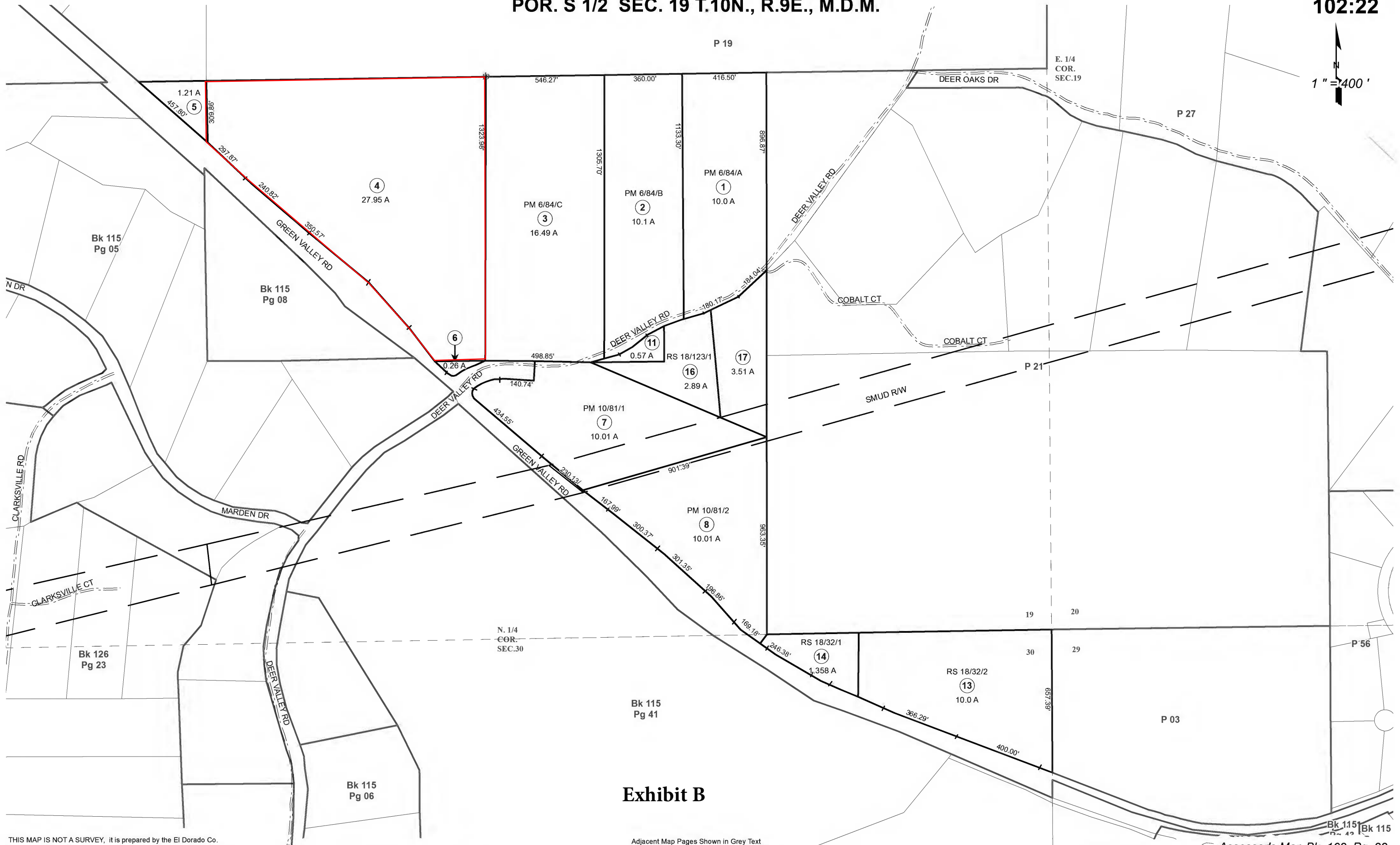


TM07-1440-R-2/Summer Brook
 Estates Location Map
 Exhibit A



POR. S 1/2 SEC. 19 T.10N., R.9E., M.D.M.

