



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Negative Declaration (ND) for the below referenced Project. The Draft ND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft ND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Matthew Aselage, 530-621-5977

PROJECT: DR22-0005/La Crescenta Six Plex

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 083-052-005, consisting of 0.37-acre, is located on the west side of La Crescenta Drive, approximately 200 feet south of the intersection with Arcadia Drive, in the Cameron Park Community Region, Supervisorial District 2.

PROJECT DESCRIPTION: Design Review requesting the development and ongoing occupancy of a residential six-plex.

PUBLIC REVIEW PERIOD: The public review period for the Draft ND set forth in CEQA for this project is **30 days**, beginning **December 14, 2023**, and ending **January 12, 2024**. Any written comments must be received within the public review period. Copies of the Draft ND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Matthew Aselage, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: This Staff Level Design Review Permit is subject to a Planning Director approval and no public hearing is required.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
December 13, 2023

DRAFT NEGATIVE DECLARATION

FILE: DR22-0005

PROJECT NAME La Crescenta Six-plex

NAME OF APPLICANT: Aqeel Mohammad

ASSESSOR'S PARCEL NO.: 083-052-005 **SECTION:** 28 **T:** 10N **R:** 09E

LOCATION: The project is located on the west side of La Crescenta Drive, approximately 200 feet south of the intersection with Arcadia Drive, in the Cameron Park Community Region.

GENERAL PLAN AMENDMENT: **FROM:** **TO:**

REZONING: **FROM:** **TO:**

TENTATIVE PARCEL MAP **SUBDIVISION:**

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

OTHER: Design Review Permit for the development and ongoing use of a six-plex residential building.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE REVISED INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

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 COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Hearing Body on Date.

Executive Secretary



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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: DR22-0005/La Crescenta Six-Plex

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

Contact Person: Matthew Aselage, Associate Planner

Phone Number: (530) 621-5977

Applicant's Name and Address: Shalanda White-Christian, 10405 Montaria Way, Elk Grove, CA 95757

Owner's Name and Address: Saturn Real Estate Investments, LLC, Aqeel Mohammad 2686 La Crescenta Drive, Shingle Springs, CA 95682

Project Engineer's Name and Address: Shalanda White-Christian, 10405 Montaria Way, Elk Grove, CA 95757

Project Location: The proposed project is located approximately 0.4 miles to the south of Green Valley Rd and west of La Crescenta Drive.

Assessor's Parcel Number: 083-052-005

Acres: 0.37 acres

Sections: Sec.28 T: 10N R: 09

General Plan Designation: (RM) Multi-Residential

Zoning: (RM-DC) Multi-Residential – Design Review-Community

Description of Project: A Design Review Permit request for the construction of a 16,160-square foot six-plex apartment building with two- and three-bedroom units and attached garages. The property is vacant. The site would take access from a proposed encroachment onto La Crescenta Drive. Electricity services are provided by Pacific Gas & Electric (PG&E). The project site would gain water and wastewater sanitation services from the El Dorado Irrigation District (EID). No trees are proposed for removal.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	(RM-DC)	(MFR) Multi-Family Residential	Vacant
North	(RM-DC)	(MFR) Multi-Family Residential	Apartment complex
South	(RM-DC)	(MFR) Multi-Family Residential	Vacant
East	(RM-DC)	(MFR) Multi-Family Residential	Apartment complex
West	(RM-DC)	(MFR) Multi-Family Residential	Cameron Park Mobile Home Estates

Briefly describe the environmental setting: The topography of the proposed project site area is primarily flat with an elevation of 1400 feet above mean sea level. The primary vegetation community of the site consists of grasses and scrub brush. There is no rare plant or special status species known to be on the site. The subject property is on the west side of La Crescenta Drive in the Cameron Park area. The site is currently undeveloped.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

1. Community Development Services: Planning and Building Department – Building Services (Building and Grading Permits)
2. El Dorado County Fire District (Building and Grading Permits)
3. El Dorado County Air Quality Management District (Building and Grading Permits)
4. El Dorado County Department of Transportation (Building and Grading Permits)
5. El Dorado Irrigation District (Building Permit)
6. El Dorado County Environmental Health Department (Building Permit)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. Certified letters were mailed to these seven tribes on July 5, 2022. No tribes responded with the request to consult on the proposed project. Further discussion is contained in the Tribal Cultural Resources section of this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		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 proposed 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: Matthew Aselage Date: 11/21/2023

Printed Name: Matthew Aselage, Associate Planner For: El Dorado County

Signature: Bret Sampson Date: 11-21-23
Printed Name: Bret Sampson, Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

- Attachment 1: Location Map
- Attachment 2: Aerial Photo
- Attachment 3: Assessor's Parcel Map
- Attachment 4: General Plan Land Use Map
- Attachment 5: Zoning Map
- Attachment 6: Site Plan
- Attachment 7: Traffic Impact Study (TIS)
- Attachment 8: Biological Study
- Attachment 9: Application Packet

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project.

Project Description

The proposed project would allow the construction of a 16,160-square foot residential building with the intent of creating a six-plex apartment complex. Installation of perimeter landscaping would be designed to utilize drought-tolerant species consistent with the County's Model Water Efficient Landscape Ordinance (MWELo) program. A Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) was included with requirements for improvements to connect to public water/sewer service. Electricity would be provided by connecting to PG&E service.

Project Location and Surrounding Land Uses

As noted above, the property is located on the west side of La Crescenta Drive, approximately 620 feet north of the intersection with Green Valley Road in the Cameron Park area. The subject parcel is designated Multifamily Residential (MFR) in the County General Plan and is zoned – Multi-Residential (RM-DC). The proposed project is within the Cameron Park Community Region as designated by the General Plan. The surrounding land uses vary with a vacant 0.37-acre multi-family residential zoned parcel to the south, north, east, and west.

The undeveloped site consists of relatively flat topography with elevations of approximately 1,400-feet above mean sea level sloping gently from west to east. There is existing ten-foot-wide public utility easements on both the east and west side of the parcel at the west side of the subject parcel. The site is undeveloped, and vegetation consists of grasses, shrubs along the fencing of the parcel, and a grey pine along the fence line as well. No oak trees are present on the property.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be created by a new encroachment from La Crescenta Lane, a County maintained road fronting the proposed project site. The El Dorado County Department of Transportation (DOT) reviewed the proposed project and required a modified Traffic Impact Study to be completed by the applicant (Attachment 7).

Site Access: Obtain an encroachment permit from DOT and construct the roadway encroachment onto La Crescenta Drive to the satisfaction of DOT including but not limited to designing and paving the proposed project encroachment consistent with County Standard Plan 103C. Furthermore, site improvements shall be constructed to ensure adequate stopping site distance per Caltrans Highway Design Manual Chapter 200.

2. Utilities and Infrastructure

The proposed project site is served by El Dorado Irrigation District (EID) for water and wastewater. The proposed project would connect to existing water and sewer service located along La Crescenta Lane. The proposed project would connect to the existing stormwater collection system along La Crescenta Lane.

The proposed project would maintain the current zoning designation of Multi-Residential – Design Review (RM-DC) and development would require conformance with any applicable agency requirements and would be subject to building permit requirements from El Dorado County Building Services. The proposed development is designed to be in conformance with all development standards and consistency with Community Design Guidelines. The applicant is not requesting any modifications to any development standards.

Project Schedule and Approvals

This Initial Study and proposed Negative Declaration (IS/ND) is being circulated for public and agency review for a 30-day period. Written comments on the IS/ND should be submitted to the project planner indicated in the Summary section, above. Following the close of the 30-day review period, the IS/ND will be considered by the Lead Agency, El Dorado County, in a public meeting and will be adopted if it is determined to be adequate and complete in regard to CEQA. The Lead Agency will also determine whether to approve the proposed project.

The proposed project requires design review approval by the 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 proposed project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. If the lead agency has determined that a particular physical impact may occur, 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 proposed 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.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to aesthetics in relation to the proposed project.

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zoning districts, including identification of uses allowed by right or requiring a special-use permit and specific development standards that apply in particular districts based on parcel size and land use density. These development standards often involve limits on the allowable size of structures, required setbacks, and design guidelines. Included are requirements for setbacks and allowable exceptions, the location of public utility distribution and transmission lines, architectural supervision of structures facing a state highway, height limitations on structures and fences, outdoor lighting, and wireless communication facilities.

Environmental Setting:

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

A list of the county's scenic views and resources is presented in Table 5.3-1 of the *El Dorado County General Plan Draft EIR* (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as State Scenic Highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of State Route (SR) 89 within the county, and those portions of SR 88 along the southern border of the county. While a portion of U.S. 50 is a designated State Scenic Highway, the proposed project site is located approximately 10 miles west of the western boundary of the designated stretch.

Rivers in El Dorado County include the American, Cosumnes, Rubicon, and Upper Truckee rivers. A large portion of El Dorado County is under the jurisdiction of the U.S. Forest Service (USFS), which oversees rivers or river sections identified as Wild and Scenic under the Wild and Scenic Rivers Act. To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status.

Discussion: A substantial adverse effect related to aesthetics would result from the introduction of physical features that are not characteristic of the surrounding development, substantial changes the natural landscape, or obstruction of an identified public scenic vista.

a-c. The proposed project site is not located near a scenic vista, nor is it visible from an officially designated State Scenic Highway. The existing visual character of the site is a vacant, undeveloped lot surrounded by a mixture of commercial, residential, and recreational uses. The project was reviewed by the Cameron Park Design Review Committee (CPDRC) on July 24, 2023. The CPDRC approved of the project as it provides much needed infill housing. It was recommended, but not required, to upgrade the exterior design by using a variety of color finish and materials rather than only stucco. There would be **no impact** to scenic vistas or scenic resources, and approval of the proposed project would not substantially degrade the existing visual character quality of the site or its surroundings.

D. Light and Glare: The lighting associated with the proposed residential building would create minimal sources of light and glare, including parking lot lighting and pedestrian walkway lighting as well as emergency exit lighting located on the proposed structure, none of which would significantly impact any nearby residential uses. Based on the submitted site plans for the proposed project, the proposed light sources for exterior lightening shall comply with 130.34 and shall be well below the maximum lumen output threshold allowed and any light sources will be shielded such that no direct light falls outside of the property lines in conformance with Section 130.34 of the El Dorado County Zoning Ordinance. Site plans would be reviewed for conformance with the requirements of the County's Zoning Ordinance during final review of the building permit application site plans. Any potential impacts would be **less than significant**.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, any potential impacts would be **less than significant**.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. *Would the project:*

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agriculture and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California’s agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

Prime Farmland: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP’s mapping date.

Farmland of Statewide Importance: Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate.

Z'berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z'berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs.

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-e. The subject parcel is a 0.37-acre parcel surrounded by a mix of commercial and residential uses. The parcel is not designated prime farmland and does not conflict with any existing zoning for agricultural uses or Williamson Act Contracts. The proposed project would not result in the rezoning of forestland, timberland, or timberland production zoned parcels or result in the loss of forest land or convert forest land to a non-forest use. There is no farmland or forest land in the vicinity of the proposed project that would be caused to be converted from farm or forest use to a non-farm or forest use. There would be **no impact** to agriculture or forest resources.

FINDING: The proposed project site does not contain agriculture or forestry resources and no impacts would be anticipated to result from the project.

III. AIR QUALITY. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM₁₀), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD. The El Dorado County AQMD manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel specifications.

Air quality in the proposed project area is regulated by the El Dorado County AQMD. CARB and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS)

have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as “attainment” (within standards) or “nonattainment” (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard and is in attainment or unclassified status for other pollutants (California Air Resources Board 2008). County thresholds are included in the chart below.

Criteria Pollutant	El Dorado County Threshold	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NO _x)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM ₁₀):	Annual geometric mean: 30 µg/m ³	24-hour average: 50 µg/m ³
Particulate Matter (PM _{2.5}):	Annual arithmetic mean: 15 µg/m ³	24-hour average: 65 µg/m ³
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

El Dorado County AQMD’s guide to air quality assessment includes a table listing proposed project types with potentially significant emissions (El Dorado County AQMD 2002:Table 5.2). ROG and NO_x Emissions may be assumed to not be significant if:

- The proposed project encompasses 0.37 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the proposed project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later.

If the proposed project meets one of the conditions above, El Dorado County AQMD assumes that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For fugitive dust (PM₁₀), if dust suppression measures will prevent visible emissions beyond the boundaries of the proposed project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM_{2.5}, SO₂, NO₂, sulfates, lead, and H₂S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

Discussion: The El Dorado County AQMD has developed a *Guide to Air Quality Assessment* (2002) to evaluate proposed project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. 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 82 lbs/day (Table 3.2);
- 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 proposed 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 AQMD (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The proposed project would not conflict with or obstruct implementation of either plan. Any grading will undergo review to determine if any further actions or approvals are needed, including any measures for sediment control. Therefore, the potential impacts of the proposed project would be anticipated to be **less than significant**.
- b-c. **Air Quality Standards and Cumulative Impacts:** Although the proposed project would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM₁₀ dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this proposed project and determined that the development is minor, and the proposed project is well below the screening size of projects identified in Table 5.2 “Projects with Potentially Significant ROG and NO_x Operation Emission” (El Dorado County AQMD 2002: Table 5-2) for criteria pollutants. El Dorado County AQMD has determined that air quality impacts would be anticipated to be **less than significant**.
- d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the proposed building, during construction or following construction. Therefore, there would be **no impact**.
- e. **Objectionable Odors:** Table 3-1 of the *Guide to Air Quality Assessment* (El Dorado County AQMD 2002) does not list the proposed use of the parcel as a use known to create objectionable odors. The proposed project is not expected to generate or produce objectionable odors as it would create a new building with the intended use of a six-plex apartment building. There would be **no impact**.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. Any potential impacts would be **less than significant**.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Wildlife 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 Service?				X
c. Have a substantial adverse effect on state or federally protected wetlands (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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 U.S. Code [USC] Section 1531 *et seq.*; 50 Code of Federal Regulations [CFR] Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the “take” of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term “take” to mean “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct” (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in “take” of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), first enacted in 1940, prohibits "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The definition for "Disturb" includes injury to an eagle, a decrease in its productivity, or nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present.

Clean Water Act

Clean Water Act (CWA) Section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes, or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, vernal pools, and water-filled depressions (33 CFR Part 328). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Construction activities involving placement of fill into jurisdictional waters of the U.S. are regulated by USACE through permit requirements. No USACE permit is effective in the absence of state water quality certification pursuant to Section 401 of CWA.

Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. Each RWQCB is responsible for implementing Section 401 in compliance with the CWA and its water quality control plan (also known as a Basin Plan). Applicants for a federal license or permit to conduct activities that may result in the discharge to waters of the U.S. (including wetlands or vernal pools) must also obtain a Section 401 water quality certification to ensure that any such discharge will comply with the applicable provisions of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or threatened, or designated as a candidate for such listing. California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing the take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions.

California Fish and Game Code Section 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, Section 3511, 4700, 5050, and 5515 identify species that

are fully protected from all forms of take. Section 3511 lists fully protected birds, Section 5515 lists fully protected fish, Section 4700 lists fully protected mammals, and Section 5050 lists fully protected amphibians.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

California Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that has low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Forest Practice Act

Logging on private and corporate land in California is regulated by the Z'berg-Nejedly Forest Practices Act (FPA), which took effect January 1, 1974. The act established the Forest Practice Rules (FPRs) and a politically appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

The County General Plan also include policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special-status plant species or create opportunities for habitat improvement. The El Dorado County General Plan designates the Important Biological Corridor (IBC) (Exhibits 5.12-14, 5.12-5 and 5.12-7, El Dorado County, 2003). Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Wildlife);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

Discussion: A substantial adverse effect on biological resources would occur if the implementation of the proposed 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:** Based on a review of the California Natural Diversity Database (CNDDDB) and of the County Geographic Information System (GIS), there are no known sensitive plant or animal species identified by the CNDDDB as having potential to occur in the vicinity of the proposed project. Although the site is located within an El Dorado County Rare Plant Mitigation Area One overlay, the overall habitat was very poor for supporting rare plants. The vegetation was removed, and the soil was degraded with non-native fill and road particulates from La Crescenta Drive. No occurrences of any of the eight sensitive Pine Hill species were identified during the field survey. No occurrences of any other listed or sensitive plant species were identified during the field survey. No riparian or wetland resources were present on the site. All plant species identified were upland plants that do not predominately grow in wetlands. No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in El Dorado County Ordinance 5061 Section 130.39.030. The proposed project would have **less than significant impact**.
- b-c. **Riparian Habitat and Wetlands:** No riparian habitat exists on the subject parcel, and there is no aquatic habitat on the site to support amphibians or fish. Vegetation on the site consists primarily of annual grasses and blackberry bushes. The County regulates oak canopy removal, as described below in the Local Policies section. No federally protected wetlands or waters regulated under Section 404 of the Clean Water Act occur on the site. The proposed project would have **no impact** on riparian habitat or federally protected wetlands.
- d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The proposed project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. The subject parcel is located adjacent to roadways, commercial, and residential development. Limited amounts of wildlife access the area due to the proximity of developed parcels and highways. The proposed project would have **no impact** on resident or migratory wildlife corridors.
- e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The proposed project is not located in the IBC, as addressed above and no trees are proposed to be removed from the subject parcel for the project. The proposed project would not conflict with any local policies or ordinances protecting biological resources and would have **no impact** for this category.
- f. **Adopted Plans:** This proposed project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

FINDING: No impacts to protected species, habitat, wetlands, or oak trees were identified for this proposed project. For this biological resources category, impact would be less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation’s master inventory of known historic resources. The NRHP is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The criteria for listing in the NRHP include resources that:

- A. Are associated with events that have made a significant contribution to the broad patterns of history (events);
- B. Are associated with the lives of persons significant in our past (persons);
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture); or
- D. Have yielded or may likely yield information important in prehistory or history (information potential).

