Increased fire hazard in areas with flammable brush, grass, or trees?			✓	

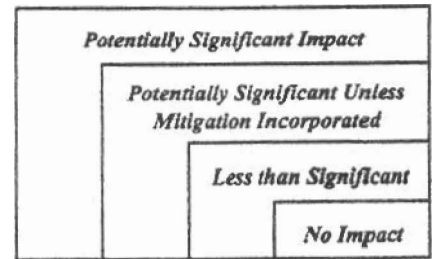
Discussion: (a) Since the project is residential in nature there is limited potential for the risk of explosion or release of hazardous substances within the area. Blasting activities are possible, but not very likely, during the construction process but standard County procedures would need to be addressed should this occur.

(b through e) The project would not result in any possible interference with an emergency response or evacuation plan, nor create or result in any exposure of people to any health hazards due to the lack of chemicals or pesticides being involved in this process.

The Pioneer Fire District has requested that a Fire Safe Plan be submitted for the project and a condition will be included for the parcel map to address this issue. According to Exhibit V-4-2 of the General Plan EIR the subject property is located in a very high fire hazard area requiring good accessibility of fire fighting equipment, and fuel clearance around structures that would be constructed within the area.

X. Noise. <i>Would the proposal result in:</i>				
a. Increases in existing noise levels?			✓	
b. Exposure of people to severe noise levels?			✓	

Discussion: (a and b) The proposed project, if approved, would result in temporary increases in the noise level within the area as the result of the use of construction equipment for grading of the property and ultimately construction of any residential structures that would be located on the individual lots. The level of noise attributed to these activities is considered to be less than significant, because this would be short-term impact only. The project would not result in the exposure of people to severe noise levels within the project vicinity.



XI. Public Services. <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?			✓	
b. Police protection?			✓	
c. Schools?			✓	
d. Maintenance of public facilities, including roads?			✓	
e. Other government services?			✓	

Discussion: (a) Fire Protection- The subject property is located within the Pioneer Fire District that covers an area of approximately 230 square miles. The District has seven stations and a total of seven stations with seven engines, water tenders and a mobile maintenance unit. The Fire District is heavily reliant on volunteers to provide fire protection services, based on a limited number of paid fire fighters to provide fire protection services within the area.

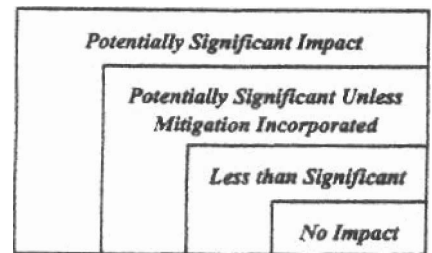
(b) Police Protection - The El Dorado County Sheriff's Department provides general public safety and law enforcement services to the unincorporated areas, including the subject property. The minimum Sheriff's Department service standard is an eight minute response to 80 percent of the Community Region's population. Since the site is within a Rural Center, the response time might be longer in duration than this standard. The current staffing is approximately 1.0 to 1.2 sworn officers per 1,000 populations, compared to the statewide average of 1.8 officers per 1,000 populations.

(c) Schools - The subject property is located within the Pioneer Union Elementary School District and the El Dorado Union High School District. The State allows school districts to directly levy fees on residential development based on a figure of \$1.93 per square foot. The fees are collected at the time of submittal of any building permit and are designed to provide funds to acquire additional facility space.

(d) Maintenance of public facilities, including roads - The proposed project would generate additional traffic onto Pleasant Valley Road and Miner's Trail. The latter roadway is not a County Maintained roadway and thus improvements would be required through some form of an assessment district or homeowners association within the area. The imposition of TIM fees only applies to County maintained roadways so this funding mechanism is not applicable to this project.

(e) Other governmental services - The project will require other governmental services during the processing and construction of the project if approved by the County. However, the ability to collect permit fees, and property taxes from any proposed development are expected to provide the necessary funding to guarantee these services.

XII. Utilities and Service Systems. <i>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</i>				
a. Power or natural gas?			✓	
b. Communications systems?			✓	
c. Local or regional water treatment or distribution facilities?			✓	
d. Sewer or septic tanks?			✓	



XII. Utilities and Service Systems. <i>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</i>				
e. Storm water drainage?			✓	
f. Solid waste disposal?			✓	
g. Local or regional water supplies?			✓	

Discussion: (a and b) Pacific Gas & Electric would provide power and natural gas to the property and Pacific Bell Telephone would be the provider of communication facilities.

(c) The project would have a less than significant impact on local and regional water treatment and distribution facilities based on the limited scale of the project.

(d) The proposed parcels will be developed utilizing individual septic systems based on information provided on the parcel map.

(e) Storm water drainage will be addressed through the drainage plan provided by Gene Thorne & Associates for the project site.

(f) Solid waste disposal within the project area will be provided through the Amador Disposal Service Company, one of the franchises responsible for providing services within El Dorado County.