102:22



Acreages Are Estimates

Exhibit B

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Rev. June 19, 2012

Assessor's Map Bk. 102, Pg. 22
18-0000 Dr El Dorado, CA

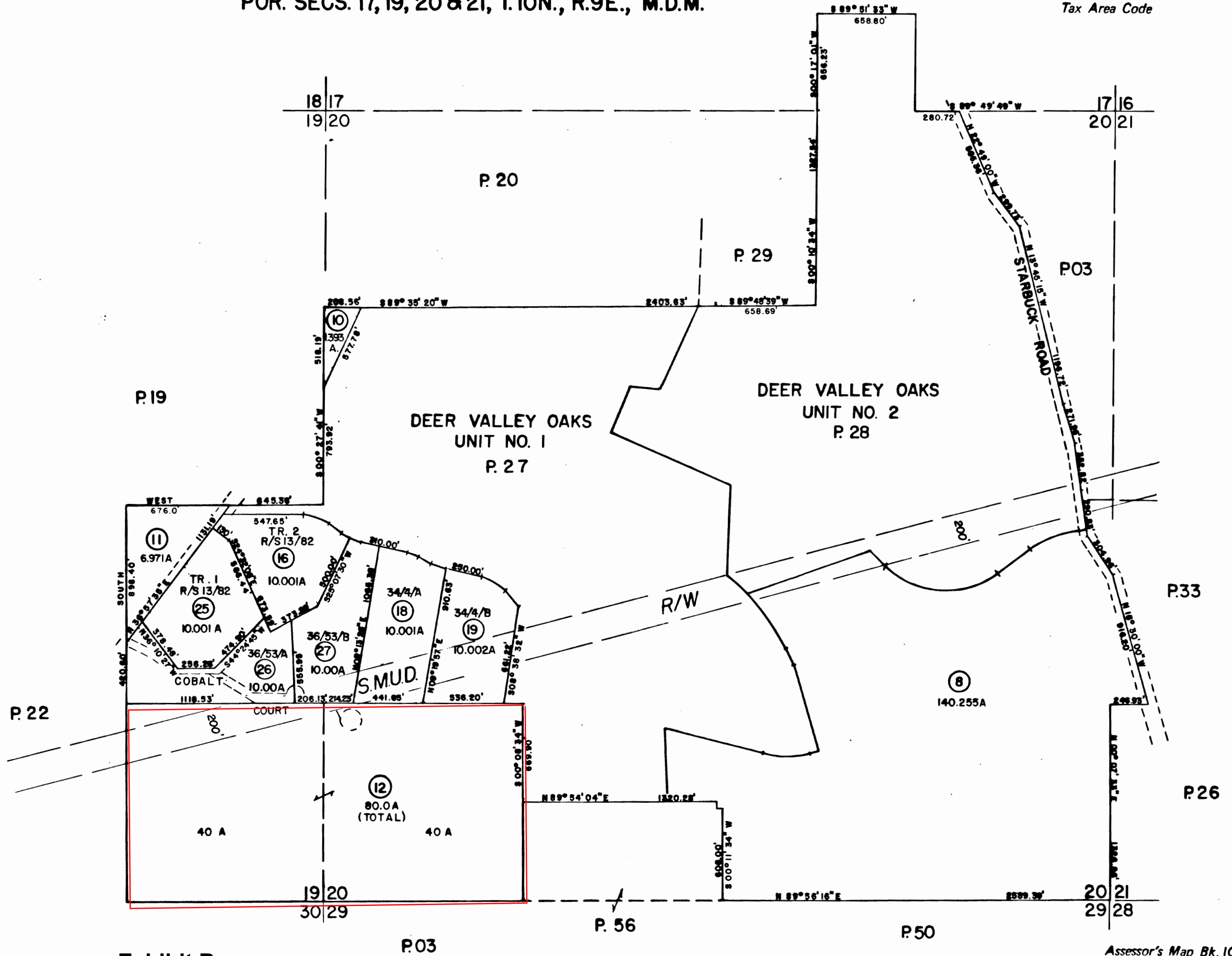
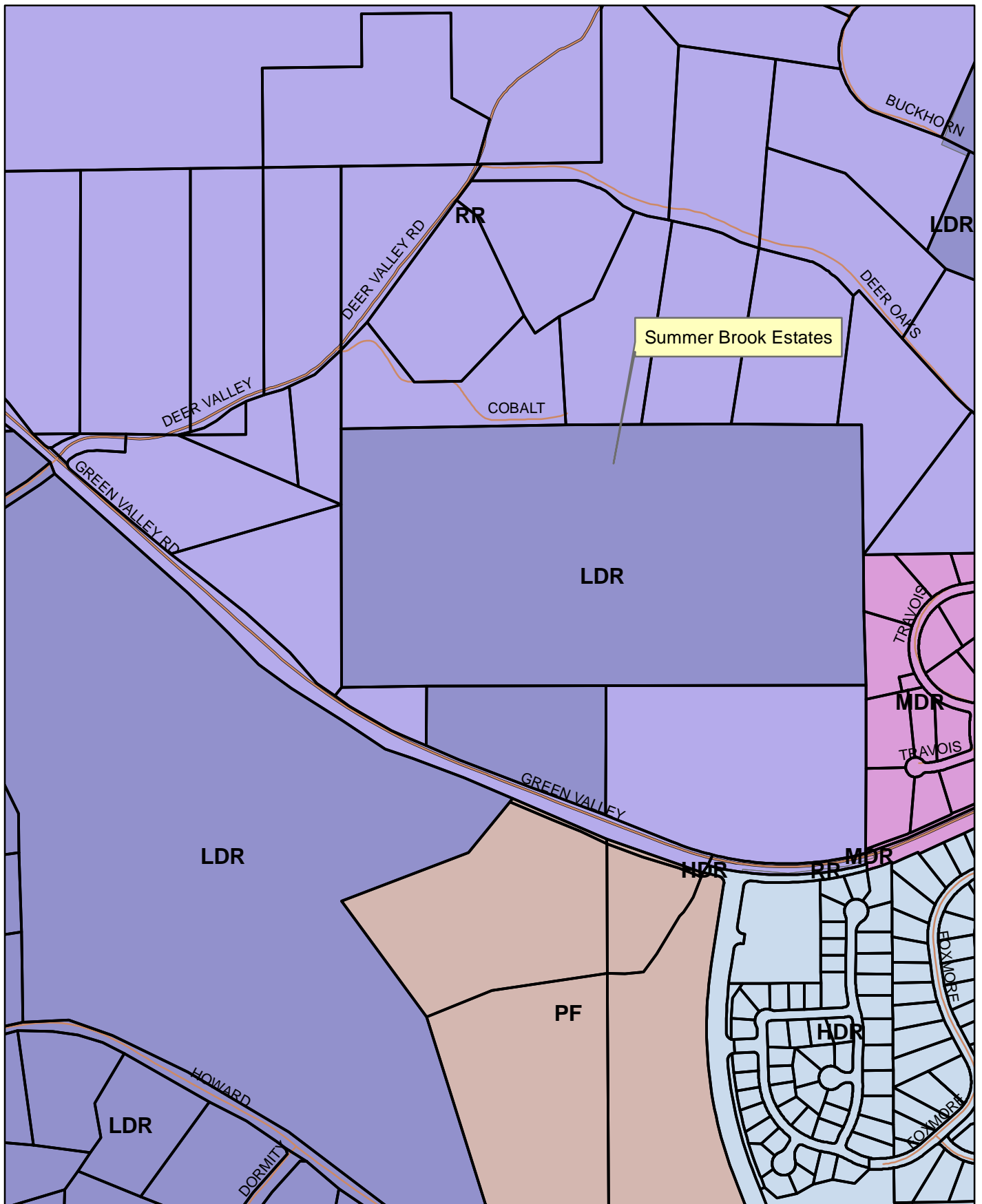


Exhibit B

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

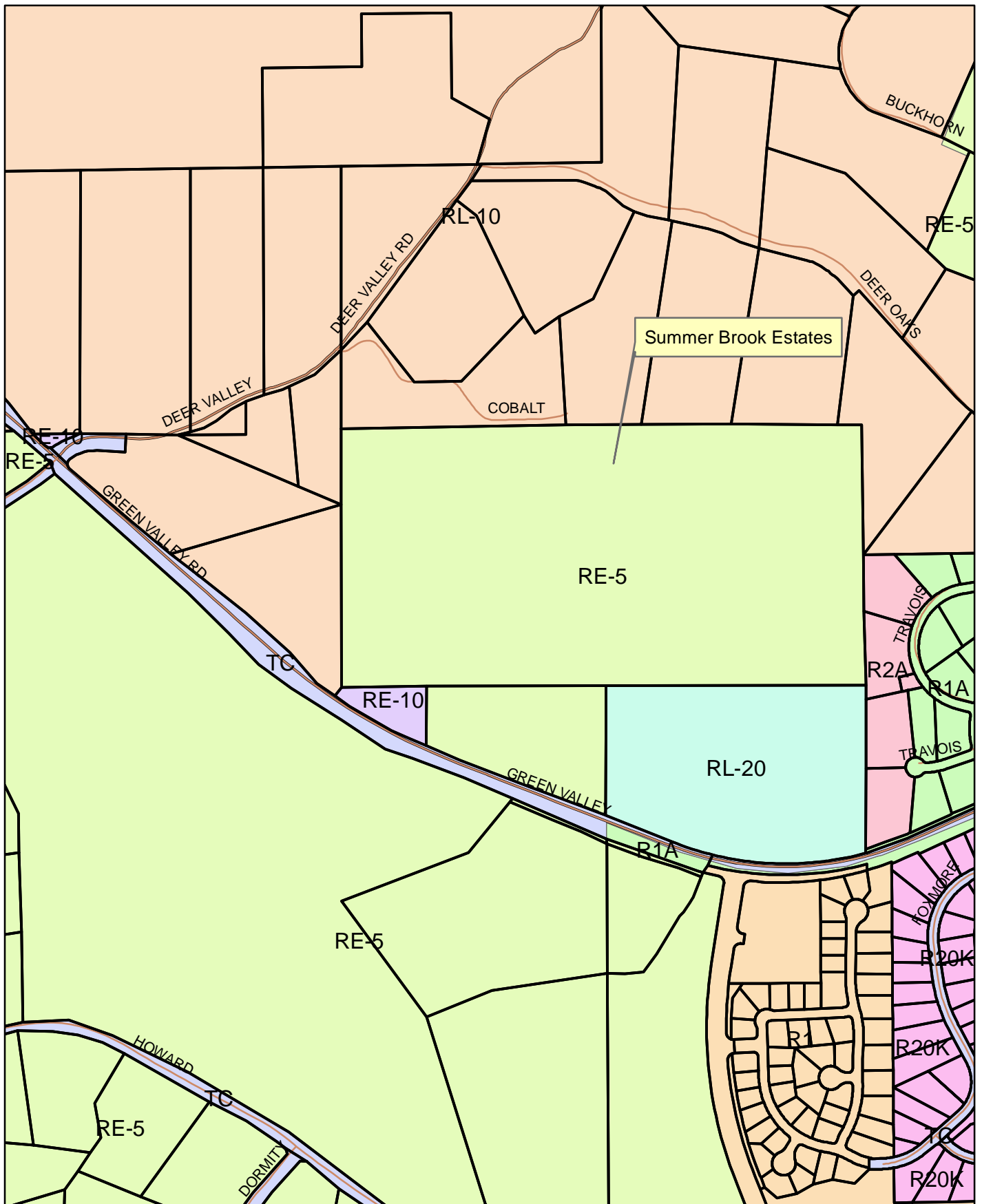


- HDR
- LDR
- MDR
- PF
- RR

**TM07-1440-R-2/Summer Brook
 Estates General Plan Land Use Map
 Exhibit C**



0 0.075 0.15 0.225 0.3 Miles
 18-1090-D 4 of 36



- R1
- R1A
- R20K
- R2A
- RE-10
- RE-5
- RL-10
- RL-20
- TC

TM07-1440-R-2/Summer Brook
Estates Zoning Map
Exhibit D



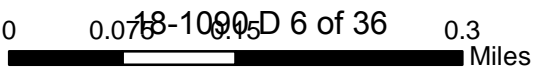
0 0.075 0.15 0.225 0.3 Miles
 18-1090-D 5 of 36