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the California Register of Historical Resources (CRHR). The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the NRHP, including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing in the CRHR are similar to those of the NRHP and include resources that:

- 1. Are associated with the events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- 2. Are associated with the lives of persons important in our past;
- 3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
- 4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the CRHR, which identifies the State's architectural, historical, archeological, and cultural resources.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer, and must work with the officer to ensure that the proposed project incorporates "prudent and feasible measures that will eliminate or mitigate the adverse effects."

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

Section 5097.98 of the California Public Resources Code stipulates that whenever NAHC receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by NAHC. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a proposed project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or

- determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of, Native American human remains, as well as the unexpected discovery of any human remains within the proposed project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

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 proposed project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or property that is historically or culturally 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 complete records search of the California Historic Resources Information System (CHRIS) found no prehistoric-period cultural resources and no historic-period cultural resources in the proposed project area. Any potential impacts would be **less than significant**.

c. **Human Remains:** No human remains are known to exist within the proposed project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. However, if human remains should be discovered, implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be **less than significant**.

FINDING: No significant cultural resources have been identified on the proposed project site. Standard conditions of approval would apply in the event of accidental discovery during any future construction. Any potential impacts would be **less than significant**.

VI. ENERGY. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Regulatory Setting

Federal Energy Policy Act of 2005

The Federal Energy Policy Act of 2005 (EP Act) was intended to establish a comprehensive, long-term energy policy and is implemented by the U.S. Department of Energy (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

California Building Standards Code (Title 24, California Code of Regulations), including Energy Code (Title 24, Part 6) and Green Building Standards Code (Title 24, Part 11)

California first adopted the California Buildings Standards Code in 1979, which constituted the nation’s first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

Senate Bills 1078/107 and Senate Bill 2—Renewables Portfolio Standard

Senate Bill (SB) 1078 and SB 107, California’s Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer-range target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentage of statewide electricity from renewable resources, such as wind, solar, and hydropower.

Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006)

Water conservation reduces energy use by reducing the energy cost of moving water from its source to its user. Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated Model Water Efficient Landscape Ordinance (MWELo) and local agencies to adopt DWR's MWELo or a local water efficient landscape ordinance by January 1, 2010 and notify DWR of their adoption (Government Code Section 65595). The water efficient landscape ordinance would apply to sites that are supplied by public water as well as those supplied by private well. Local adoption and implementation of a water efficient landscape ordinance would reduce per capita water use from new development.

Senate Bill X7-7 (Chapter 4, Statutes of 2009)

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

Assembly Bill 2076, Reducing Dependence on Petroleum

The CEC and Air Resources Board (ARB) are directed by AB 2076 (passed in 2000) to develop and adopt recommendations for reducing dependence on petroleum. A performance-based goal is to reduce petroleum demand to 15% less than 2003 demand by 2020.

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its current Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019.

Assembly Bill 1493—Pavley Rules (2002, Amendments 2009, 2012 rule-making)

AB 1493 required the ARB to adopt vehicle standards that will improve the efficiency of light duty autos and lower GHG emissions to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (referred to previously as "Pavley II," now referred to as the "Advanced Clean Cars" measure) has been proposed for vehicle model years 2017–2025. Together, the two standards are expected to increase average fuel economy to roughly 54.5 miles per gallon by 2025. The improved energy efficiency of light duty autos will reduce statewide fuel consumption in the transportation sector.

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the proposed project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the proposed project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the proposed project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be "considered in an EIR to the extent relevant and applicable to the proposed project."

Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption, and altering proposed project siting to reduce energy consumption.

Local Laws, Regulations, and Policies

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County's future growth and development. Among these is Objective 5.6.2 (Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development, and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

Further, the County has other goals and policies that would conserve energy even though not being specifically drafted for energy conservation purposes (e.g., Objective 6.7.2, Policy 6.7.2.3).

Discussion:

- a. **Unnecessary Consumption:** Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. With adherence to the above-mentioned codes and regulations, any potential impacts would be **less than significant**.
- b. **Conflict with Energy Plans:** Development of the proposed project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be **less than significant**.

FINDING: The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The proposed project would be consistent with all applicable state and local plans for renewable energy or energy efficiency. For this energy category, any potential impacts would be anticipated to be **less than significant**.

VII.GEOLOGY AND SOILS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners; and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or “lifelines”;

3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

The Alquist–Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 *et seq.*) was passed to reduce the risk to life and property from surface faulting in California. The Alquist–Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as “active,” and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist–Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are “sufficiently active” and “well defined.” Before a project can be permitted, cities and counties are required to have a geologic investigation conducted to demonstrate that the proposed buildings would not be constructed across active faults.

Historical seismic activity and fault and seismic hazards mapping in the proposed project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). No active faults have been mapped in the proposed project area, and none of the known faults have been designated as an Alquist–Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist–Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist–Priolo Act. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability.

Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: (1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and (2) the agent for a property seller or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

The lead agency having jurisdiction over a proposed project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

Discussion: A substantial adverse effect on geology and soils would occur if the implementation of the project would:

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

a. Seismic Hazards:

- i. According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County (California Geological Survey 2007). 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 remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be **less than significant**.
- iii. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (California Geological Survey 2007). There would be **no impact**.
- iv. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be **no impact**.

b. Soil Erosion: For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Project impacts would be **less than significant**.

c. Geologic Hazards: Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (California Geological Survey 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county

is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Project impacts would be **less than significant**.

- d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. Any potential impact would be **less than significant**.
- e. **Septic Capability:** No septic system is proposed as part of the project. There would be **no impact**.
- f. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are **less than significant**.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. 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 category, any potential impacts would be **less than significant**.

VIII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO₂), methane (CH₄) and nitrous oxides (N₂O). The individual pollutant’s ability to retain infrared radiation represents its “global warming potential” and is expressed in terms of CO₂ equivalents; therefore, CO₂ is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH₄ than CO₂. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO₂ is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH₄ are natural gas systems losses (during production, processing, storage, transmission, and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N₂O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of GHGs. On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) established a program to reduce GHG emissions and improve fuel economy standards for new model year 2012-2016 cars and light trucks. On August 9, 2011, USEPA and the NHTSA announced standards to reduce GHG emissions and improve fuel efficiency for heavy-duty trucks and buses.

State Laws, Regulations, and Policies

Executive Order (EO) S-3-5 (June 2005) established California's GHG emissions reductions targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO₂ equivalent (MMTCO₂e) while 1990 levels were estimated at 427 MMTCO₂e. Setting 427 MMTCO₂e as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB 2008). The Scoping Plan recommends a community wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC 2006).

Discussion

Impact Significance Criteria

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their "significance," but is not clear what constitutes a "significant" impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are "cumulatively considerable." Not all projects emitting GHG contribute significantly to climate change.

CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. “Tiering” from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project’s GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in El Dorado County AQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it’s appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO₂e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions. .

Impact Discussion:

a.-b. GHG Emissions: Emissions of greenhouse gas (GHG) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project is not expected to cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

The El Dorado County AQMD has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO₂e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

GHG emissions are quantified with CalEEMod using the same assumptions as presented in the Air Quality section above and compared to the thresholds of significance noted above. The GHG screening level for low rise (1-2 stories) apartment buildings is 85 per dwelling units and the PM screening level per dwelling unit is 1,385. The proposed project’s required compliance with the current California Building Energy Efficiency Standards Code would ensure the project meets current applicable requirements.

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, the proposed project's construction GHG emissions are not expected to be a cumulatively considerable contribution to global climate change.

Operational GHG emissions at full buildout are not expected to exceed the applicable threshold of significance. Therefore, the proposed project would not result in a cumulatively considerable contribution to global climate change. Any potential impacts would be **less than significant**.

FINDING: The project would result in **less than significant** impacts to greenhouse gas emissions. For this greenhouse gas emissions category, there would be no significant adverse environmental effect as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations

are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and El Dorado County AQMD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC Section 9601 *et seq.*) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the "Superfund") for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is “fully aware of the potential exposure and can exercise control over his or her exposure,” otherwise the General Population limit applies (47 CFR Section 1.1310).

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section 1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state’s drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor’s Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General’s Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;

- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.

Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law. The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

Discussion: A substantial adverse effect due to hazards or hazardous materials would occur if implementation of the project would:

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

a-b. Hazardous Materials: The project would involve the routine transportation, use of construction materials, landscape materials, and household cleaning supplies, but would not involve the disposal of hazardous materials such as construction materials, paints, fuels, and landscaping materials. Project construction may involve some hazardous materials temporarily but on a limited scale. Any potential impacts would be **less than significant**.

c. Hazardous Materials near Schools: Blue Oak Elementary School and Camerado Springs Middle School are located on Merrychase Drive which is less than one-quarter mile from the project site. The proposed project is a six-plex apartment complex and is not anticipated to have any hazardous materials associated with its operation. Therefore, no significant risks to the schools are expected. Any potential impacts would be **less than significant**.

d. Hazardous Sites: The proposed project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC 2015). There would be **no impact**.

e-f. Aircraft Hazards, Private Airstrips: As shown on the El Dorado County GIS map for Airport Safety Zones, the project is not located within an Airport Safety District. The closest airport is the Cameron Park Airport, located .49 miles northeast of the subject parcel. The proposed project would not result in a safety hazard for people residing or working in the project area. There would be **no impact**.

g. Emergency Plan: The proposed project was reviewed by the Cameron Park Fire Protection District in cooperation with CAL FIRE along with the El Dorado County Sheriff's Office for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. Any potential impacts would be **less than significant**.

h. Wildfire Hazards: The site is surrounded by development on most sides. According to Figure HS-1 of the Fire Hazard Rating in El Dorado County of the General Plan (2004) the subject parcel is located in the moderate fire hazard area for wildland fire. The project site is not located in a Very High Fire Hazard Severity

Zone. Therefore, the project is unlikely to be exposed to risks from wildland fires. Any potential impacts would be **less than significant**.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. For this hazards and hazardous materials category, any potential impacts would be **less than significant**.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
a. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the proposed project are CWA Section 303 and Section 402.

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State's recommended list of impaired waters or adds and/or removes waterbodies.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the National Pollutant Discharge Elimination System (NPDES), which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine Regional Water Quality Control Boards (RWQCBs), as discussed below in reference to the Porter-Cologne Water Quality Control Act.

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

Municipal Stormwater Permitting Program

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (CVRWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (known as the Porter–Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state’s surface water and groundwater supplies; however, much of the SWRCB’s daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter–Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California’s major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter–Cologne Act, basin plans must be updated every 3 years.

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:** Some waste discharge may occur as part of the project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would comply with County ordinances and standards regarding waste discharge. Therefore, the project would not be expected to violate water quality standards. Any potential impacts would be **less than significant**.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of

groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Any impacts to groundwater supplies would be **less than significant**.

c-f. Drainage Patterns: No adverse increase in overall runoff and flows from pre-development levels is anticipated from the post-development project design. The project would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14. This includes the use of BMPs to minimize degradation of water quality during construction. Any potential impacts would be **less than significant**.

g-j. Flood-related Hazards: The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0175E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows (FEMA 2008). No dams that would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact**.

FINDING: For this project, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this hydrology category, impacts are anticipated to be **less than significant**.

XI. LAND USE AND PLANNING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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	

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004 with amendments occurring in several times from adoption through 2019. The 2021-2029 Housing Element was adopted in 2021.

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 Cameron Park Community Region. Community regions are defined as those areas which are appropriate for the highest intensity of self-

sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. The project site is surrounded by existing commercial, residential, and recreational development. The project would not result in the physical division of an established community as it proposes a residential use on a parcel designated by the General Plan for commercial uses. The project proposes a use that is compatible with surrounding uses and with the site’s General Plan land use designation. Any potential impacts would be **less than significant**.

- b. Land Use Consistency:** The subject parcel has a General Plan land use designation of Multifamily Residential (MFR) and is zoned Multi-Residential (RM) with a Design Control overlay (RM-DC). The purpose of the Multifamily Residential (MFR) zone is to provide for single family and multifamily design concepts such as apartments, single-family attached dwelling units, air-space condominiums, townhouses and multiplexes, and small-lot single-family detached dwellings. The intent of the DC combining zone is a discretionary permit that ensures architectural supervision and consistency with the adopted Design Guidelines. The proposed use is permitted within the Multifamily Residential zoning designation. Any potential impacts would be **less than significant**.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be **less than significant** impacts to land use goals or standards resulting from the project.

XII. MINERAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to mineral resources and the Proposed Project.

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Mining and Geology Board identify, map, and classify aggregate resources throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by CDC and California Geological Survey following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans.

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 of the *El Dorado County General Plan Draft EIR* (2003) shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

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

FINDING: No impacts to mineral resources are expected either directly or indirectly. For this mineral resources category, there would be **no impacts**.

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

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

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.

TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Source: El Dorado County 2003.

- a. **Noise Exposures:** The proposed project involves the construction of a six-plex residential apartment complex. The applicable noise regulations are contained in the County’s General Plan Noise Element and Zoning Code. Construction noise could exceed these levels. However, construction activities are limited to daylight hours and require that all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order. Any potential impacts for long-term or short-term noise exposures would be **less than significant**.
- b. **Ground Borne Shaking:** The closest land uses potentially impacted from ground borne vibration and noise (primarily from the use of heavy equipment during construction) are the retail stores located adjacent to the subject parcel to the north. These impacts would be intermittent and would only occur during the construction phase of the project and would not be an ongoing impact. Any potential impacts would be **less than significant**.
- c. **Permanent Noise Increases:** The project is a residential six-plex apartment complex on a 0.37-acre site in Cameron Park. The site is located along La Crescenta Drive near the intersection with Green Valley Road, both of which are moderately trafficked roadways in the Cameron Park area. Although there is potential for the ambient noise level to increase due to slightly increased traffic in the area, the increase is not expected to increase substantially above the existing ambient noise levels in the vicinity of the project because the project is located near other commercial and recreational uses which have already elevated the ambient noise levels in the area. Any potential impact related to a permanent increase in ambient noise levels from the proposed project would be **less than significant**.

- d. **Short Term Noise:** Construction activities would increase noise levels temporarily in the vicinity of the project. Actual noise levels would depend on the type of construction equipment involved, distance to the source of the noise, weather, time of day, and other factors. However, these increases would be temporary. Construction activity would comply with noise standards for construction activities outlined in General Plan Policy 6.5.1.11. These activities would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. The project itself does not involve any outdoor activities or uses that would result in the increase of the ambient noise levels on a temporary or periodic basis. Any potential impacts from short term noise would be **less than significant**.
- e-f. **Aircraft Noise:** Although the project site is located 0.49-miles from the nearest airport (Cameron Park Airport), it is not located within a County Airport Use Plan area. As such, the project would not expose people residing or working in the project area to excessive noise from aircraft or airport operations. Any potential impacts would be **less than significant**.

FINDING: With adherence to County Code, no significant direct or indirect impacts to noise levels are expected. For this noise category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

XIV. POPULATION AND HOUSING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

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 subject parcel is zoned Multi-Residential (RM) and is intended to be used for multifamily development. The construction of the six-plex apartment complex will create more housing in the region. Since the proposed use is for a new multifamily development, it is anticipated that the addition of any employees would be minimal and would likely be existing residents of the County or surrounding area. As such, the project will result in new housing but is unlikely to induce substantial population growth. Any potential impacts would be **less than significant**.