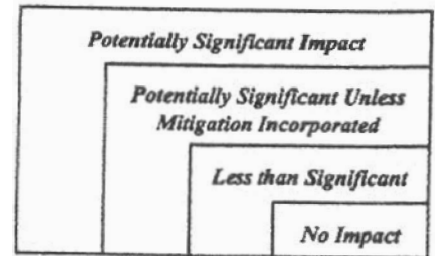
(g) The project will not have a significant impact on local or regional water supplies, since the project water source will be provided through individual wells within the subject property.

XIII. Aesthetics. <i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?			✓	
b. Have a demonstrable negative aesthetic effect?			✓	
c. Create light or glare?			✓	

Discussion: (a) The subject property is not located along any scenic vista or a designated scenic highway based on review of the General Plan EIR and therefore the potential impact is considered to be less than significant.

(b) The proposed project involves the proposed creation of four 10 acre parcels that eventually might involve construction of four individual residential structures. The construction of any structures would be required to satisfy County standards for setbacks and grading activities within the site shall be consistent with Chapter 15.14 of the County Code and shall preserve the natural environment whenever possible.

(c) The potential for construction of residential structures in the future would introduce new light and glare sources within the area. Low intensity lighting is encouraged for single family residences to minimize light impacts to a less than significant level.



XIV. Cultural Resources. <i>Would the proposal:</i>				
a. Disturb paleontological resources?			✓	
b. Disturb archaeological resources?			✓	
c. Have the potential to cause a physical change which would affect unique ethnic cultural values?			✓	
d. Restrict existing religious or sacred uses within the potential impact area?			✓	

Discussion: (a and b) The applicant has submitted an Archaeological Survey Report as part of the project submittal. The conclusions of the study suggest that the subject property does or does not contain any items of paleontological or archaeological importance.

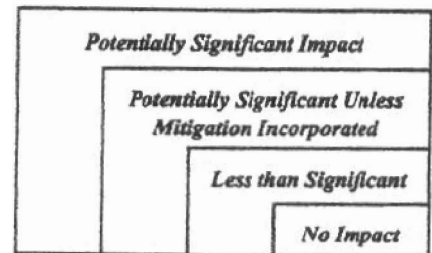
(c and d) The project does not have the potential to create a substantial physical change that might impact any unique ethnic cultural values, since no religious or cultural values of significance have been identified.

XV. Recreation. <i>Would the proposal:</i>				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?			✓	
b. Affect existing recreational opportunities?			✓	

Discussion: (a) The project might result in a potential increase in the demand for neighborhood/regional parks and other recreational facilities that would be offset through payment of an in-lieu fee of \$150.00 to the park provider within the Somerset area. The impact on park facilities is considered to be less than significant.

(b) The project is envisioned to have a less than significant impact on existing recreational opportunities based on the limited scale of the residential proposal.

XVI. Mandatory Findings of Significance.				
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 a rare or endangered plant or animal or eliminate important examples of California history or pre-history?			✓	
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			✓	



XVI. Mandatory Findings of Significance.				
c. 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.)		✓		
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion: The proposed impacts have been identified and mitigation measures from the General Plan EIR recommended for inclusion in the document. Mitigation measures have been incorporated into the project to provide a site specific reference to address project related impacts.

XVII. Earlier Analyses.
Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following:
<p>a. Earlier analyses used.</p> <p>Environmental Questionnaire of El Dorado County - information completed by the project applicant El Dorado County General Plan - Volume I El Dorado County General Plan EIR</p>
<p>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.</p> <p>Increased short-term and along-term air emissions- El Dorado County General Plan EIR</p>
<p>c. Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.</p>

Discussion: No mitigation measures were incorporated from any other documents.



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

Phone: (530) 621-5355
Fax: (530) 642-0508

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS		
Project Title: Tentative Parcel Map 98-12		
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667		
Contact Person: Daniel Uhlar, Associate Planner	Phone Number: (916) 621-5355	
Project Owner's Name and Address: Transvest Inc./Garretson Mortgage 1400 Big Oak Road Placerville, CA 95667		
Project Applicant's Name and Address: Transvest Inc./Garretson Mortgage 1400 Big Oak Road Placerville, CA 95667		
Project Agent's Name and Address: Gene Thorne & Associates, Inc. 3025 Alhambra Drive, Suite A, Cameron Park, CA 95682		
Project Location: West side of Miner's Trail approximately 1/3 of mile southwest of the intersection with Sweeney Road in the Somerset area.		
Assessor's Parcel No(s): 093-021-71		
Section: 11	T: 9 North	R: 12 East
General Plan Designation: Rural Residential - Platted Lands (RR-PL)		
Zoning: Estate Residential Ten Acre Zone District (RE-10)		
Description of Project: The applicant's request involves the creation of four parcels, Parcels 1 through 3 of 10 acres each and Parcel 4 of 9.65 acres, for an approximate 40 acre site that includes two design waiver requests per Section 16.40.010 of the County Minor Land Division Ordinance: 1) Allow a dead-end road longer than 500 feet in length. 2) Allow roadway width of 20 feet in lieu of the 24 foot requirement		