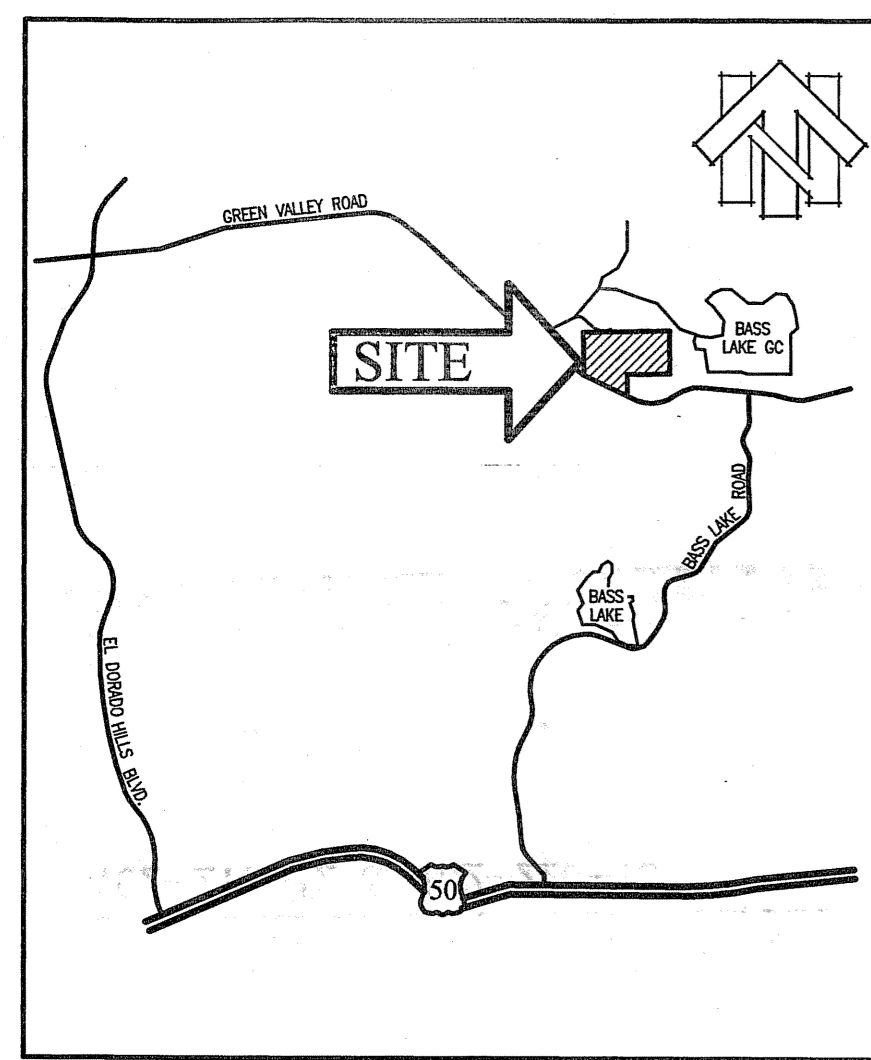


TM07-1440-R-2/Summer Brook
Estates Aerial Map
Exhibit E



0 0.075 0.15 0.225 0.3 Miles





VICINITY MAP
NOT TO SCALE

TENTATIVE MAP

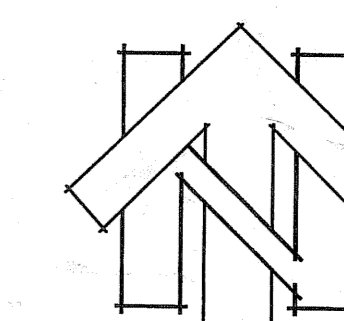
SUMMER BROOK

NORTH 1/2 SEC. 30, T 10 N, R 9 E, M.D.B.&M. AND
SOUTHEAST 1/4 SEC. 19 & SOUTHWEST 1/4 SEC. 20, T 10 N, R 9 E, M.D.B.&M.

COUNTY OF EL DORADO
JUNE, 2007

SHEET 1 OF 1

STATE OF CALIFORNIA
SCALE: 1"=100'



SCALE: 1"=100'

OWNERS / APPLICANT

IMRAN AZIZ & AMAR GHORI
c/o HOLLOWAY LAND COMPANY
442 PICO WAY
SACRAMENTO, CA 95819

ENGINEER

CTA Engineering - Surveying
1223 Mendocino Circle
Rancho Cordova, CA 95742
(916) 638-0919
(916) 638-0799 Fax

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = AS SHOWN

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

NORTH 1/2 SEC. 30, T 10 N, R 9 E, M.D.B.&M. AND
SOUTHEAST 1/4 SEC. 19 & SOUTHWEST 1/4 SEC. 20, T 10 N, R 9 E, M.D.B.&M.

ASSESSOR'S PARCEL NUMBERS

102-210-12 & 102-220-13

EXISTING/PROPOSED ZONING

AE (APN 102-210-12) & RE-5 (APN 102-220-13)/
RE5-PD W/ DENSITY BONUS.

TOTAL AREA

90.3 ACRES

TOTAL NO. of LOTS

28 RESIDENTIAL LOTS.....47.1 AC.
LOTS A THRU D - OPEN SPACE.....35.3 AC. (39%)
LOT E - FUTURE RESIDENTIAL LOT.....1.7 AC.
LOT R (PRIVATE ROADS).....3.2 AC.
TOTAL.....90.3 AC.