- b. **Housing Displacement:** The proposed six-plex residential building would not cause the demolition or displacement of any existing housing stock as none currently exists on the subject parcel. There would be **no impact**.
- c. **Replacement Housing:** The project site is undeveloped, thus would not involve the displacement of any people. Therefore, the project would not necessitate the construction of any replacement housing. **No impact** would occur.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth either directly or indirectly. For this population and housing category, the thresholds of significance would not be anticipated to be exceeded. Any potential impacts would be **less than significant**.

XV. 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>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other public facilities?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

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 project was distributed to and reviewed by the Cameron Park Fire Protection District in cooperation with the California Department of Forestry and Fire Protection (CAL FIRE). The project site is located in a developed part of the County that currently receives fire service. While a new apartment building could potentially require services, it is unlikely the approval of the project would result in the need for new fire personnel or facilities. The Fire District would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. With future review of improvement plans at time of building permit and/or grading permit submittal, any potential impacts would be **less than significant**.
- b. Police Protection:** Police protection services would be provided by the El Dorado County Sheriff's Office. The proposed project is not anticipated to create a significant increase in demand of law enforcement protection. Any potential impacts would be **less than significant**.
- c-e. Schools, Parks, and Other Public Facilities:** There are no components of operating the proposed project that would include any significant population-related increases that would substantially contribute to increased demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. Any potential impacts would be **less than significant**.

FINDING: The project would not result in a significant increase of public services to the project. Increased demand to services would be addressed through the payment of established impact fees and any future improvements to such facilities would be subject to CEQA review by the applicable Lead Agency. For this public services category, any potential impacts would be **less than significant**.

XVI. RECREATION.				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

Regulatory Setting:

National Trails System

The National Trails System Act of 1968 authorized The National Trails System (NTS) in order to provide additional outdoor recreation opportunities and to promote the preservation of access to the outdoor areas and historic resources of the nation. The Appalachian and Pacific Crest National Scenic Trails were the first two components, and the System has grown to include 20 national trails.

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes

- through the Desolation Wilderness area along the western plan area boundary.
2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail, and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
 3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through Section 16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents.

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-b. Parks and Recreational Services: The proposed project consists of a residential six-plex facility on a multi-residential zoned parcel and would not increase the local population such that it would increase the use of

existing neighborhood or regional parks causing substantial physical deterioration of those facilities. The proposed project is itself a recreational facility and thus, would not require the construction of new or expansion of existing recreational facilities that could potentially have an adverse physical effect on the environment. There would be **no impact**.

FINDING: No significant impacts to open space or park facilities would result as part of the project and no new or expanded recreation facilities would be necessary as a result of project approval. For this recreation category, there would be **no impact**.

XVII. TRANSPORTATION. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			X	
c. Substantially increase hazard due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d. Result in inadequate emergency access?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to transportation/traffic and the proposed project.

State Laws, Regulations, and Policies

Caltrans manages the state highway system and ramp interchange intersections. This state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

Local Laws, Regulations, and Policies

According to Policy TC-Xd in the Transportation Element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are excepted from these standards and are allowed to operate at LOS F. According to Policy TC-Xe, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two percent increase in traffic during a.m., p.m. peak hour, or daily
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

Discussion: The Transportation and Circulation Policies contained in the County General Plan establish a framework for review of thresholds of significance and identification of potential impacts of new development on the County's road system. These policies are enforced by the application of the Transportation Impact Study (TIS) Guidelines, the County Design and Improvements Standards Manual, and the County Encroachment Ordinance, with review of individual development projects by the Transportation and Long-Range Planning Divisions of the Community Development Agency. A substantial adverse effect to 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 (LOS) 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. **Conflicts with a Transportation Plan, Policy, or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the proposed residential six-plex apartment would be from a new encroachment from La Crescenta Drive. One access is proposed on La Crescenta Drive approximately 200 feet south of the intersection with Arcasia Drive. The project must obtain an encroachment permit for this driveway connection. DOT reviewed the project application and determined that no Traffic Impacts Study (TIS) and On-Site Transportation Review (OSTR) was needed. A trip generation analysis was prepared by DOT and the project was found to generate 40 Average Daily Tripe (ADT) with two and three trips in the AM and PM peak hour. The project as proposed would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts as a result of the project would be **less than significant**.
- b. **Vehicle Miles Traveled:** Per review by DOT, a traffic impact study or an on-site transportation review was not required as the project was found to result in no substantial traffic increases. As the proposed project would not result in substantial traffic increases, any potential impacts would be considered **less than significant**.
- c. **Design Hazards:** The proposed project site will include access which is anticipated to accommodate the circulation needs of all vehicle types, including fire and emergency vehicles. The project would utilize the proposed access driveway from La Crescenta Drive. No sharp curves or dangerous intersections exist on the subject parcel or in the vicinity of the proposed project. Any potential impacts would be **less than significant**.
- d. **Emergency Access:** Fire Safe Regulations state that on-site roadways shall "provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during wildfire emergency". As shown on the project site plan (Attachment 6), the project would accommodate the required fire access. As such, the proposed project is considered to allow for adequate access and on-site circulation for emergency vehicles. Any potential impacts would be **less than significant**.

FINDING: The project would not exceed the thresholds for transportation identified within the General Plan. For this transportation category, the thresholds of significance would not be exceeded, and any potential impacts would be **less than significant**.

XVII. TRIBAL CULTURAL RESOURCES. <i>Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCRs) and the proposed project.

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

AB 52, which was approved in September 2014 and effective on July 1, 2015, requires that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. The bill, chaptered in CEQA Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Defined in Section 21074(a) of the Public Resources Code, TCRs are:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
 - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

- a. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
- b. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation

measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, considering the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a TCR such that the significance of the resource would be materially impaired.

a-b. Tribal Cultural Resources. On July 5, 2022, El Dorado County dispatched letters via certified mail to the seven Tribes that have previously requested to be notified of projects within the County. These Tribes include: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and T'si-Akim Maidu. No tribes responded with the request to consult on the project. No response was received from six tribes. United Auburn Indian Community requested inclusion of a condition of approval that would stop construction should any unanticipated discoveries or TCRs be discovered during ground disturbing construction activities. Based on correspondence with local Tribes, it was determined that there is low potential for impacts related to TCRs in the immediate vicinity of the project area, and no further analysis recommended. As conditioned, any potential impacts would be **less than significant**.

FINDING: No significant TCRs are known to exist on the project site. As a result, the proposed project would not cause a substantial adverse change to a TCR and there would be **less than significant**.

XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA 2014).

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction's efforts are meeting the intent of the act.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years. The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research. The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites.

Title 24—Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The standards are updated on an approximately 3-year cycle. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023.

Urban Water Management Planning Act

California Water Code Sections 10610 *et seq.* requires that all public water systems providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet per year (AFY), prepare an urban water management plan (UWMP).

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC 2014).

Discussion: A substantial adverse effect on utilities and service systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage, and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or

- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** The subject parcel currently has wastewater service on-site. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Any potential impacts would be **less than significant**.
- b. **Construction of New Facilities:** The subject parcel has existing water service through the El Dorado Irrigation District (EID) and it is not anticipated that the proposed project will require an increase to water usage on the site. The parcel also has access to an existing sewer system located on La Crescenta Drive. Any wastewater generated would not be industrial or agricultural in nature and would therefore not require the construction of new water or wastewater facilities. A minor expansion of existing facilities consisting of a connection line to an existing system would be required. Any potential impacts would be **less than significant**.
- c. **New Stormwater Facilities:** Any stormwater drainage facilities needed for the project would be built in accordance with the El Dorado County Drainage Manual and would be reviewed during any potential grading permit review process. Any potential impacts would be **less than significant**.
- d. **Sufficient Water Supply:** EID reviewed the proposed project and issued a Facilities Improvement Letter (FIL) dated September 22, 2022. Per EID review, the project would require 4.5 equivalent dwelling units (EDUs) of water supply. An eight-inch water line exists in La Crescenta Drive which has been determined as adequate to serve the project. To meet fire safe water flow requirements and receive water service, a line extension to the eight-inch water line would be required. Any proposed water lines or related facilities would be located within an easement and would remain accessible by conventional maintenance vehicles. Easements for any new EID facilities constructed by the project must be granted to EID prior to approval of water line improvements, whether onsite or offsite. In cooperation with CALFIRE, the local Fire District will also review the improvement plans at time of grading or building permit submittal to verify that the project meets the Fire District requirements. Any impacts to water supply are anticipated to be **less than significant**.
- e. **Adequate Wastewater Capacity:** EID has reviewed the proposed project and has determined that the project could be serviced by a six-inch gravity sewer line located on La Crescenta Drive. An extension of facilities of adequate size must be constructed connecting to the six-inch gravity sewer line. It is likely that this connection would need to be a pumped-to-gravity sewer service. A new private full sewage lift station may be required to serve this project. Per EID review, the project as proposed would require 4.5 EDUs of sewer service. Any potential impacts would be **less than significant**.
- f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. This project does not propose to add any activities that would generate additional solid waste. Project impacts would be **less than significant**.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this utilities and service systems category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

XX. WILDFIRE. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

The project site is within a local responsibility area (LRA) and is not within a very high fire hazard severity zone (CAL FIRE 2009).

Discussion:

- a. **Emergency Response or Evacuation Plans:** The project is surrounded by mixture of developed commercial and residential parcels with existing commercial and residential uses. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There are six proposed residences associated with the project. Project operations would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.
- b. **Exacerbate Wildfire Risks:** Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet ‘defensible space’ requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **less than significant impact**.
- c. **Installation or Maintenance of Associated Infrastructure:** New infrastructure on the subject parcel would include new water and sewer lines connecting to existing service located adjacent to the parcel on La Crescenta Drive as well as new connections to PG&E service located near the site. The project site is surrounded by development in a highly developed part of Cameron Park and any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be **less than significant**.

- d. Runoff, Post-Fire Slope Instability, or Drainage Changes:** The proposed project would construct a 16,100-square-foot residential building on a 0.37-acre parcel. The project has been reviewed by the Cameron Park Fire Protection District in cooperation with CAL FIRE and is not anticipated to exacerbate wildfire risks. The project area is flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. There would be **no impact**.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances, for this wildfire category, any potential impacts would be **less than significant**.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially 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, substantially reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

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

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XX, there would be no significant impacts anticipated related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, or wildfire that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

- c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include any physical changes to the site, and all development would be required to be permitting through the County and other agencies as appropriate. Adherence to these standard conditions would be expected to reduce potential impacts to a less than significant level.

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

INITIAL STUDY ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Map
Attachment 5: Zoning Map
Attachment 6: La Crescenta Dr. Site Plan
Attachment 7: Traffic Impact Study (TIS)
Attachment 8: Application Packet

SUPPORTING INFORMATION SOURCE LIST

- California Air Resources Board (CARB). (2013). *Climate Change Scoping Plan*. Available at: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf
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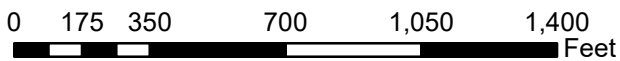
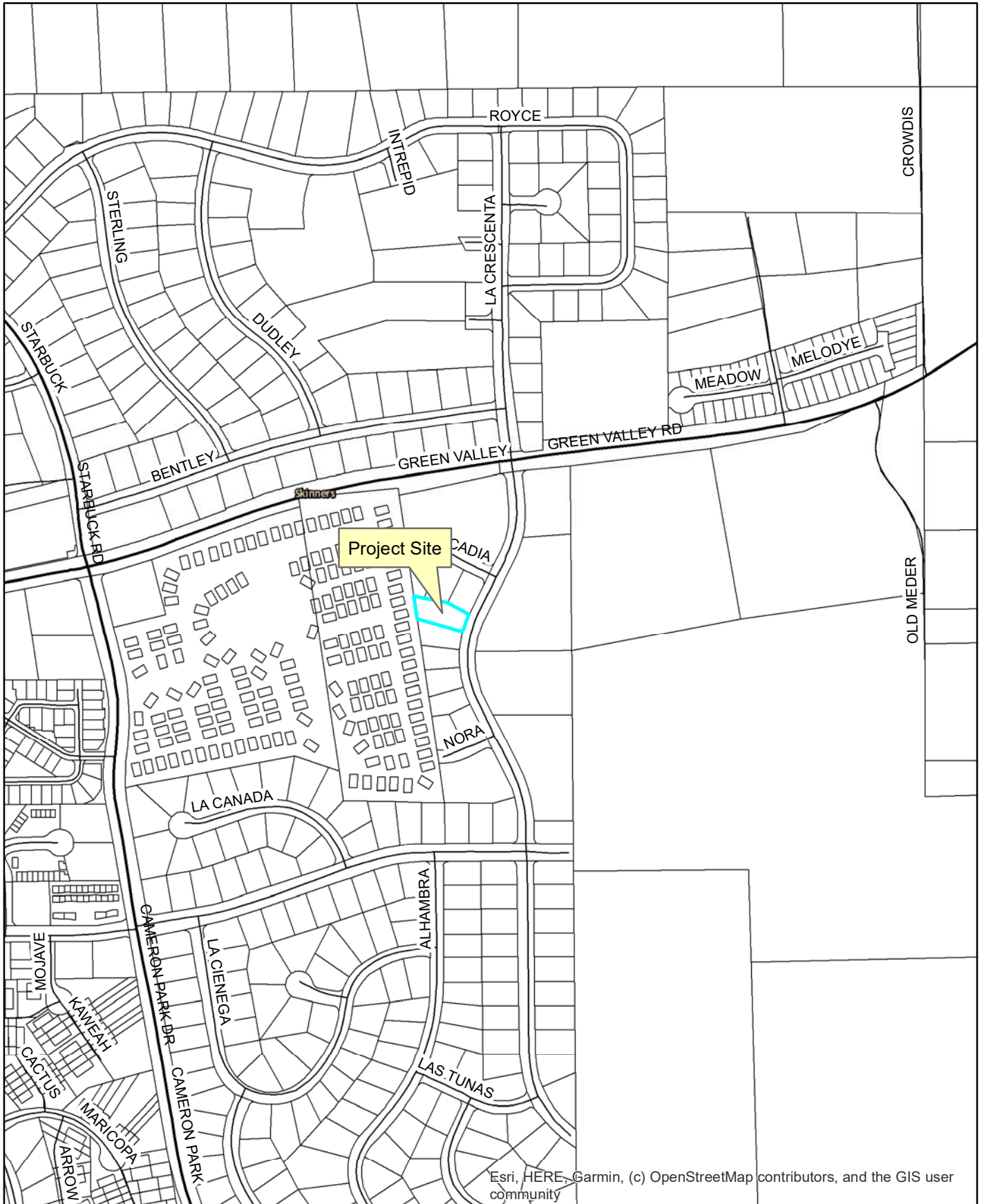
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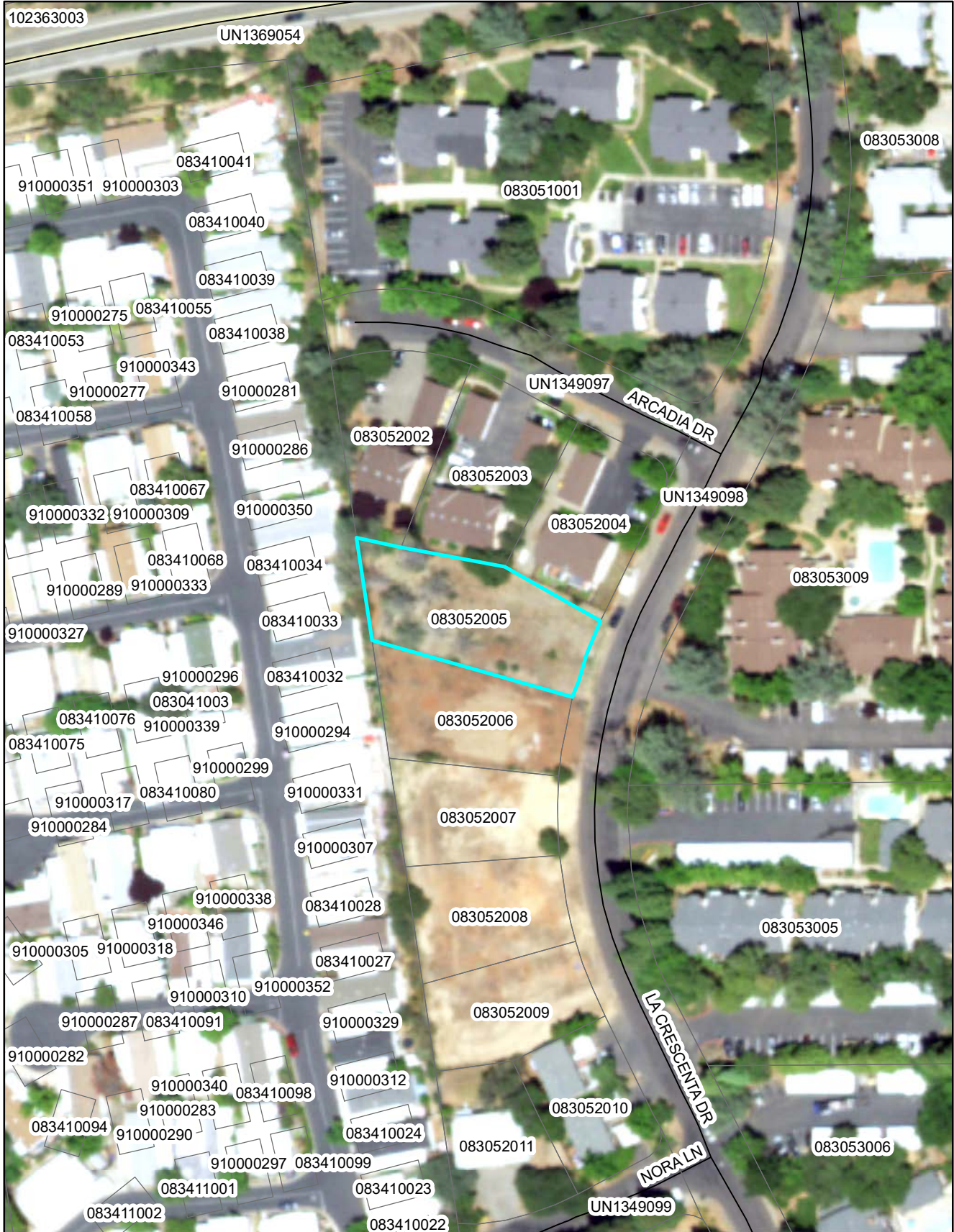
Attachment 1 - LOCATION MAP



Scale



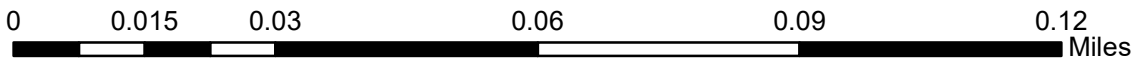
DR22-0005 LA CRESCENTA SIX-PLEX ATTACHMENT 2 - VICINITY MAP



N



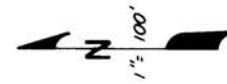
Prepared by: Amelia Pedri 4/20/23



POR. SECS. 27, 28, 33, & 34, T.10N., R.8E., M.D.M., & POR LOT 258 AIR PARK ESTATES, &
RESUBDIVISION LOT 459 CAMERON PARK NORTH UNIT NO. 1
CAMERON PARK NORTH UNIT NO.7

D-92

83:05



BK. 70

S. 00° 08' 40" W.

BK. 102

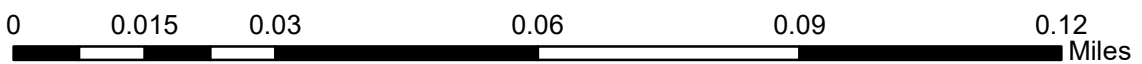
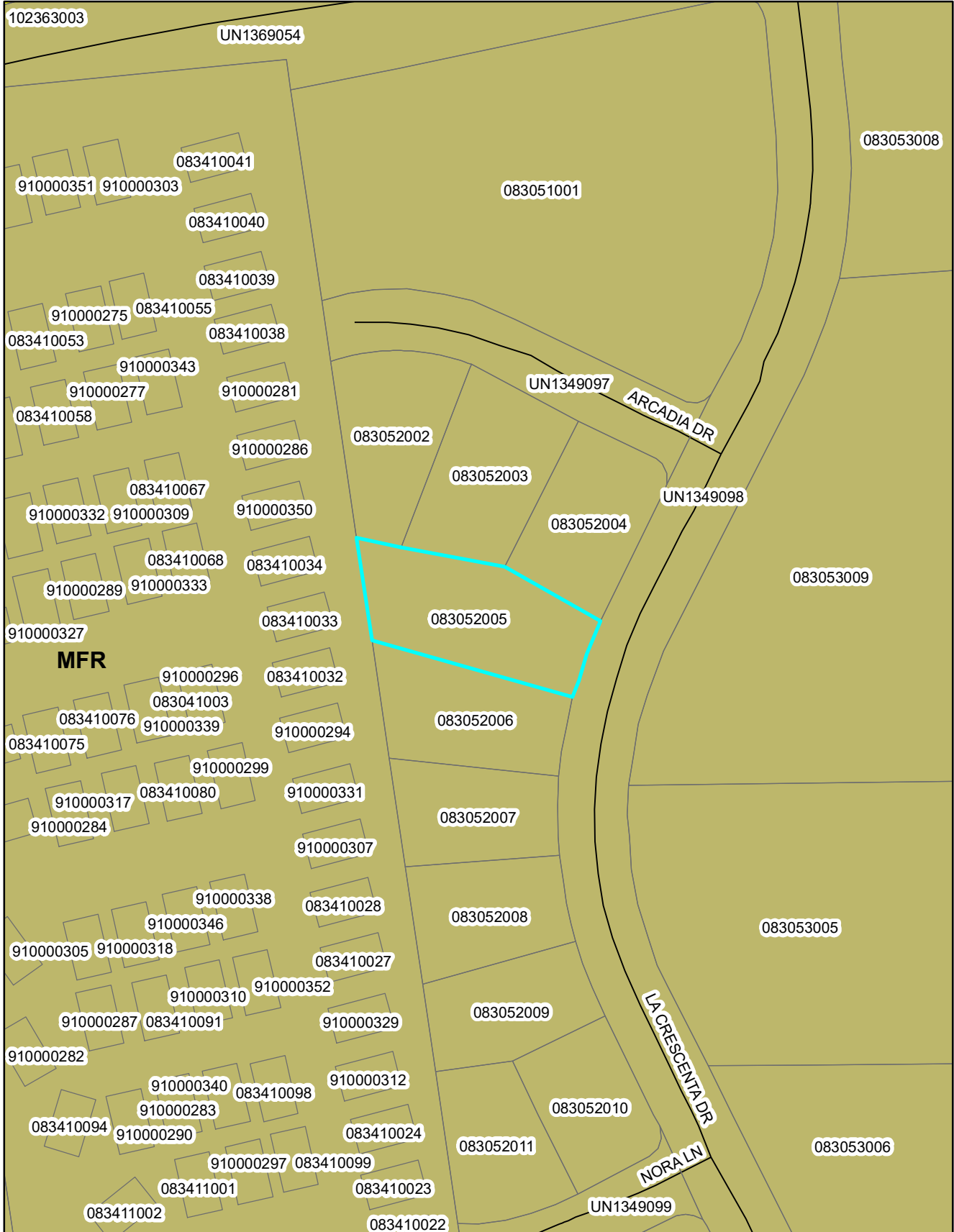


BK. 116

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

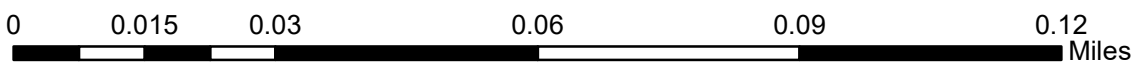
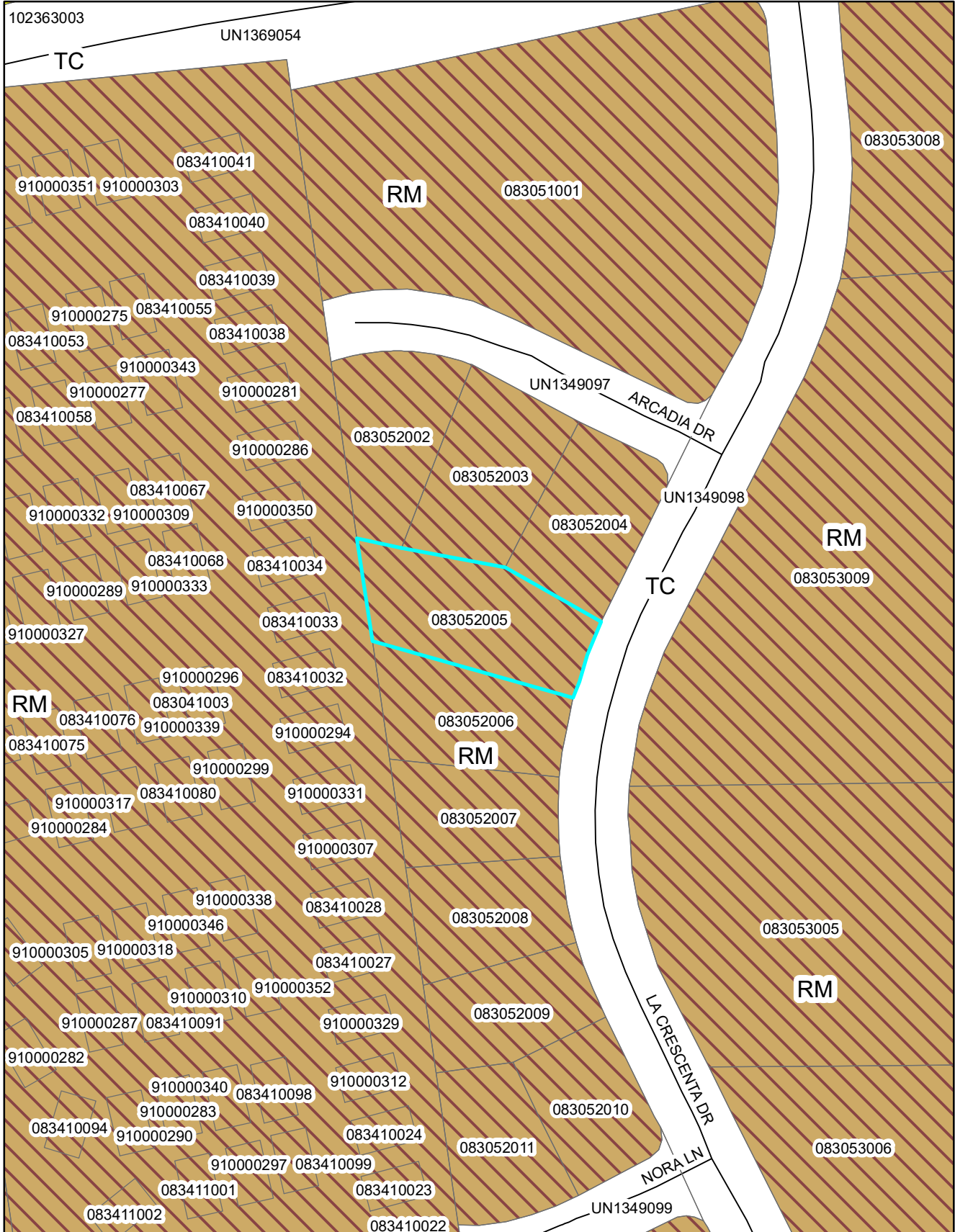
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

DR22-0005 LA CRESCENTA SIX-PLEX ATTACHMENT 4 - GENERAL PLAN LAND USE MAP



Prepared by: Amelia Pedri 4/20/23

DR22-0005 LA CRESCENTA SIX-PLEX ATTACHMENT 5 - ZONING MAP

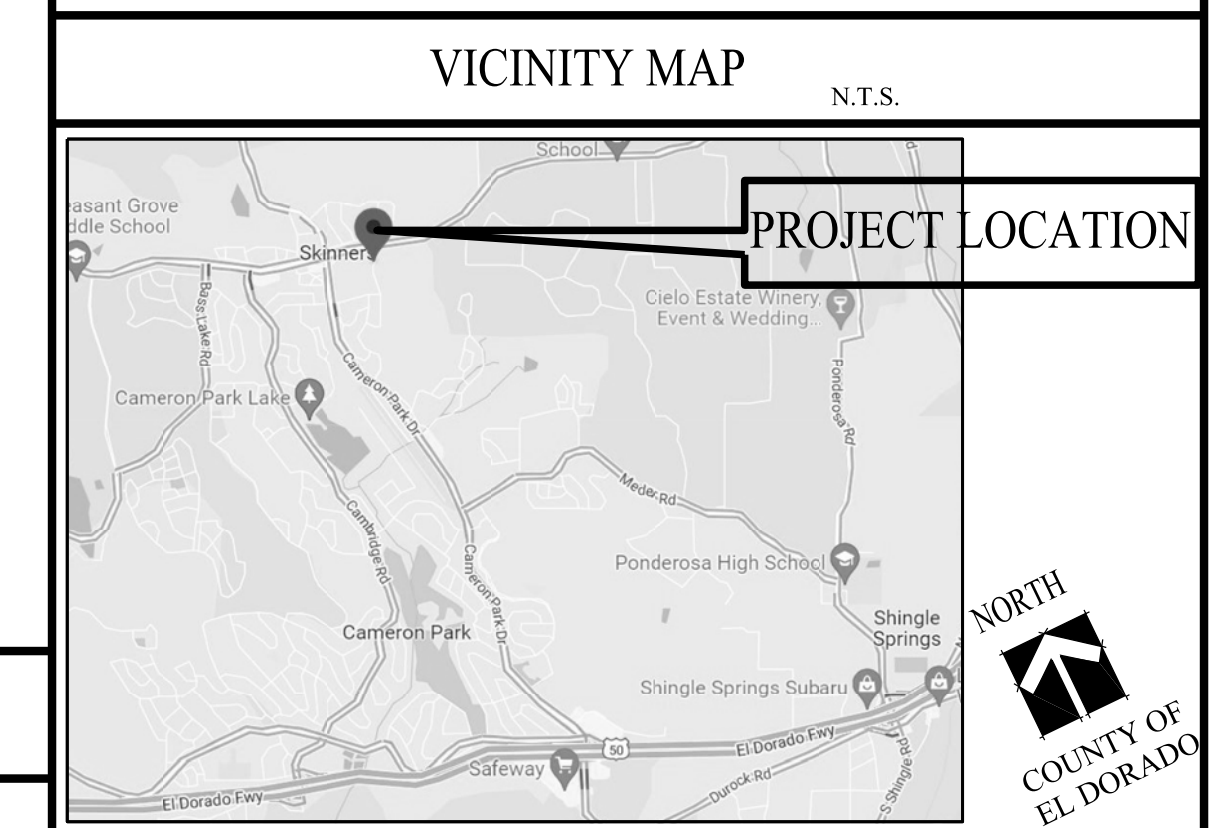
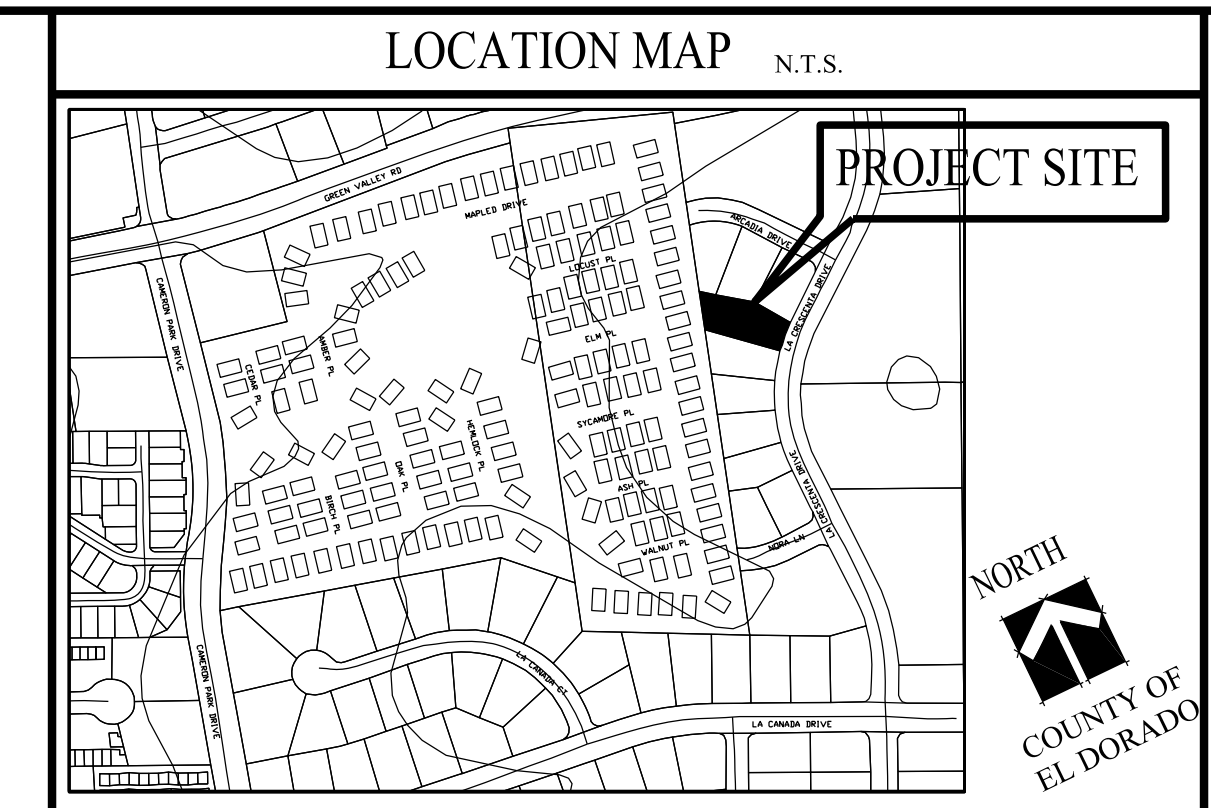