MINIMUM SINGLE FAMILY LOT AREA

58,591 SQUARE FEET

WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL

ON SITE

PROPOSED STRUCTURAL FIRE PROTECTION

RESCUE FIRE DEPARTMENT

DATE OF PREPARATION

MARCH, 2007

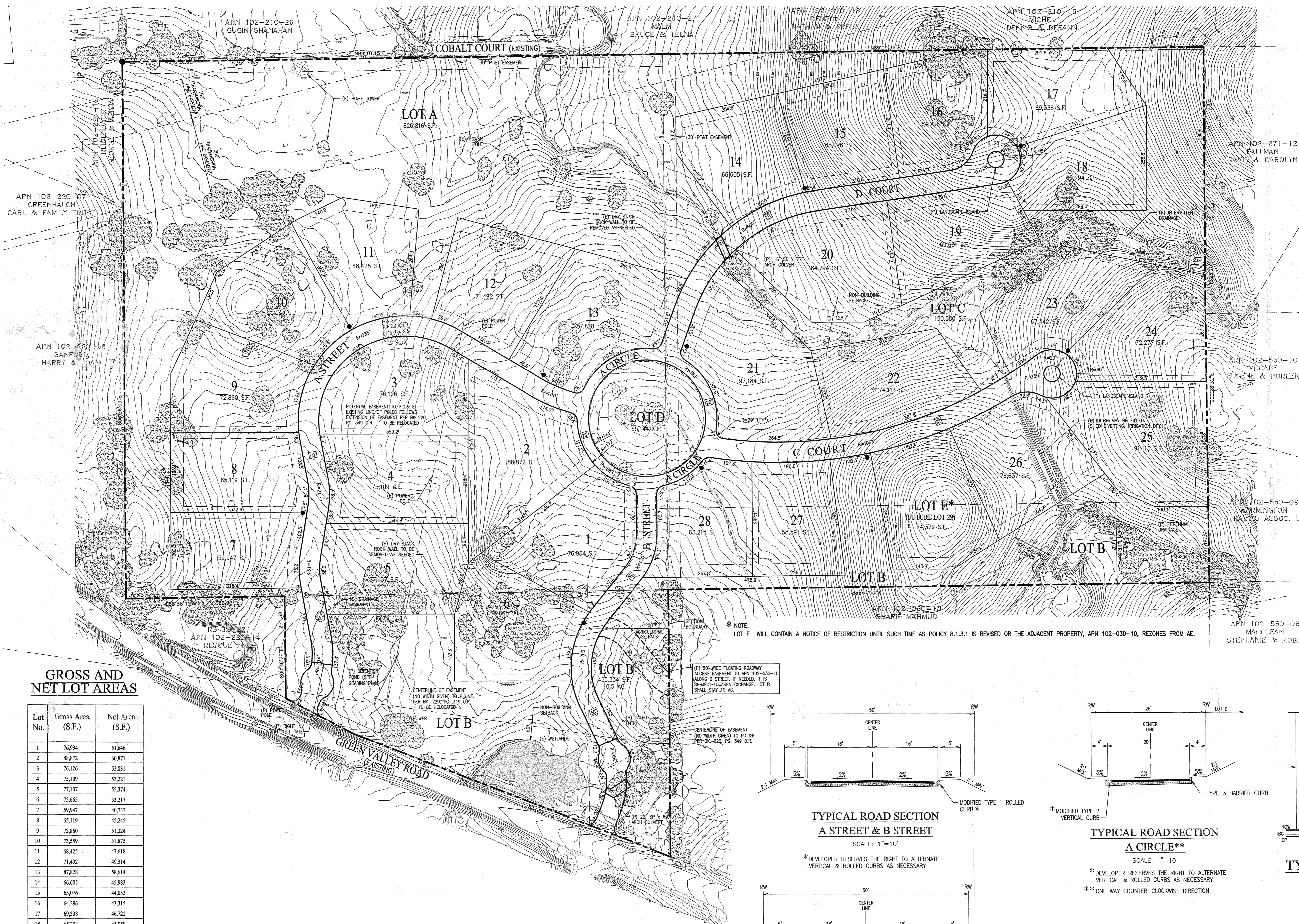
PHASING NOTICE

THE FILING OF MULTIPLE FINAL MAPS WILL BE CONTEMPLATED FOR THIS PROJECT. BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2006 EDITION, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN "SUMMER BROOK" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Olga Sciorelli 6-11-07
OLGA SCIORELLI P.E. 71204 DATE



- LEGEND:**
- PROPOSED FIRE HYDRANT
 - ◊ EXISTING WETLANDS
 - RIGHT OF WAY LINE
 - - - BUILDING SETBACK LINE
 - LOT LINE
 - - - SUBDIVISION BOUNDARY
 - - - NON BUILDING SETBACK
 - ⊙ INTERMITTENT DRAINAGE

GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	76,934	51,646
2	88,872	60,871
3	76,126	53,831
4	75,109	53,221
5	77,107	55,374
6	75,665	53,217
7	59,947	46,727
8	65,119	45,245
9	72,860	51,324
10	73,559	51,875
11	68,425	47,618
12	71,492	49,514
13	87,828	58,614
14	66,605	45,983
15	65,076	44,023
16	64,296	43,215
17	69,338	46,722
18	65,294	44,058
19	69,631	44,231
20	84,794	60,053
21	97,184	56,799
22	74,113	46,876
23	67,442	44,745
24	72,277	51,315
25	91,113	67,809
26	76,837	52,584
27	58,391	39,367
28	63,214	41,096
F	74,379	52,642

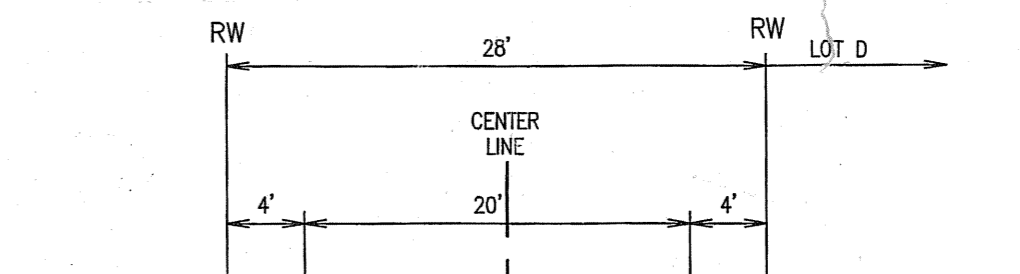
Exhibit F

* NOTE:
LOT E WILL CONTAIN A NOTICE OF RESTRICTION UNTIL SUCH TIME AS POLICY 8.1.3.1 IS REVISED OR THE ADJACENT PROPERTY, APN 102-030-10, REZONES FROM AE.



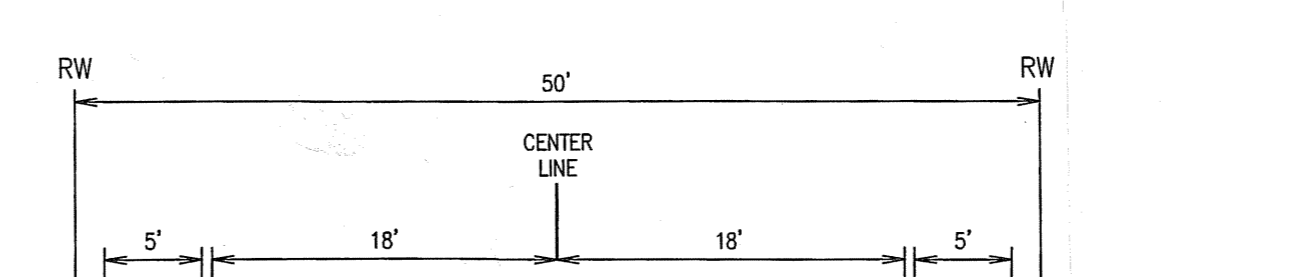
TYPICAL ROAD SECTION
A STREET & B STREET
SCALE: 1"=10'