Prepared by: Amelia Pedri 4/20/23

SIX-PLEX APARTMENT BUILDING LACRESCENTA DRIVE CAMERON PARK



FRONT ELEVATION RENDERING

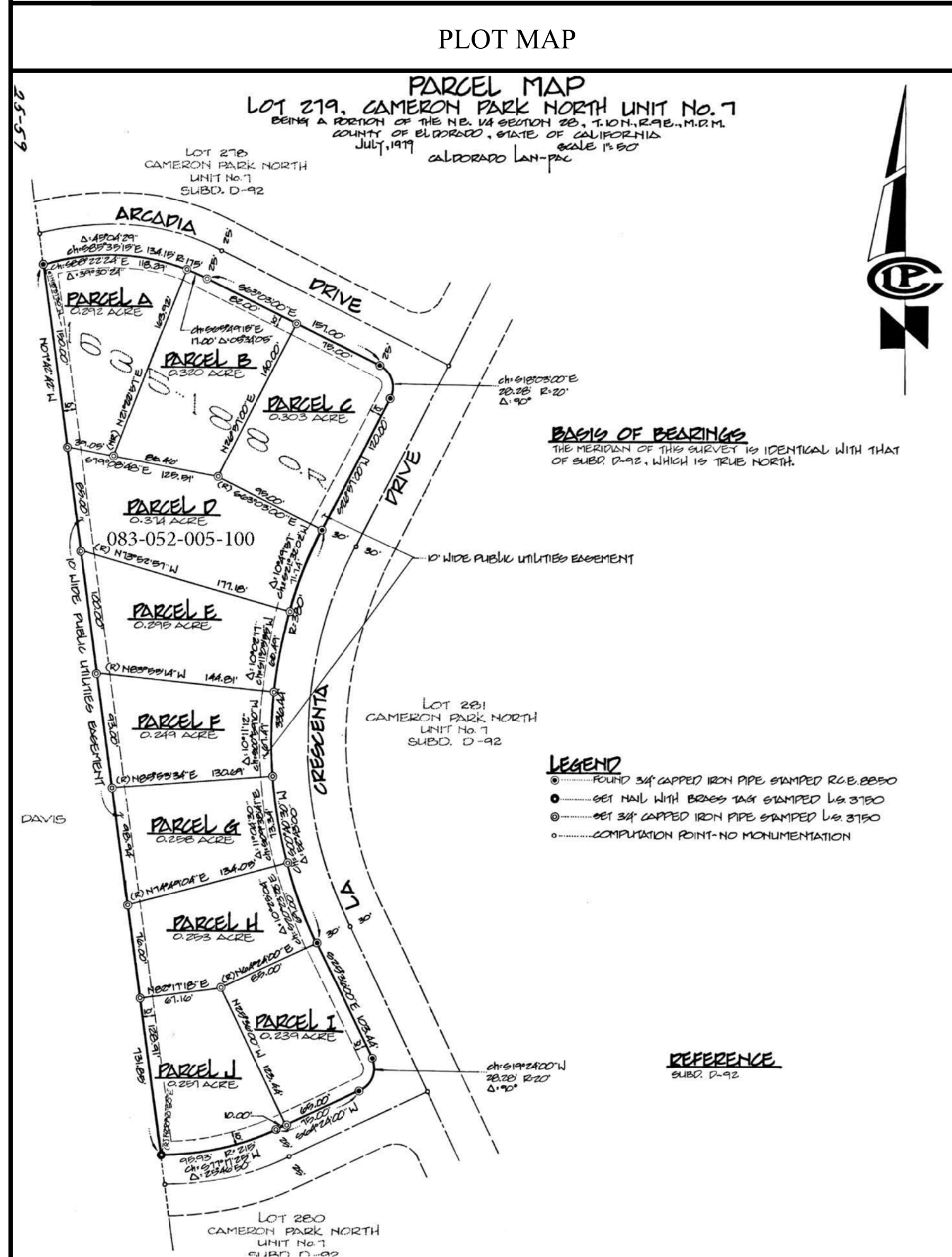


REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



2/1/23
6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100



GENERAL CONDITIONS

- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE THAT ALL EXTERIOR LIGHTING HAS BEEN DESIGNED AND LOCATED SO THAT ALL DIRECT LIGHT IS CONFINED TO THE PROPERTY AND IS SATISFACTORY TO THE PLANNING AND BUILDING REGULATIONS SERVICES DIRECTOR OR HIS/HER DESIGNEE. SHALL BE APPROPRIATE TO THE STYLE AND SCALE OF THE ARCHITECTURE. THE TOP OF THE FIXTURE SHALL NOT EXCEED THE HEIGHT OF THE PARAPET OR ROOF OR EAVE OF ROOF. NO LIGHTS SHALL BE GREATER THAN 3,000K LED.
- THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF RICHMOND PUBLIC SERVICES/ENGINEERING DEPARTMENT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL CURB, GUTTER, AND SIDEWALK REPLACEMENT SHALL CONFORM TO CITY OF RICHMOND STANDARDS. SHOULD ANY INFRASTRUCTURE BE DAMAGED OR DESTROYED AS A RESULT OF THE CONSTRUCTION OF THE PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR RETURNING THE INFRASTRUCTURE TO AN ACCEPTABLE CONDITION AS DETERMINED BY THE CITY OF RICHMOND PUBLIC WORK DIRECTOR.
- ALL NEW ELECTRICAL LINES AND CONNECTIONS TO THE SITE SHALL BE UNDER GROUND TO THE SATISFACTION OF THE CITY ENGINEER AND PLANNING AND BUILDING SERVICES DIRECTOR.
- ANY RELOCATION OF EXISTING IMPROVEMENTS OR PUBLIC UTILITIES SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE PUBLIC UTILITY COMPANY.
- THE APPLICANT SHALL REPAIR ALL DAMAGED SIDEWALK, PAVEMENT, EXISTING CURB AND GUTTER ALONG THE PROJECT FRONTAGE TO THE SATISFACTION OF THE PLANNING AND BUILDING SERVICES DIRECTOR AND CITY ENGINEER PRIOR TO OCCUPANCY. THE APPLICANT SHALL REPLACE ANY DAMAGED LANDSCAPING, IMPROVEMENTS, OR STREET IMPROVEMENTS CAUSED BY THE INSTALLATION OF UTILITY SERVICES AND CONSTRUCTION OF THE PROJECT TO THE SATISFACTION OF THE CITY ENGINEER AND PLANNING AND BUILDING SERVICES DIRECTOR.

GENERAL PLAN NOTES

- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION: WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS ON PLANS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT AND ENGINEER FOR RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO DESIGNER AND GENERAL CONTRACTOR FOR RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY.
- CONCRETE DIMENSIONS ARE GIVEN TO FACE OF CONCRETE AND/OR TO THE EDGE OF CONCRETE SLABS.
- BUILDING DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION WALLS, STUDS, FRAMING, AND/OR TO THE FACE OF ADJACENT APPURTENANCES, UNLESS NOTED OTHERWISE.
- ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES INCLUDING: 2019 C.B.C., C.M.C., C.P.C., C.E.C., AND 2019 ENERGY EFFICIENCY STANDARDS, AS AMENDED BY THE STATE OF CA., AND PLACER COUNTY.
- SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY DECLINATIONS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS WILL VARY. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO ACTUAL GRADES, LEVELS, DIMENSIONS AND DECLINATIONS, AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- WHERE NO MATERIAL NOTES OCCUR, THE MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS.
- PLANS, HYDRAULIC CALCULATIONS AND SYSTEM SPECIFICATIONS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR REVIEW AND APPROVAL UNDER A SEPARATE PERMIT.
- INSULATION: (SEE TITLE 24 C.F.R. FORM PER EFFS SECTION 150.1) RADIANT BARRIER ROOF PLY REQ AT VENTED ATTIC CONDITIONS; ROOF (VAULTED); ROOF (FLAT); WALLS (EXTERIOR); FLOOR BASEMENT; WALLS; SLAB ON GRADE; FURNACE DUCTS; WATER HEATER; HOT WATER LINES; WINDOWS; DOORS; LIGHTING; THE ABOVE VALUES ARE A DEFAULT MINIMUM VALUES AND MAY BE INCREASED, VERIFY WITH TITLE 24 REQ & CONTRACTOR.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450
- ONLY APPROVED EAVE VENTING IS ALLOWED ON NEW CONSTRUCTION IN "EXTREME" FIRE DANGER AREA UNLESS SPECIFICALLY APPROVED VENTING PER STATE FIRE MARSHALL IS USED PER CRC CHAPTER R327.
- EACH SLEEPING ROOM SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT / CLEAR OPENING SHALL NOT EXCEED 44 INCHES ABOVE FINISH FLOOR. THE WINDOW MUST HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 INCHES AND A NET OPENABLE HEIGHT OF 24 INCHES. (CRC 310 & R612.2)
- TEMPERED WINDOW GLAZING REQUIRED; (CRC 308.4)
-WITHIN 18 IN. OF THE FLOOR (OR MULLION @24" TO 30" AFF)
-WITHIN 24 IN. OF ANY DOOR ARE TO BE.
-GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS WITHIN 36" OF WALKING SURFACE OR WHEN LESS THAN 60" ABOVE WALKING SURFACE (CRC 308.4.47) - ALL DOOR GLAZING TO BE TEMPERED. MANUFACTURER'S DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. (CRC R308.4.1)
- ALL EXTERIOR WINDOWS ARE TO BE DUAL GLAZED AND EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN DEAD BOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
- CARBON MONOXIDE-SMOKE ALARMS: (PER 2016 CRC 315.1)
A) THE SMOKE ALARMS SHALL BE INSTALLED ALONG THE FOLLOWING LOCATIONS PER 2016 CRC 314.3:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING.
B) ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED WITH THE PROVISIONS OF THIS CODE AND THE FIRE HOUSEHOLD WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIF. STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIV 1 FOR WHICH THEY WERE INSTALLED.
C) ALL SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTER-CONNECTED, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
(R314.4, R314.5, R315.1, R315.1.2 & R315.1.3)
- PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACKDRAFT WITH AN OPEN FLAME).
- INTERIOR VENTING REQUIREMENTS: (PER CES 1501 & CAL-GREEN) NEW CONSTRUCTION:
-KITCHEN TO HAVE A MIN. OF 100 CFM EXHAUST FAN
-BATHROOM, LAUNDRY & WET ROOMS TO HAVE A MIN OF 50 CFM EXHAUST FAN
-WHOLE HOUSE VENTILATION (PER ANSI-ASHRAE 62.2)
VENT RATE (CFM) = (CFA/100) * [7.5 X (NUMBER OF BEDROOMS + 1)] VENTING TO BE PROVIDED BY EITHER EXHAUST VENT, SUPPLY VENT OR A COMBINATION OF THE TWO. SEE SECTION 4.6 OF THE RESIDENCE COMPLIANCE MANUAL.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. (CEC 210.8)
- EGRESS STAIRWAY CONSTRUCTION TO MEET 2019 CRC STANDARD (SEC R311.7)
-MAX 7.75" RISE AND MIN 10" RUN
-MIN STAIRWAY HEADROOM 6'-8"
-MIN STAIRWAY WIDTH OF 36"
-MIN TREAD WIDTH AT WINDERS IS 6" (MEASURE 12" FROM INSIDE OF CURVE) SEE R311.7.5.2.1 FOR "CURVED STAIRWAY" REQ
- IN ALL ONE AND TWO FAMILY DWELLINGS, AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.
- GAS LINE SIZING DIAGRAM AND PIPE SPECIFICATION WILL BE SUBMITTED THE BUILDING DEPARTMENT PRIOR TO ROUGH PLUMBING INSPECTION.

LEGEND

WALL SCHEDULE: NOTE: ALL WALLS ARE TO BE 2x6

- 2x6 EXTERIOR WALLS W/ R-21
- 2x6 INTERIOR WALLS
- 2x6 GARAGE WALLS W/ TYPE "X" GYP BD AND 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- 2x6 1ST FLOOR STAIR WALLS WITH 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- STAIR / DECK RAILING
- WINDOW WALLS

NOTE ON DIMENSIONS

WRITTEN DIMENSIONS AND NOTES ON THIS SET OF PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF A DISCREPANCY IS FOUND, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ENERGY STATEMENT

THE BUILDING SHOWN ON THESE PLANS SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF THE TITLE 24 PART 2, CHAPTER 2-53, OF THE CALIFORNIA ADMINISTRATION CODE. SEE ATTACHED TITLE-24 CALCS

ABBREVIATIONS

AC	AIR CONDITIONING	HC	HOLLOW CORE	SD	SMOKE DETECTOR
AE	ACRYLIC ENAMEL	HS	HORZ. SLIDING	(T)	TEMPERED
AL	ACRYLIC LATEX	HB	HOSE BIBB	US	UTILITY SINK
CJ	CONTROL JOINT	LAV	LAVATORY	WC	WATER CLOSET
EN	EDGE NAILING	(N)	NEW	WH	WATER HEATER
(E)	EXISTING	NIC	NOT IN CONTRACT	WF	WALL FURNACE
FR	FIRE RATED	NTS	NOT TO SCALE	WR	WATER RESISTANT
DS	DOWN SPOUT	(R)	REMOVE		
GB	GRADE BREAK	ROW	RIGHT OF WAY		

CODE INFORMATION

2022 CALIFORNIA BUILDING CODE (CBC)	2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)	2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA PLUMBING CODE (CPC)	2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE (CEC)	

SCOPE OF WORK

THE CONSTRUCTION OF A (2) STORY FOUR-PLEX APARTMENT COMPLEX WITH (1) & (2) CAR GARAGE, (1) 1ST FLOOR UNIT SHALL BE A.D.A., PRIVATE PATIO WITH STORAGE, TRASH RECEPTACLE ENCLOSURE, AND AMENITIES IN THE REAR.

BUILDING INFORMATION

ZONE: R7	OCCUPANCY GROUP: RM	MODEL B (1ST FLOOR)
CONSTRUCTION TYPE: VB	NO. OF STORIES: 2	Unit 2: Entry/Stairs = 122.71 sf Covered Porch = 39.04 sf Garage = 400.00 sf
FIRE SPRINKLERS: YES	HT: MAX BUILDING HT: 35 FEET PROPOSED HT: 27' - 11" CEILING HT: 10' - 0"	Unit 4: Entry/Stairs = 122.71 sf Covered Porch = 39.04 sf Garage = 400.00 sf
SET BACKS: FRONT - 20 FEET BACK - 10 FEET SIDE - 5 FEET	USES: FIRST LEVEL LIVING SPACE 3,937.83 SF SECOND LEVEL LIVING SPACE 4,102.17 SF GARAGE : 1,980 SF STORAGE : 141 SF PATIO/BALCONY : 568 SF COVERED PORCH : 262 SF	Unit 6: Entry/Stairs = 122.71 sf Covered Porch = 39.04 sf Garage = 400.00 sf
TOTAL FLOOR AREA 8,040 SF < 16,160 SF LOT AREA: 16,160 SF (0.3709 ACRES) NET LOT COVERAGE = 8,040 SF/16,160 SF = 49 %	MODEL A (1ST FLOOR)	Unit 1: 1st floor = 944.48 sf Covered Porch = 48.00 sf Garage = 260.00 sf Covered Patio = 75.00 sf Storage = 23.50 sf
MODEL B (2ND FLOOR)	Unit 3: 1st floor = 944.48 sf Covered Porch = 48.00 sf Garage = 260.00 sf Covered Patio = 75.00 sf Storage = 23.50 sf	Unit 5: 1st floor = 944.48 sf Covered Porch = 48.00 sf Garage = 260.00 sf Covered Patio = 75.00 sf Storage = 23.50 sf
Unit 2: 2nd floor = 1367.39 sf Covered Balcony 1 = 39.04 sf Covered Balcony 2 = 75.00 sf Storage = 23.50 sf	Unit 4: 2nd floor = 1367.39 sf Covered Balcony 1 = 39.04 sf Covered Balcony 2 = 75.00 sf Storage = 23.50 sf	Unit 6: 2nd floor = 1367.39 sf Covered Balcony 1 = 39.04 sf Covered Balcony 2 = 75.00 sf Storage = 23.50 sf

SHEET INDEX

1 - CS	COVER SHEET & GENERAL INFORMATION	5 - A4	FRONT, BACK, LEFT & RIGHT SIDE ELEVATION PLAN
2 - A1	1ST FLOOR PLAN	6 - A5	RENDERING
3 - A2	2ND FLOOR PLAN	7 - A6	ROOF PLAN INFORMATION
4 - A3	FLOOR PLAN MODEL A & MODEL B		

COVER SHEET & GENERAL NOTES

DESIGN PLANS/DRAFTING

SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

OWNER:

SATURN REAL ESTATE INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657) 275-9400 / C (714) 230-9398

DATE
SEPTEMBER 1, 2022

JOB NO.