* DEVELOPER RESERVES THE RIGHT TO ALTERNATE VERTICAL & ROLLED CURBS AS NECESSARY



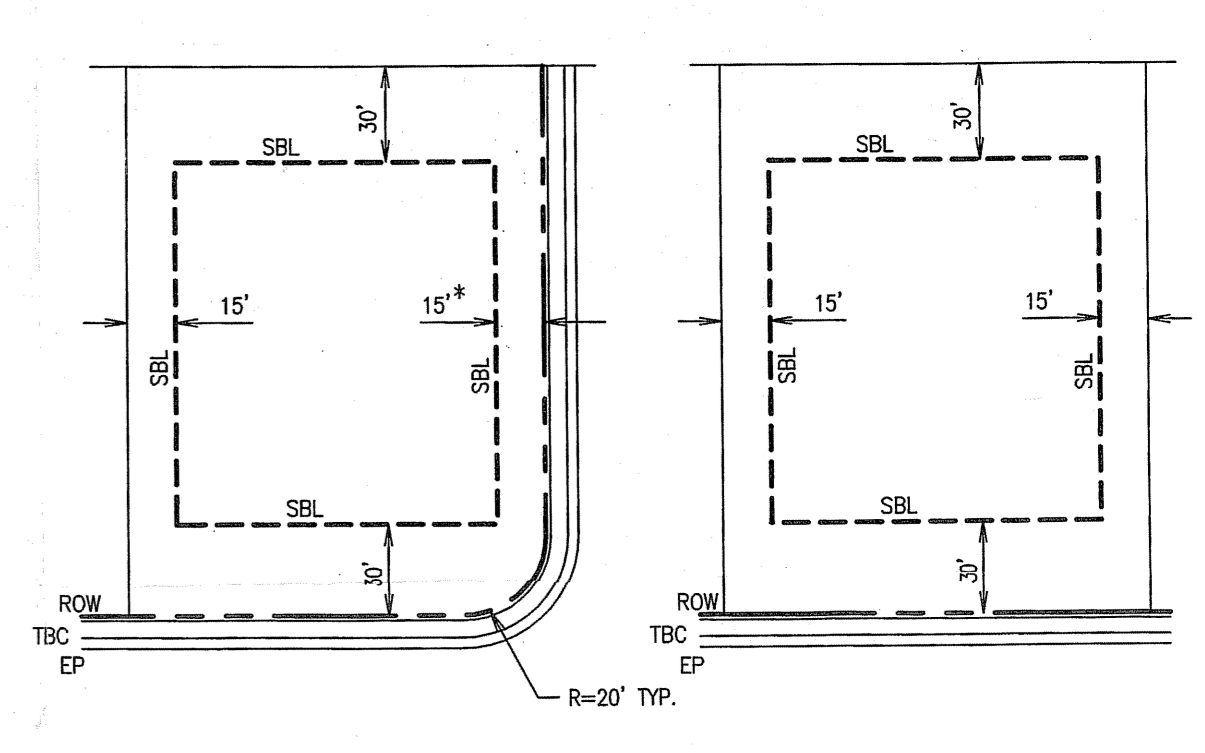
TYPICAL ROAD SECTION
A CIRCLE**
SCALE: 1"=10'

* DEVELOPER RESERVES THE RIGHT TO ALTERNATE VERTICAL & ROLLED CURBS AS NECESSARY
** ONE WAY COUNTER-CLOCKWISE DIRECTION



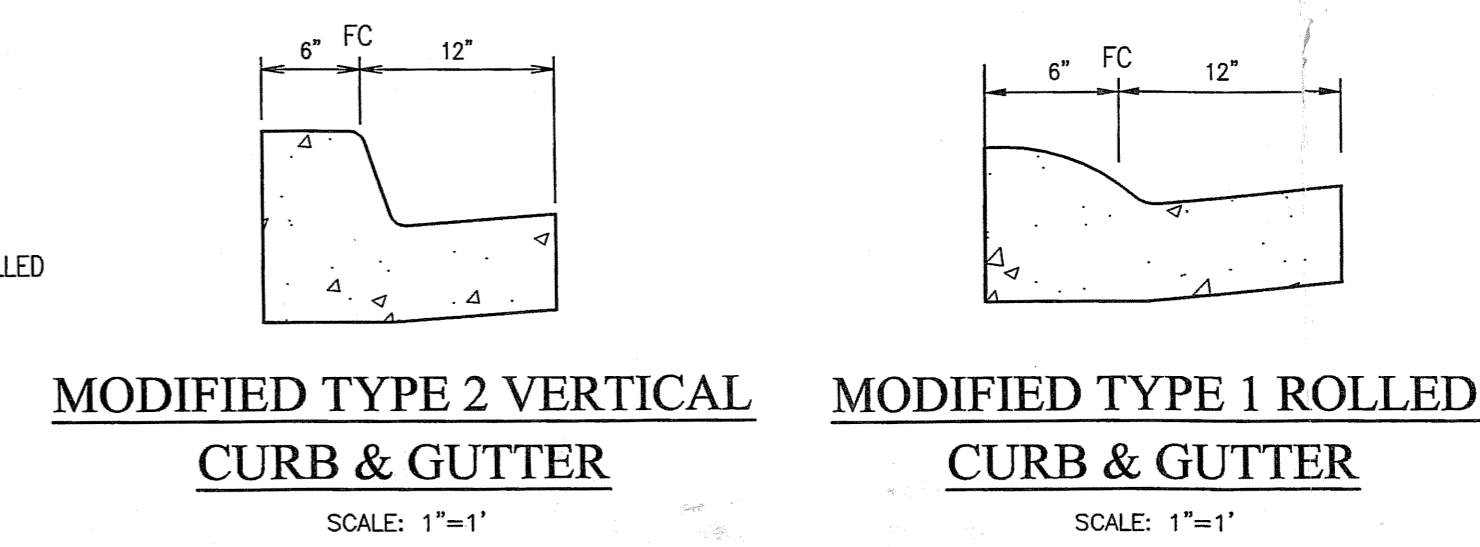
TYPICAL ROAD SECTION
D COURT & C COURT
SCALE: 1"=10'

* DEVELOPER RESERVES THE RIGHT TO ALTERNATE VERTICAL & ROLLED CURBS AS NECESSARY



TYP. BUILDING SETBACKS RE5-PD
NOT TO SCALE
UNLESS OTHERWISE SHOWN

* THOUGH PLANNED DEVELOPMENT CORNER LOT SETBACK TO BE 15'



MODIFIED TYPE 2 VERTICAL CURB & GUTTER
SCALE: 1"=1'

MODIFIED TYPE 1 ROLLED CURB & GUTTER
SCALE: 1"=1'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: February 14, 2007

BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: March 14, 2007



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Summerbrook A07-0005/ Z07-0012/ PD07-0007/ TM07-1440

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

Contact Person: Jonathan Fong, Planning Services

Phone Number: (530) 621-5355

Property Owner's Name and Address: Amar Ghorri and Imran Aziz. 657 Lakecrest Drive,
El Dorado Hills, CA 95762

Project Applicant's Name and Address: Amar Ghorri and Imran Aziz. 657 Lakecrest Drive,
El Dorado Hills, CA 95762

Project Agent's Name and Address: CTA Engineering and Surveying, 3233 Monier Circle, Rancho Cordova
CA, 95742

Project Engineer's / Architect's Name and Address: CTA Engineering and Surveying, 3233 Monier Circle,
Rancho Cordova CA, 95742

Project Location: The project is located on the north side of Green Valley Road 500 feet west of the
intersection with Bass Lake Road in the Cameron Park Area.

Assessor's Parcel Number(s): 102-210-12/ 102-220-13

Zoning: Exclusive Agriculture (AE)/ Estate Residential Ten-Acre (RE-10)

Section: 17, 19, 20 21 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR)

Description of Project: The project request is for a General Plan Amendment, Rezone, Planned Development and a Tentative Map. The General Plan Amendment would change the Land Use Designation from Rural Residential to Low Density Residential. The Rezone would change the zoning from Exclusive Agricultural to Estate Residential Five-Acre/ Planned Development (RE-5/PD). The Planned Development would allow for modifications to the Development Standards of the RE-5 Zone District and allow for utilization of the Density Bonus planning concept. The Tentative Map would create 29 residential lots. The project would require relief from the minimum parcel size, lot width, and setback requirements of the RE-5 Zone District. The Density Bonus would allow for an additional 11 lots to increase the allowable density from 18 to 29 lots. Approximately 39% of the site would be included in dedicated open space lots.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	AE/ RE-10	RR	Undeveloped grazing land
North:	RE-10	RR	Existing residential development
South:	RE-5/R1/ R20-K	LDR/HDR/PF	Green Valley School
West:	RE-10	RR	Existing residential development
East:	R2A	MDR	Existing residential development