WALL SCHEDULE:

- 2x6 EXTERIOR WALLS W/ R-21
- 2x4 INTERIOR WALLS
- 2x6 GARAGE WALLS W/ TYPE "X" GYP BD AND 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- 2x6 1ST FLOOR STAIR WALLS WITH 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- STAIR / DECK RAILING

NOTE: ALL EXTERIOR WALLS ARE TO BE 2x6

MODEL B

- Unit 2:
- Entry/Stairs = 122.71 sf
- Covered Porch = 39.04 sf
- Garage = 400.00 sf

- Unit 4:
- Entry/Stairs = 122.71 sf
- Covered Porch = 39.04 sf
- Garage = 400.00 sf

- Unit 6:
- Entry/Stairs = 122.71 sf
- Covered Porch = 39.04 sf
- Garage = 400.00 sf

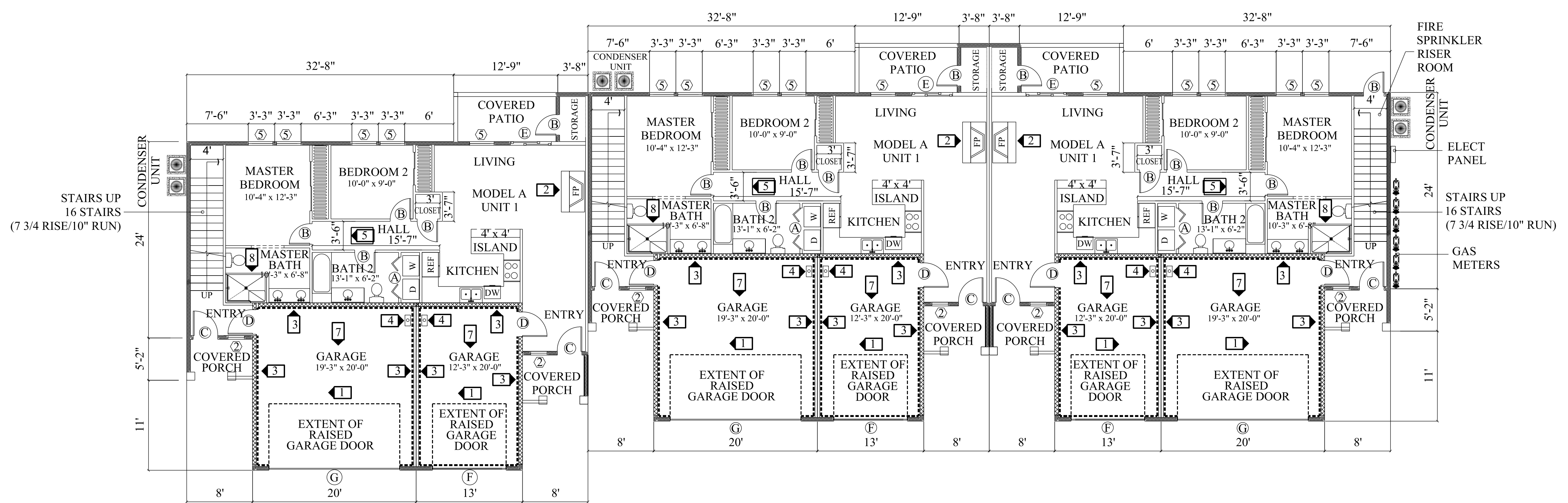
MODEL A

- Unit 1:
- 1st floor = 944.48 sf
- Covered Porch = 48.00 sf
- Garage = 260.00 sf
- Covered Patio = 75.00 sf
- Storage = 23.50 sf

- Unit 3:
- 1st floor = 944.48 sf
- Covered Porch = 48.00 sf
- Garage = 260.00 sf
- Covered Patio = 75.00 sf
- Storage = 23.50 sf

- Unit 5:
- 1st floor = 944.48 sf
- Covered Porch = 48.00 sf
- Garage = 260.00 sf
- Covered Patio = 75.00 sf
- Storage = 23.50 sf

- GARAGE 1/GARAGE 2 CEILINGS ARE TO BE DOUBLE LAYER 5/8" TYPE "X" GYP BOARD.
- LISTED NON-WOOD BURNING FIREPLACE BY OWNERS. PRECAST SURROUND
- FLOOR TO CEILING SHEATHING PROVIDE 5/8" TYPE "X" GYP BD. AT DASHED LINE
- INDOOR TANKLESS WATER HEATER (ELECTRIC OR GAS)
- 24"x32" ATTIC ACCESS
- F.A.U. IN ATTIC
- SLAB ON GRADE SLOPE 2" TOWARDS GARAGE DOOR
- ROLL-IN SHOWER W/ FOLDG. BENCH



REVISIONS BY

NO.	DESCRIPTION	DATE	BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100

FIRST FLOOR PLAN

DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

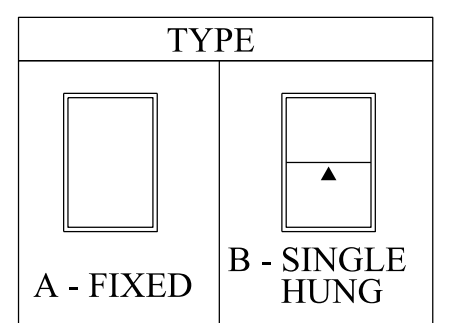
OWNER:
SATURN REAL ESTATE
INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657) 275-9400 / C (714) 230-9398

PLAN GENERAL NOTES

1. VENT TERMINATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. DISTANCES TO BUILDING OPENINGS, FLOORS, OVERHANGS ETC. MUST BE MAINTAINED. WALL VENTS SHALL NOT DISCHARGE TROUGH WALLS LOCATED 5 FEET OR LESS FROM ANY PROPERTY LINE.
2. PROVIDE BACKDRAFT DAMPERS AT DRYER VENT, HOOD VENT, AND EXHAUST FANS.
3. PROVIDE ILLUMINATED ADDRESS LIGHT VISIBLE AND LEGIBLE FROM STREET.
4. ALL BEDROOM EGRESS WINDOW SILL HEIGHTS NOT TO EXCEED 44" ABOVE FINISHED FLOOR.
5. PROVIDE RECESSED BOX FOR ICE MAKER LINE AT REFRIG. SPACE.
6. PROVIDE RECESSED BOX FOR WASHER AND DRYER HOOKUP (RATED BOX AT RATED WALLS).
7. STUCCO SOFFITS SHALL BE OVER EXPANDED METAL LATH.
8. WOOD SOFFITS TO BE 1" T&G OVER BLDG. PAPER.
9. WATER CLOSETS TO BE MAZ 1.6 GAL. PER FLUSH
10. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES AT ALL SHOWER AND TUB/SHOWER LOCATIONS.
11. AT LAUNDRY ROOM. LOCATE WASHER ON LEFT, DRYER ON RIGHT.
12. AT MASTER BATHROOM, FRAME TUB DECK TO + 19".
13. FIREPLACE SHALL BE INSTALLED 12" ABOVE FINISHED FLOOR.
14. ALL MEDICINE CABINETS SHALL BE INSTALLED WITH SILL AT + 52" (14 X 34" R.O.)
15. DOOR/WINDOW TRIM: STUCCO OVER FOAM TRIM.
16. ALL HOSE BIBS TO BE IN RECESSED BOXES.
17. THE DOOR SEPARATING THE GARAGE FROM HALLWAY SHALL BE 1-3/8" SOLID CORE, OR 20-MINUTE FIRE RATED, SELF-CLOSING AND SELF-LATCHING.

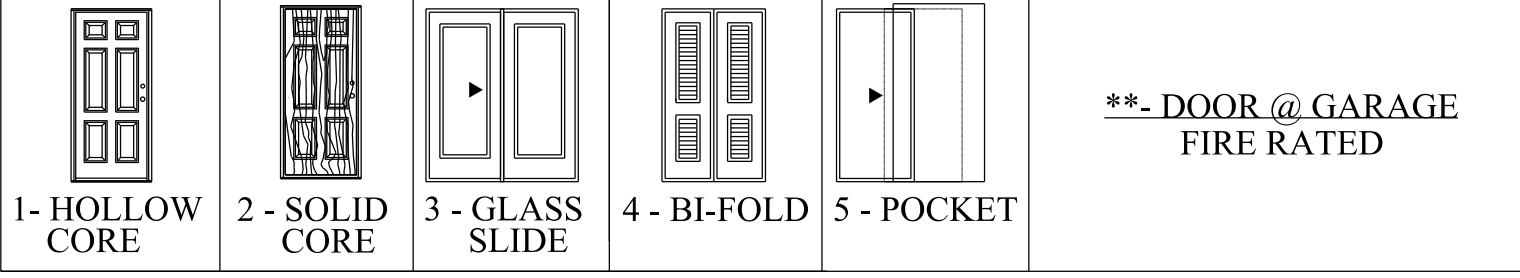
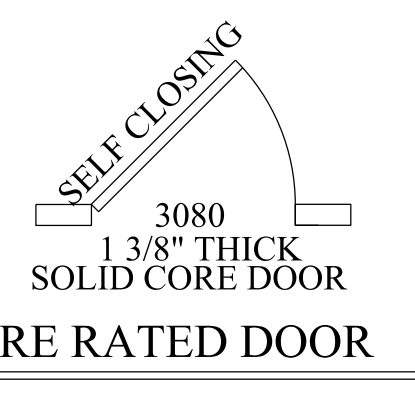
WINDOW SCHEDULE

SYMBOL	WINDOW				FINISH/NOTES
	SIZE		TYPE	GLASS	
	WIDTH	HEIGHT	HORIZ. SLDR	TEMPERED	
(1)	2'-0"	3'-0"	FIXED	3	NOTE: ALL GLAZING MATERIALS USED SHALL BE CERTIFIED BY THE MFG. TO APPLY WITH THE "SAFETY STANDARD FOR ARCH. GLAZING MATL" (16 CFR 1201 OR U.B.C SECT. 5406)
(2)	2'-0"	6'-0"	FIXED	9	
(3)	3'-0"	4'-0"	DOUBLE PANE	12	
(4)	3'-0"	5'-0"	DOUBLE PANE	15	
(5)	3'-0"	6'-0"	DOUBLE PANE	19	

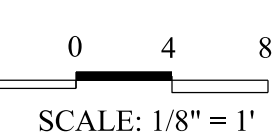


DOOR SCHEDULE

SYMBOL	SIZE		UNIT TYPE					FINISH/NOTES
	WIDTH	HEIGHT	HOLLOW CORE	SOLID CORE/EXT.	GLASS SLIDE	FOLDING	FIRE RATED	
(A)	2'-4"	8'-0"						NOTE: ALL EXTERIOR DOORS TO HAVE MIN. 36" DEEP LANDINGS: 1. NOT MORE THAN 7 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS 2. NOT MORE THAN 1/2" LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS 3. NOT MORE THAN 3/4" LOWER THAN THRESHOLD FOR SLIDING GLASS DOORS
(B)	2'-6"	8'-0"	40					
(C)	3'-0"	8'-0"	6					
(D)	3'-0"	8'-0"	6					
(E)	6'-0"	8'-0"	9					
(F)	9'-0"	8'-0"					3	
(G)	16'-0"	8'-0"					3	



FIRST FLOOR PLAN



DATE
SEPTEMBER 1, 2022

JOB NO.

A1

WALL SCHEDULE:

- 2x6 EXTERIOR WALLS W/ R-21
- 2x4 INTERIOR WALLS
- 2x6 GARAGE WALLS W/ TYPE "X" GYP BD AND 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- 2x6 1ST FLOOR STAIR WALLS WITH 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
- STAIR / DECK RAILING

NOTE: ALL EXTERIOR WALLS ARE TO BE 2x6

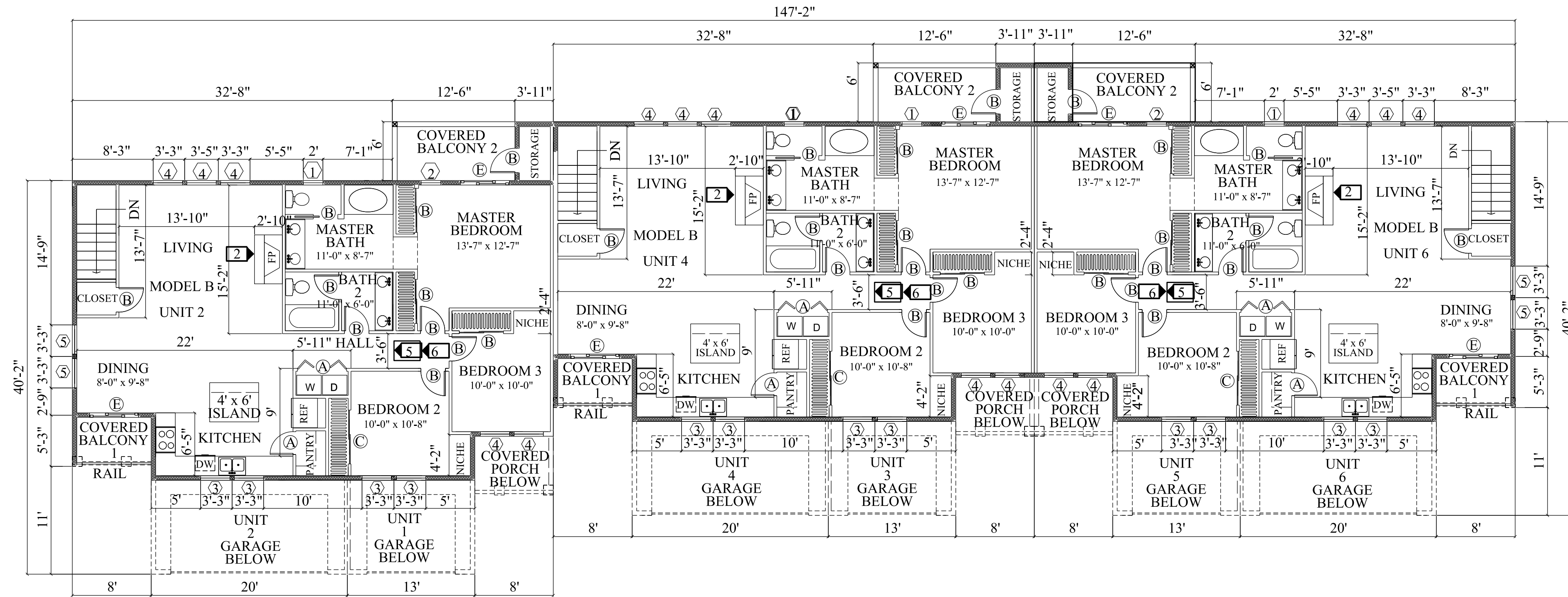
- GARAGE 1/GARAGE 2 CEILINGS ARE TO BE DOUBLE LAYER 5/8" TYPE "X" GYP BOARD.
- LISTED NON-WOOD BURNING FIREPLACE BY OWNERS. PRECAST SURROUND
- FLOOR TO CEILING SHEATHING PROVIDE 5/8" TYPE "X" GYP BD. AT DASHED LINE
- INDOOR TANKLESS WATER HEATER (ELECTRIC OR GAS)
- 24"x32" ATTIC ACCESS
- F.A.U. IN ATTIC
- SLAB ON GRADE SLOPE 2" TOWARDS GARAGE DOOR
- ROLL-IN SHOWER W/ FOLD'G. BENCH

MODEL B

Unit 2:
2nd floor = 1367.39 sf
Covered Balcony 1 = 39.04 sf
Covered Balcony 2 = 75.00 sf
Storage = 23.50 sf

Unit 4:
2nd floor = 1367.39 sf
Covered Balcony 1 = 39.04 sf
Covered Balcony 2 = 75.00 sf
Storage = 23.50 sf

Unit 6:
2nd floor = 1367.39 sf
Covered Balcony 1 = 39.04 sf
Covered Balcony 2 = 75.00 sf
Storage = 23.50 sf



PLAN GENERAL NOTES

1. VENT TERMINATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. DISTANCES TO BUILDING OPENINGS, FLOORS, OVERHANGS ETC. MUST BE MAINTAINED. WALL VENTS SHALL NOT DISCHARGE THROUGH WALLS LOCATED 5 FEET OR LESS FROM ANY PROPERTY LINE.
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16. ALL HOSE BIBS TO BE IN RECESSED BOXES.
17. THE DOOR SEPARATING THE GARAGE FROM HALLWAY SHALL BE 1-3/8" SOLID CORE, OR 20-MINUTE FIRE RATED, SELF-CLOSING AND SELF-LATCHING.

WINDOW SCHEDULE

SYMBOL	WINDOW					FINISH/NOTES		
	SIZE		TYPE	GLASS	FRAME MAT'L			
	WIDTH	HEIGHT	HORIZ. SLDR	FIXED	SINGLE HUNG		DOUBLE PANE	TEMPERED
①	2'-0"	3'-0"			3	●		●
②	2'-0"	6'-0"		9		●		●
③	3'-0"	4'-0"		12		●		●
④	3'-0"	5'-0"		15		●		●
⑤	3'-0"	6'-0"		19		●		●

NOTE: ALL GLAZING MATERIALS USED SHALL BE CERTIFIED BY THE MFG. TO APPLY WITH THE "SAFETY STANDARD FOR ARCH. GLAZING MAT'L" (16 CFR 1201) OR U.B.C SECT. 5406

TYPE	
A - FIXED	B - SINGLE HUNG

DOOR SCHEDULE

SYMBOL	DOOR						FINISH/NOTES				
	SIZE		UNIT TYPE								
	WIDTH	HEIGHT	HOLLOW CORE	SOLID CORE/EXT.	GLASS SLIDE	FOLDING		FIRE RATED	BI-FOLD	POCKET	ROLL UP GARAGE
A	2'-4"	8'-0"	3								
B	2'-6"	8'-0"	40								
C	3'-0"	8'-0"	6								
D	3'-0"	8'-0"	6								
E	6'-0"	8'-0"	9								
F	9'-0"	8'-0"							3		
G	16'-0"	8'-0"							3		

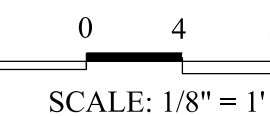
NOTE: ALL EXTERIOR DOORS TO HAVE MIN. 36" DEEP LANDINGS:
1. NOT MORE THAN 7 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS
2. NOT MORE THAN 1/2" LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS
3. NOT MORE THAN 3/4" LOWER THAN THRESHOLD FOR SLIDING GLASS DOORS

1 - FIRE RATED DOOR

** - DOOR @ GARAGE FIRE RATED



SECOND FLOOR PLAN



REVISIONS BY

NO.	DATE	BY	DESCRIPTION

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA

APN #: 083-052-05-100

SECOND FLOOR PLAN

DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778


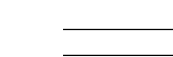


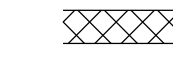
OWNER:
SATURN REAL ESTATE INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657) 275-9400 / C (714) 230-9398

DATE
SEPTEMBER 1, 2022

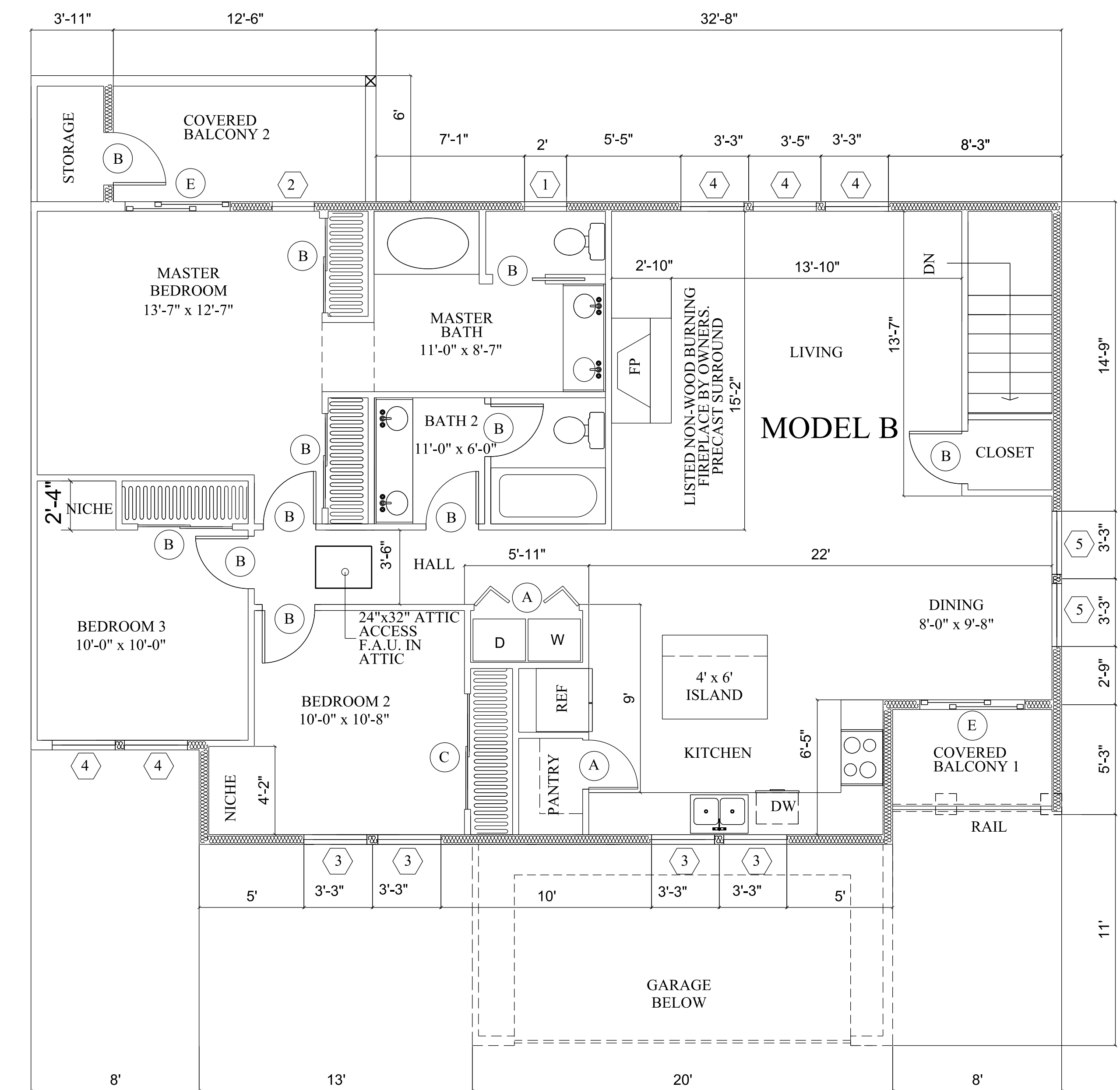
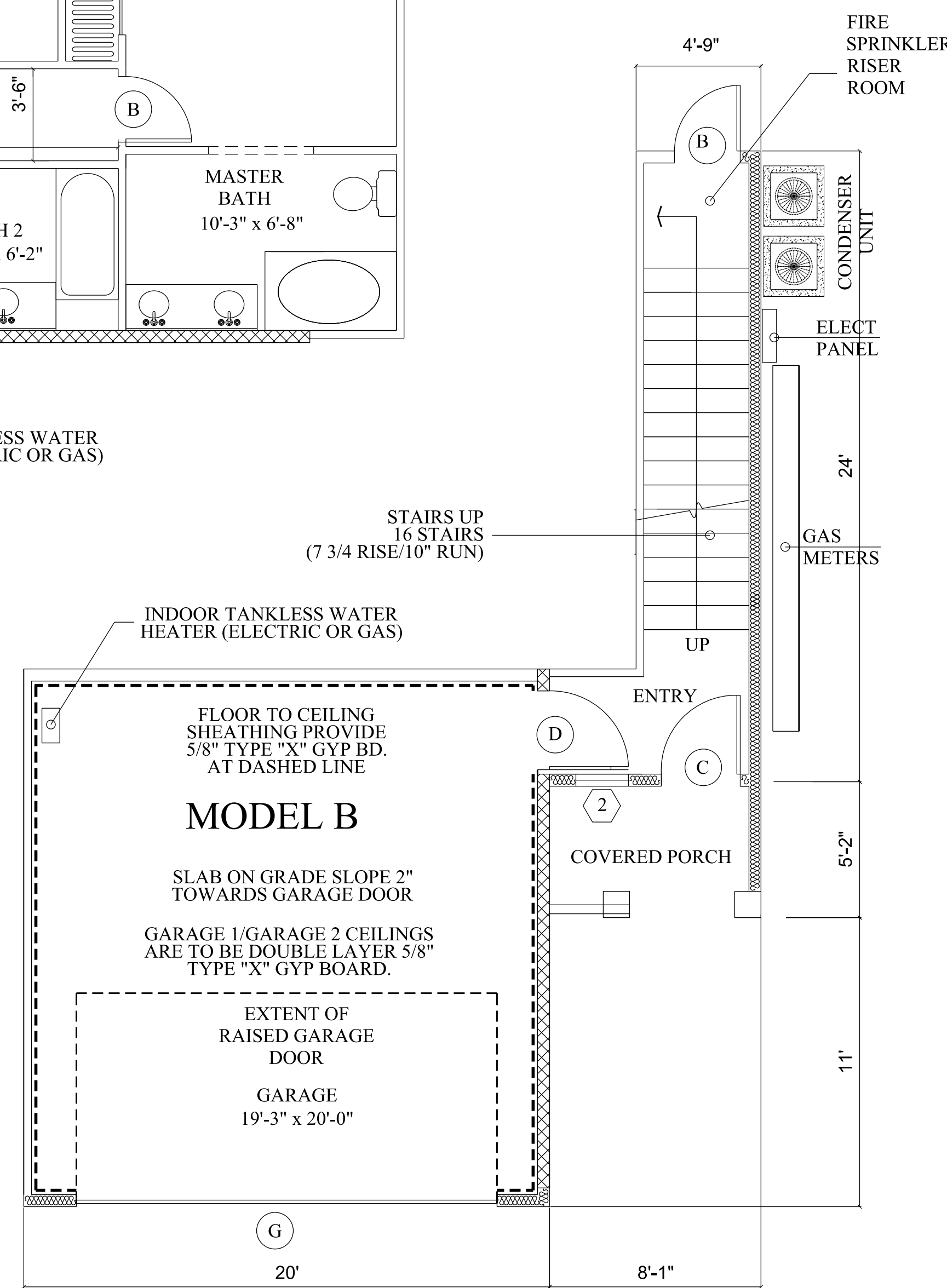
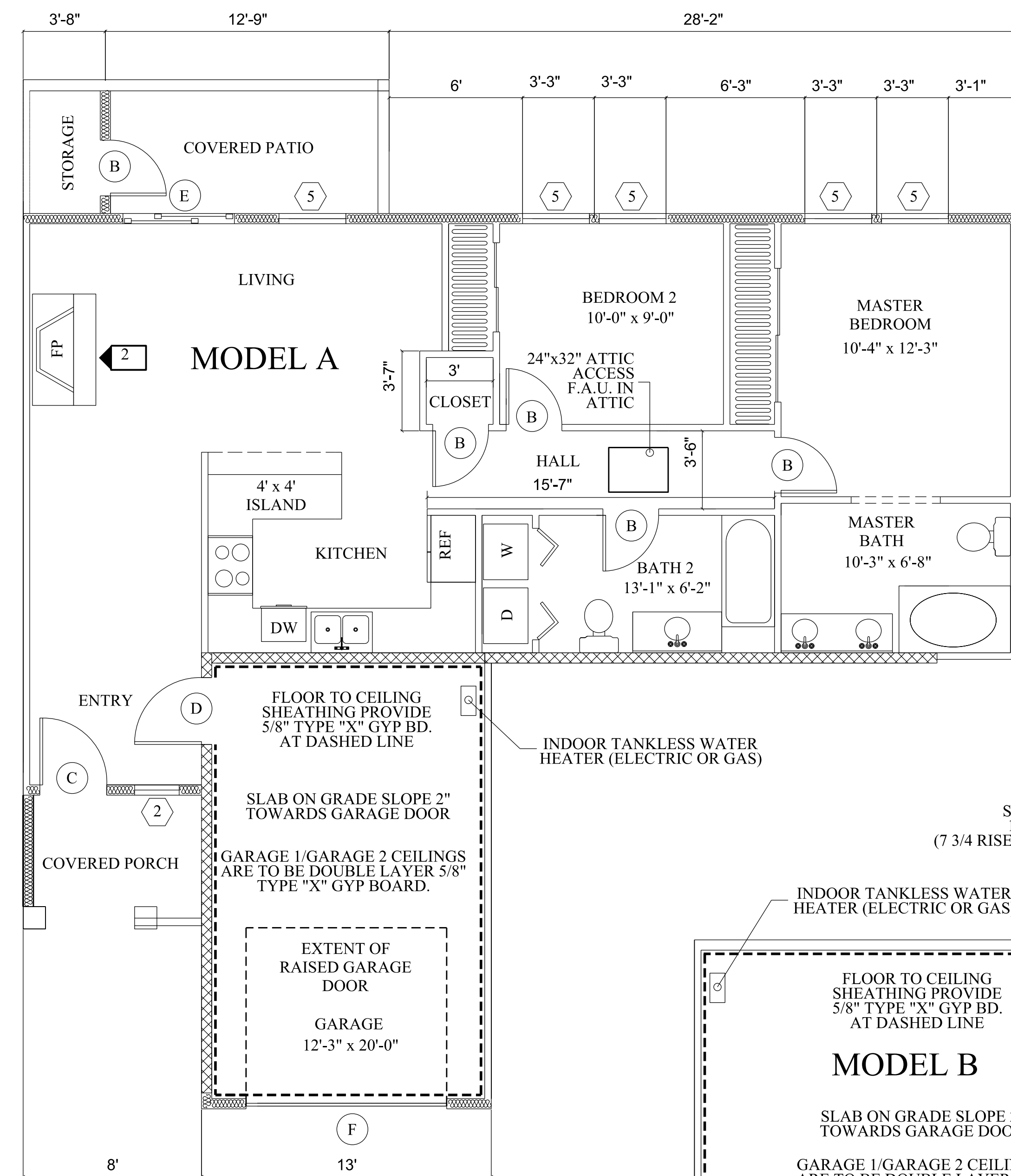
JOB NO.