Briefly Describe the environmental setting: The project site is comprised of two parcels totaling 90 acres. The site is currently undeveloped and is utilized as grazing lands for cattle and horses. Topography onsite is

relatively flat. Slopes exceeding 30% are limited to drainages and streams onsite. Vegetation is comprised of native grasslands and oak woodland habitat. Approximately 1.60-acres wetlands, seeps, and drainage channels are located onsite.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

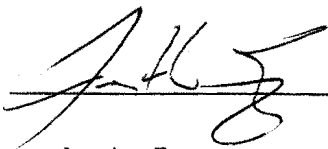
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics	X	Agriculture Resources	X	Air Quality
X	Biological Resources	X	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		

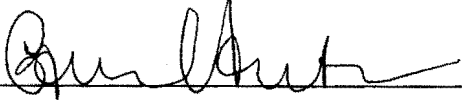
DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 1-08-08

Printed Name: Jonathan Fong For: El Dorado County

Signature:  Date: 1/8/00
Printed Name: Gina Hunter For: El Dorado County

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 offsite as well as onsite, 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	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

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

Discussion:

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

- a. **Scenic Vista.** The project site is located on Green Valley Road. The project site and vicinity has not been identified by the County as a scenic view or resource. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project site is currently undeveloped agricultural land. The project would result in the conversion of the agricultural land for residential development. Impacts would be considered less than significant because the project would be developed consistent with the surrounding residential development.
- d. **Light and Glare.** The project would create 29 residential parcels. Potential sources of light and glare would result from the residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

FINDING No impacts to aesthetics are expected with the project either directly or indirectly. For this “Aesthetics” category, the impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a. **Conversion of Prime Farmland.** The project site has Soils of Local Importance. The soils comprise approximately 15% of the site are located along the eastern and southeastern portion of the site. Portions of the choice soils would be located within five of the residential lots and the majority of the soils would be located in one of the open space lots. The project would allow for residential land uses which would convert these agricultural farmlands to a non-agricultural use. The farmlands of local importance are located adjacent to existing Medium Density Residential Development.

The Agricultural Commission reviewed the project and recommended denial upon the findings that the project would result in the conversion of agricultural lands into non-agricultural land uses and that the project would create an island effect which would negatively impact existing agricultural activities. The project site is surrounded by non-agriculture-zoned parcels to the north, east, and west. One Exclusive-Agriculture (AE) zoned parcel is located to the south. The project would be consistent with the surrounding residential uses.

The project includes a 200 foot setback and a 10-acre minimum parcel size for parcels located adjacent to the agriculture parcel to the south. The proposed setback and parcel size minimum would be consistent with applicable General Plan policies which require buffering between agriculture operations and residential uses. Adherence to the setback and minimum parcel size would buffer the proposed residential use from the agriculture operations to the south. Impacts would be less than significant.

b-c. **Williamson Act Contract.** The project site is not located within a Williamson Act Contract. The adjacent agriculture-zoned parcel to the south is currently not within a Williamson Act Contract. The project site is zoned Exclusive Agriculture (AE) which permits a range of agricultural land uses. The project would change the zoning to allow for low density residential land uses. As required by the General Plan, the project includes a 200 foot setback

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and a 10-acre minimum parcel size for those parcels adjacent to the agriculture-zoned parcel to the south. Implementation of the required setback and minimum parcel size requirement would reduce potential impacts to the adjacent agricultural parcel to a less than significant level.

FINDING For this “Agriculture” category, implementation of the required setbacks and minimum parcel sizes would reduce potential impacts to agriculture. The project site contains Farmland of Local Importance, but due limited size of the choice soils and the surrounding residential land uses, the proposed project would be consistent within the project area. Impacts would be less than significant.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

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

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

b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated onsite activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This would be temporary but could potentially have a significant effect.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. This would have a less-than-significant impact.

The Air Quality Assessment prepared by Rimpo and Associates dated January 2007 determined that the construction activities would result in potentially significant impacts to air quality. The assessment recommended that mitigation measures be applied to reduce impacts during project construction. The Air Quality Management District has reviewed the assessment and determined that standard District conditions of approval would reduce potentially significant impacts to a less than significant impact.

c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which has been designated as non-attainment for ozone and PM₁₀. The Air Quality Analysis prepared for the project has recommended conditions of approval listed in (b) above that would reduce impacts related to PM₁₀ to a less than significant level. The Air Quality Analysis determined that the project would not generate a potentially significant level of ozone emissions. Impacts would be less than significant.

d. **Sensitive Receptors.** The project would create 29 residential units. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list residential uses as uses known to create objectionable odors. Impacts would be less than significant.

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

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

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

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

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species.** The project site is located within Rare Plant Mitigation Area 1 which has been defined as lands not known to contain special status plant species but having soils capable of supporting the Pinehill Endemic Plant Species. A Biological Resource Assessment was performed for the project site (Foothill Associates, December 2006) which did not identify any special status plant species on the site. The assessment was performed outside of the March to August blooming period. An additional plant survey was conducted in May of 2007 to examine the presence of rare plants during the blooming period. The plant survey determined that no special status plant species were present on the site (David Bise, May 2007).

Pursuant to Section 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisor Resolution 205-98, a mitigation program has been adopted for development within Mitigation Area 1. The project would be subject to payment of the established rare plant mitigation fee at the time of building permit issuance.

Foothill Associates performed a field study to determine the presence of special status animal species on the project site. The study determined that the onsite woodland habit and existing vegetation would provide a suitable habitat for a number of listed and special-status species. The suitable habitat onsite would be a potentially significant impact unless the following mitigation is implemented.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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MITIGATION MEASURE BIO-1

Prior to onsite construction activities during the nesting season (February 1- August 31), a pre-construction survey shall be required to determine if active nests are present onsite. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or a biologist until determines that the nests are no longer active. The survey results shall be submitted to the California Department of Fish and Game and Planning Services prior to issuance of a grading permit.

MONITORING: Planning Services shall verify that the above measure has been incorporated on the project grading plans prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.

Implementation of the mitigation measure identified above would avoid construction-related impacts to nesting birds within the project site area. The mitigation measure would reduce potentially significant impacts to a level of insignificance. No impacts are expected to rare plants.

- b. Riparian habitat.** The Biological Resource Assessment prepared for the project identified 1.60-acres of waters of the United States. The jurisdictional waters are comprised of 0.71-acres of wetland, 0.11-acres of seeps, 0.65-acres of intermittent drainage, 0.09-acre of perennial drainage, 0.03-acres of ditch, and 0.01-acres of ephemeral drainage (*Foothill Associates, February 2007*). Portions of these jurisdictional waters would be affected as part of the project. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-2

The applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to Planning Services for review prior to issuance of a grading permit.

MONITORING: Planning Services shall verify the agreement has been obtained and necessary mitigation measures incorporated on the project grading plans prior to issuance of a grading permit.

- c. Wetlands.** As discussed in Section (c) above, the Biological Assessment and Jurisdictional Evaluation prepared for the project site identified 0.71-acres-acres of wetlands subject to Section 404 of the Clean Water Act. The project would fill portions of the wetlands as part of the project. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-3

The applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a water quality certification from the Central Valley RWQCB. Planning Services shall verify that all conditions attached to the permit and certification have been included prior to issuance of the grading permit.

MONITORING: Planning Services shall verify the required permit and certification has been obtained prior to issuance of a grading permit.

- d. Migration Corridors.** The Biological Resource Assessment performed for the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Local Policies.** The proposed project would impact oak woodland habitat, which pursuant to General Plan Policy 7.4.4.4 requires retention and replacement of the affected habitat. The initial arborist report identified 8.5-acres of oak woodland canopy on the site (*Initial Arborist Report and Inventory, Sierra Nevada Arborists, May 2006*). The project would remove 0.98-acres of oak woodland habitat from the project site. As established in the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4, dead diseased or dying oak canopy may be excluded from the retention requirements of Policy 7.4.4.4. As determined by the arborist report, 0.57-acres of onsite canopy has been determined to be dead, diseased, or dying. The project site contains approximately 8.5-acres of oak canopy which would require 90% retention. The project would be removing 0.41-acres of healthy canopy which would require replacement. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-4

All healthy oak canopy removed from the site shall be replaced as specified in General Plan Policy 7.4.4.4 and the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4. Replacement of the removed canopy shall be at a density of 200 tree saplings per acre, or 600 acorns per acre. A tree planting and preservation plan shall be required prior to issuance of a grading permit. A maintenance and monitoring plan shall be required for a minimum of 15 years after replanting to ensure a survival rate of at least 90%. The arborist report, planting and maintenance plan and all necessary documents to demonstrate compliance shall be provided to Planning Services prior to issuance of a grading permit.

MONITORING: Planning Services staff shall review the arborist report, tree planting and replacement plan prior to issuance of a grading permit.

FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would require the project to obtain permits for the filling onsite wetlands and modification to the existing drainage channels. Implementation of Mitigation Measure **BIO-3** would require pre-construction surveys to reduce impacts to protected animal species. Implementation of Mitigation Measure **BIO-4** would reduce impacts to oak canopy consistent with General Plan. For this 'Biological Resources' category, the above Mitigation Measures would be required to reduce potentially significant impacts to less than significant

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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

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

a-b. Historic or Archeological Resources. A Cultural Resource Study was performed on the project site which identified two cultural resources on the site (*Historic Resources Associates, November 2006*). Both features were recorded with the California Department of Parks and Recreation as part of the Cultural Resources Study. One of the cultural resources includes a 700 foot long dry-laid fieldstone rock wall that is located along the parcel boundary of the two project parcels. The proposed road system would require the removal of portions of the wall for road construction. The Cultural Resources Assessment recommended that prior to removal of any portion of the wall that the resource should be recorded in more detail and the remaining portions of the wall be maintained. The second cultural resource would be located in the rear of four of the proposed lots. The required setbacks in the RE-5 zone would prohibit development in the area. The removal of the rock wall would be a potentially significant impact unless the following mitigation is implemented:

MITIGATION MEASURE CUL-1

The applicant shall document the dry-laid fieldstone rock wall to the satisfaction of the California Department of Parks and Recreation and Planning Services. Planning Services shall review and approve the documentation of the resource prior to issuance of a grading permit.

MONITORING: Planning Services shall receive proof of documentation of the resource with the California Department of Parks and Recreation prior to issuance of a grading permit.

MITIGATION MEASURE CUL-2

The applicant shall preserve all portions of the dry-laid fieldstone rock wall not removed as part of road construction. The rock wall shall be located within Conservation Easements and shall remain in perpetuity. Planning Services shall verify the placement of the Conservation Easements prior to filing the final map.

MONITORING: The applicant shall designate Conservation Easements to protect all portions of the rock wall not impacted as part of road construction. Planning Services shall review and approve the Conservation Easements prior to filing the final map.

c-d. Paleontological Resource. The site does not contain any known paleontological sites or known fossil strata. The site does not contain any interred human remains. No such resources were identified in the Cultural Resource Study. During all grading activities, standard conditions of approval would be required that address accidental discovery of paleontological resources or human remains. Impacts would be less than significant. Impacts would be less than significant.

FINDING: The Cultural Resources Study performed on the project site has identified potentially significant resources on the site. Implementation of Mitigation Measures CUL-1 and CUL-2 would reduce the potentially significant impacts to a

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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less than significant level. The applicant would be required to document the resources and all portions of the resource not impacted as part of road construction would be located within designated conservation easements.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		X	

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. Seismic Hazards.

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

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

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

iv) Slopes exceeding 30% on the project site are limited to the drainage channels and perennial streams. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Future development of the site would be prohibited from development on slopes exceed 30% as required by the General Plan. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. Soil Erosion. According to the Soil Survey for El Dorado County, the soil types onsite are classified as Auburn Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

c. Geologic Hazards. The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

d. Expansive Soils. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

e. Septic Capability. The project would be served by private septic systems. All septic systems are subject to review and approval by the El Dorado County Department of Environmental Health. The Department reviewed the submitted septic test information and site map and determined that sufficient disposal and replacement areas would be available for each parcel. Impacts would be less than significant.

FINDING A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this ‘Geology and Soils’ impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan from the Environmental Health- Hazardous Waste Division. The impact would be less than significant.

- c. **Hazardous Materials Near Schools.** The project site is located adjacent to Pleasant Grove High School directly across from Green Valley Road. As discussed in (a-b) above, the project may utilize hazardous materials during project construction. Adherence to the required Hazardous Materials Business Plan would reduce impacts to less than significant.
- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e-f. **Aircraft Hazards.** The project site is not located in the vicinity of any public or private airstrip. The project would not violate any airport land use plan in the area. There would be no impact.
- g. **Emergency Plan.** As discussed in the Traffic category, the project would impact the existing road systems. The project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards.** The Rescue Fire Protection District has reviewed the project and determined that requiring all roads to be constructed in conformance with Fire Safe Regulations and implementation of a fire safe plan would reduce impacts to a less than significant level.

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

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -offsite?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X	
f. Otherwise substantially degrade water quality?		X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

a. Water quality standards. There are wetlands and drainage features onsite which would be impacted as part of the project. As discussed in the ‘Biological Resources’ category above, the project would require Mitigation Measures to obtain appropriate permits from the U.S. Army Corps of Engineers and the Department of Fish and Game for the filling of any wetlands or altering of the drainages. All project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP’s) to minimize degradation of water quality during construction. Impacts would be less than significant.

b. Groundwater Supplies. The project would connect to public water and would not utilize any groundwater as part of the project. Construction activities may have a short-term impact as a result of groundwater discharge, however, adherence the Grading Ordinance would ensure that impacts would be less than significant.

c-f. Drainage Patterns. As discussed in the ‘Biological Resources’ category above, the project would fill wetlands and may alter the existing drainages onsite. The project would be required to prepare a drainage study subject to review

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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by the Department of Transportation. The drainage study would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

g-j. Flood-related Hazards. The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: No significant impacts to water quality or drainage features would result as part of the project. Adherence to the Grading, Erosion Control and Sediment Ordinance would reduce impacts to less than significant. For this 'Hydrology and Water Quality' category, the project would not exceed the thresholds of significance and related impacts would be less than significant.

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

Discussion:

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

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

a. Established Community. The project is located within the Rural Region of El Dorado County. The project site borders the Cameron Park Community Region to the east. The project would not divide an established community. Impacts would be less than significant.

b. Land Use Consistency. The project requests includes a General Plan Amendment from Rural Residential to Low Density Residential and a Rezone from Exclusive Agriculture to Estate Residential Five-Acre. Included with the request is a Planned Development application which would allow for flexibility in the Development Standards of the RE-5 zone district. The project would comply with applicable General Plan policies and the Development Plan would be consistent with the General Plan and Zoning Ordinance. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

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

Discussion:

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

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

a-b. **Mineral Resources.** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. <i>Would the project result in:</i>			
people residing or working in the project area to excessive noise levels?			

Discussion:

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

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

a. Noise Exposures. The project would be located along Green Valley Road. The location of the project relative to potentially significant noise sources would impact the proposed residential uses. A Noise Assessment was prepared for the project to determine the maximum exterior and interior noise levels expected for the project (Bollard Acoustical Consultants, November 2006). The assessment determined that the interior noise levels would exceed the maximum threshold established by the General Plan. This is a potentially significant impact unless the following Mitigation Measure is implemented.

MITIGATION MEASURE NOISE-1

The applicant shall construct a six-foot high sound wall along the rear yards of lot 6. The sound wall shall be constructed to the satisfaction of an Acoustical Consultant or appropriately certified professional prior to final building inspection of Lot 6. Planning Services shall verify location of sound wall on improvement plans prior to issuance of a permit.

MONITORING: Planning Services shall verify that the sound wall meets the requirements established by the Noise Assessment prepared for the project. The applicant shall show the sound wall on the improvement plans.. Planning Services shall verify the construction of the sound wall prior to issuance of a building permit for this Lot 6.

- b. Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of the residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard conditions of approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Long-term Noise Increases.** The project would result in residential development which would not likely increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise.** The project is not located within the vicinity of a public or private airstrip. There would be no impact.

FINDING: Without mitigation measures, the project would result in interior noise levels that would exceed the thresholds established by the General Plan. Therefore, implementation of Mitigation Measure **NOISE-1** would ensure that the interior noise levels would not exceed the thresholds of the General Plan. Application of standard conditions of approval limiting hours of construction would reduce potential noise impacts during project construction to less than significant. Implementation of Mitigation Measure **NOISE-1** and standard conditions would limit potential impacts to a less than significant.

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

Discussion:

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

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

- a. **Population Growth.** The project would result in the creation of 29 residential units. No significant population growth would result as a part of the project. No additional public services or roads would be constructed as part of the project that would significantly contribute to growth in the area. Impacts would be less than significant.
- b. **Displace Housing.** The project would result in the creation of 29 residential units. No existing or proposed housing would be displaced as part of the project. There would be no impact.
- c. **Displace People.** The project would create 29 residential units. No people would be displaced as part of the project. There would be no impact.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce growth. For this ‘Population and Housing’ Section, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other government services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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

- a. **Fire Protection.** The Rescue Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as conditions of approval of the project. These requirements include a required fire flow of 2,000 gallons per minute for 2 hours. Additional fire hydrants would be required throughout the development. Roadway design would be required to comply with the Fire Safe Regulations and the California Fire Code. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff’s Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Buckeye Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the ‘Recreation’ category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to the project. Increased demands to services would be addressed through the payment of established impact fees. For this ‘Public Services’ category, impacts would be less than significant.

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

Discussion:

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

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

a. **Parks.** The project would result in an increase in the usage of parks and recreational facilities. Payment of in-lieu fees to the Cameron Park Community Services District would be sufficient to ensure the impacts from the new development would be mitigated. The project site is located outside of the Cameron Park Community Services District. The project would be required to make application to LAFCO for the annexation into the District to receive park services. Impacts would be less than significant.

b. **Recreational Services.** The project would not include additional recreation facilities or sites as part of the project. The increased demand for any services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this ‘Recreation’ category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which 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)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?		X	
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

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

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

a-b. Traffic Increases. The traffic study prepared for the project estimated that the project would result in 258 total daily trips including 25 peak AM trips and 27 peak PM trips (Kimley-Horn and Associates, April 2007). The study concluded that the existing levels of service of the access roads would not be capable of accommodating the additional trips. The traffic study recommended that the intersection of Green Valley Road and Deer Valley Road be signalized and appropriate turn pockets and intersection improvements be constructed. The intersection improvements would be consistent with the approved Capital Improvement Project for the intersection. Additionally, the project frontage along Green Valley Road would be widened and bicycle lane and sidewalk improvements would be required. Construction of the recommended improvements would reduce impacts to less than significant. The project has been conditioned to require the required road improvements.

c. Air traffic. The project is not located adjacent to or within the Safety Zone of a public or private airstrip. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The traffic analysis did not identify any hazards associated with the design of the project. The proposed two points of access onto Green Valley Road would comply with the County Design Manual. Impacts would be less than significant.
- e. Emergency Access.** The project would create a 29-lot residential development. The project would be constructed with access roads consistent with County standards. In addition, a fire safe plan would be required for the development. Implementation of these measures would be sufficient to provide fire protection to the site. Impacts would be less than significant.
- f. Parking.** The project would result in the creation of 29 residential units. The Zoning Ordinance requires two parking spaces for each residential unit. The proposed parcel sizes would range between two and three acres. No significant impacts from parking would occur.
- g. Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The impacts of the project related to Transportation would be less than significant. The traffic study prepared for the project road improvements necessary as part of the project. For the Transportation/ Traffic category thresholds would not be exceeded upon completion of the recommended road improvements.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate onsite water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate onsite wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements.** The project would be served by private onsite septic systems for wastewater services. There would be no impact to the existing public wastewater services.
 - b. **Construction of New Facilities.** The project would not require construction of new wastewater facilities. There would be no impact.
 - c. **New Stormwater Facilities.** The project would not require the construction of new stormwater facilities. The project would be required to comply with the stormwater requirements of the Design and Improvement Standards Manual. Impacts would be less than significant.
 - d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required, the existing water lines in the area are capable of providing the required water meters and fire flow. The project would require annexation into the EID service district prior to receiving public water services. The project would require coordination with LAFCO to initiate annexation proceedings. The project is located within the EID Sphere of Influence and existing water lines are located beneath Green Valley Road adjacent to the project. Impacts would be less than significant.
 - e. **Adequate Capacity.** EID has indicated that the existing water system in the area would be sufficient to service the project. Impacts would be less than significant.
 - f. **Solid Waste Disposal.** In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year this period. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.
 - g. **Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. The located would be defined within the recorded Conditions, Covenants, and Restriction (CCR's). Impacts would be less significant.

FINDING: Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X	

Discussion:

- a. The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal and the modifications of onsite riparian features. The project would include Mitigation Measures requiring the replanting of impacted oak canopy, acquisition of permits for the modifications to the riparian areas, and surveys to reduce impacts to protected animal species during project construction. Implementation of these Mitigation Measures would reduce potentially significant impacts to less than significant.
- b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c. Based on the discussion contained in this document, potentially significant impacts to human beings would occur with respect to Air Quality and Noise. The project would include standard conditions of approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The noise assessment prepared for the project determined that interior noise levels would exceed the thresholds established by the General Plan. Mitigation Measures would be required to construct sound walls to limit the interior noise exposure. Implementation of standard conditions of approval and Mitigation Measures would reduce potentially significant impacts to less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

Air Quality Analysis for the Ghori Property (APN 102-210-12, 102-220-13) Residential Development Proposed for Rescue, CA. Rimpo and Associates, January 2007.

Biological Resource Assessment +/- 90-acre Ghori Property, El Dorado County California, Foothill Associates, December 2007.

Cultural Resources Study of APN. 10:210:12 and 102:220:13 Near Green Valley Road, El Dorado County, California. Historic Resources Associates. November 2006.

Delineation of Waters of the United States, Ghori Property +/- 90-acre Site El Dorado County, California. Foothill Associates, February 2007.

Drainage Study for Ghori Property (APN 102-220-13 & 102-220-13). CTA Engineering and Surveying. January 2007.

Environmental Noise Assessment, The Ghori Property Residential Development. Bollard Acoustical Consultants. November 2006.

Facilities Improvement Letter FIL 1106-114. El Dorado Irrigation District. November 2006.

Initial Arborist Report and Tree Inventory Summary. Sierra Nevada Arborist, January 2007.

Land Capability Study for Ghori Property Cameron Park, El Dorado County, California. Youngdahl Consulting Group Inc. February 2007.

Results of a Focused Plant Survey on the Ghori Property Site, Located in El Dorado County, California. David Bise, May 2007.

Traffic Impact Analysis, Ghori Property Rescue, California. Kimley-Horn and Associates, Inc. February 2007.