A2

WALL SCHEDULE:

-  2x6 EXTERIOR WALLS W/ R-21
-  2x4 INTERIOR WALLS
-  2x6 GARAGE WALLS W/ TYPE "X" GYP BD AND 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
-  2x6 1ST FLOOR STAIR WALLS WITH 46 STC RATING (SEE DETAIL 3, SHEET A3) W/ R-21
-  STAIR / DECK RAILING

NOTE: ALL EXTERIOR WALLS ARE TO BE 2x6
SEE A1 & A2 PLAN SHEET FOR WINDOW AND DOOR SCHEDULE



REF NORTH

MODEL B 1ST FLOOR

MODEL B 2ND FLOOR

1ST & 2ND FLOOR PLANS 0 4
MODEL A & B SCALE: 1/4" = 1'

REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



6 Plex Apartment Project
La Crescena Dr.
Cameron Park, CA
APN #: 083-052-05-100

DESIGN PLANS/DRAFTING
FLOOR PLAN
MODEL A & MODEL B

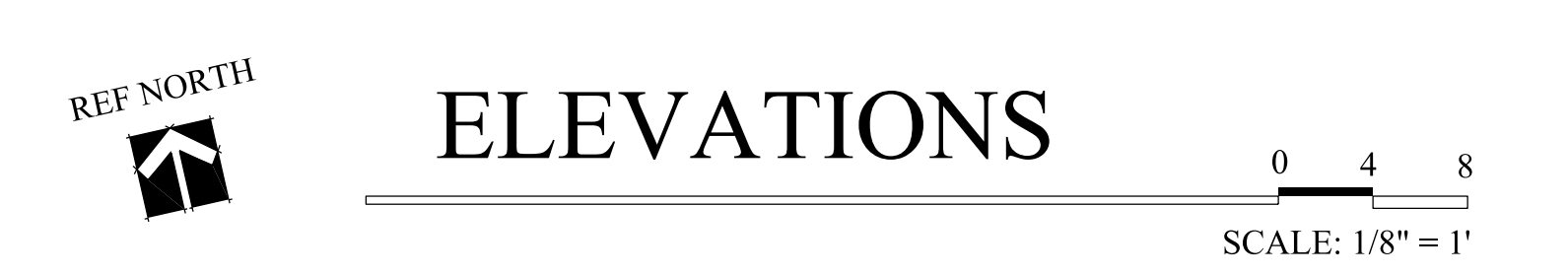
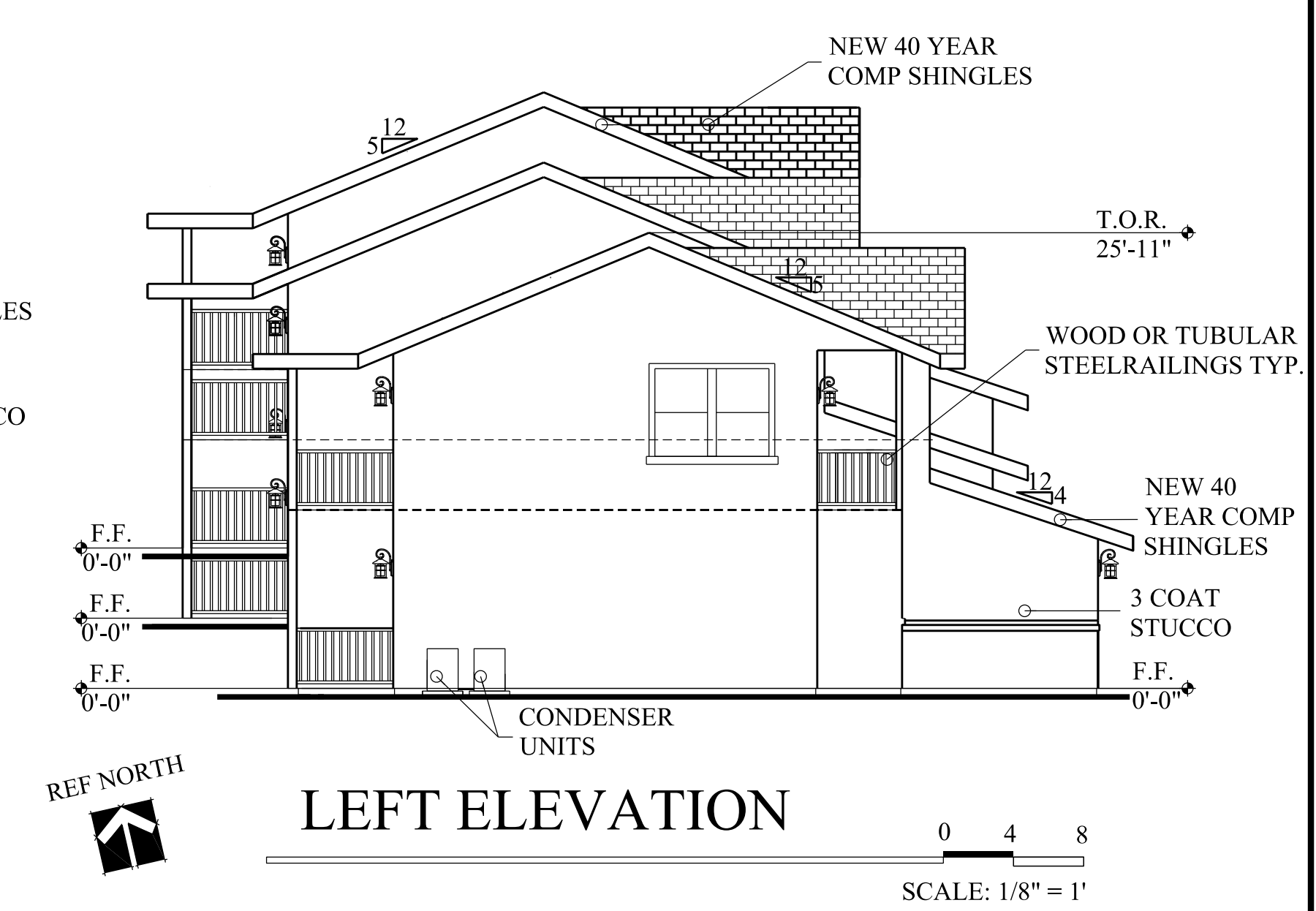
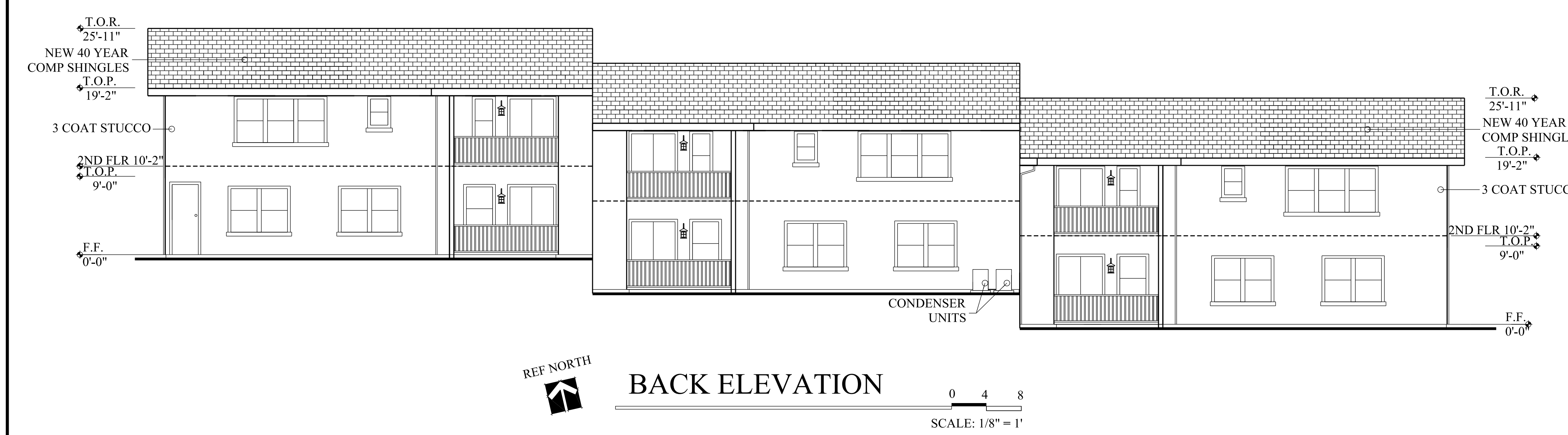
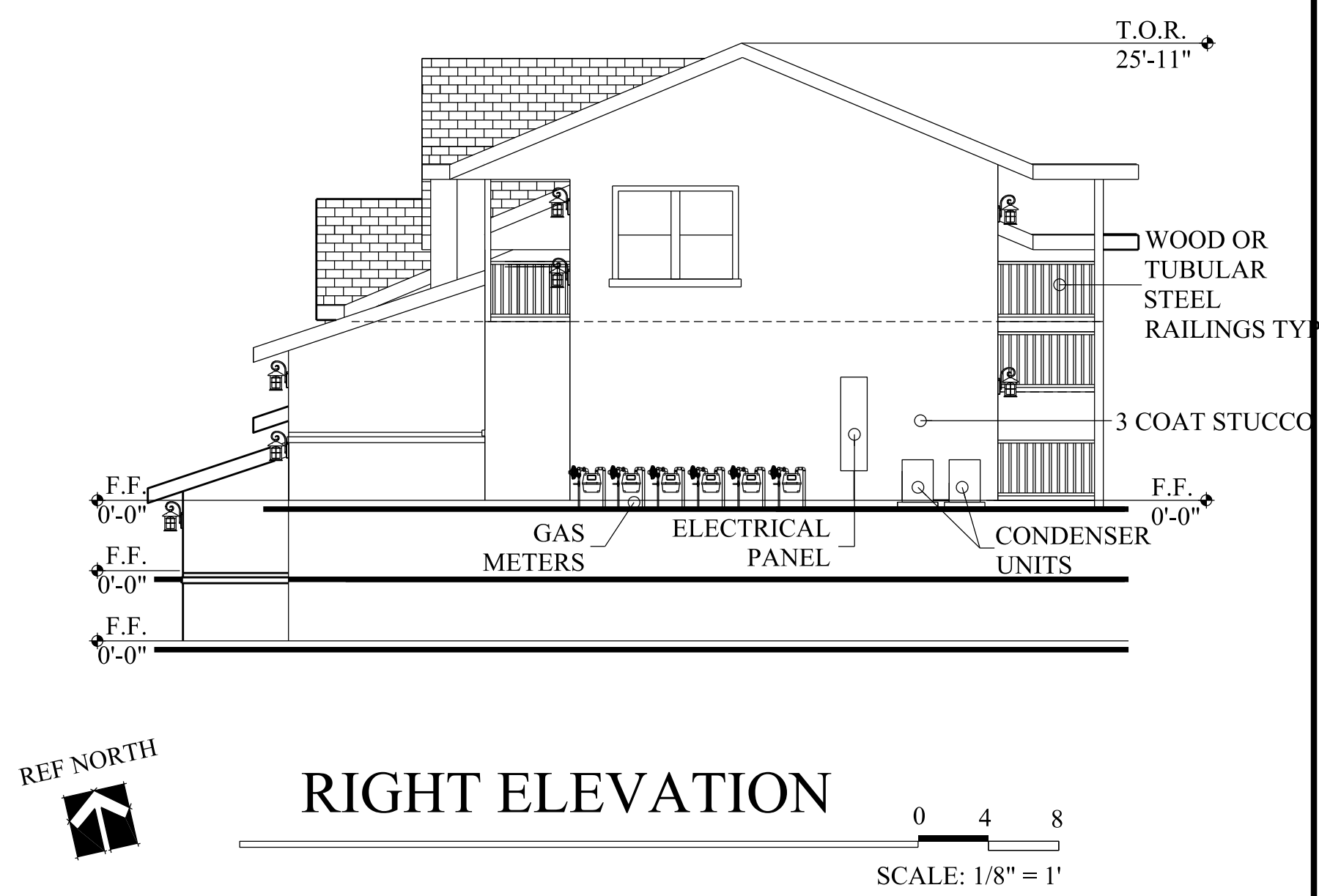
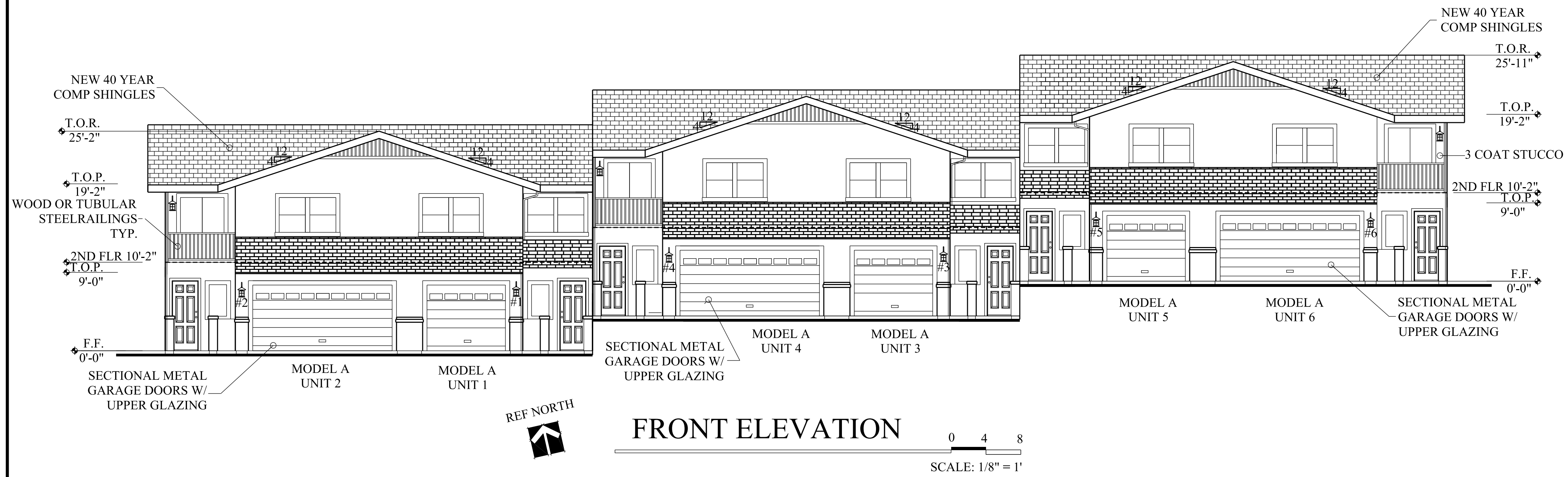
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

OWNER:
SATURN REAL ESTATE INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
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DATE
SEPTEMBER 1, 2022

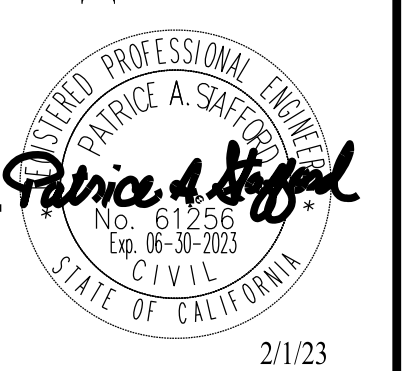
JOB NO.

A3



REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
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6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100


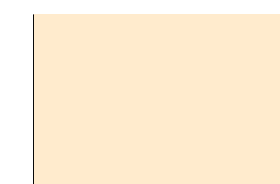


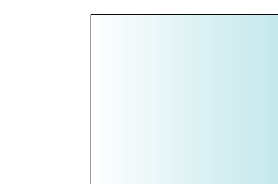





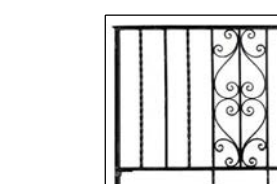
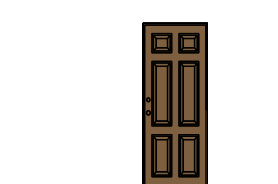
FRONT & BACK
LEFT & RIGHT
ELEV.
PLAN

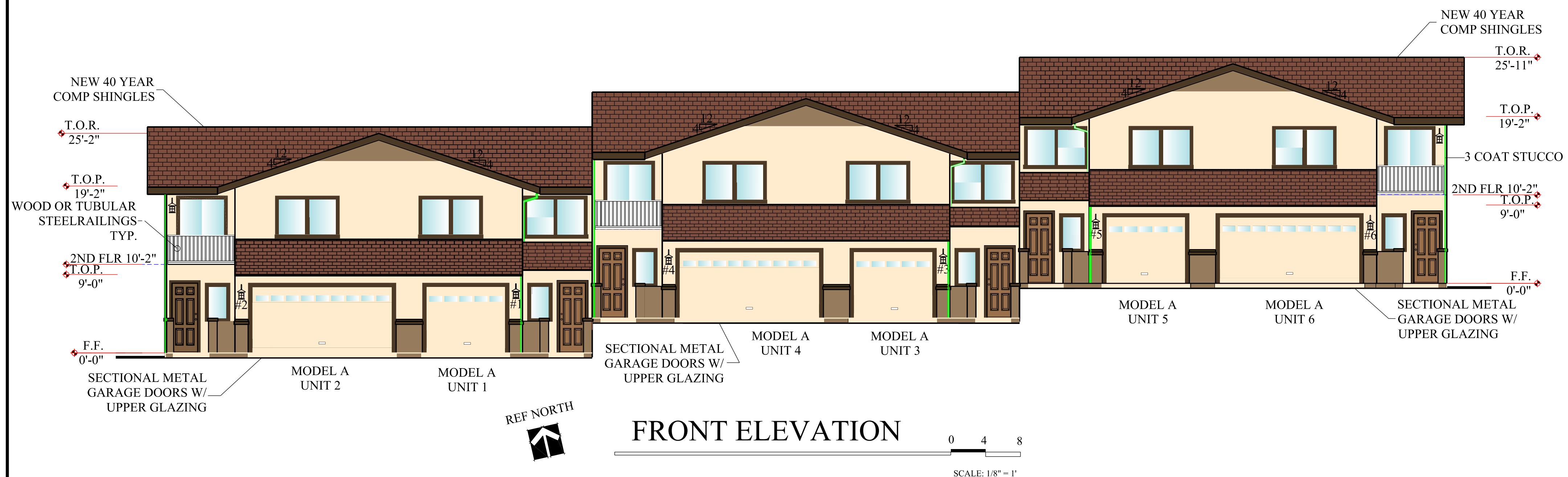
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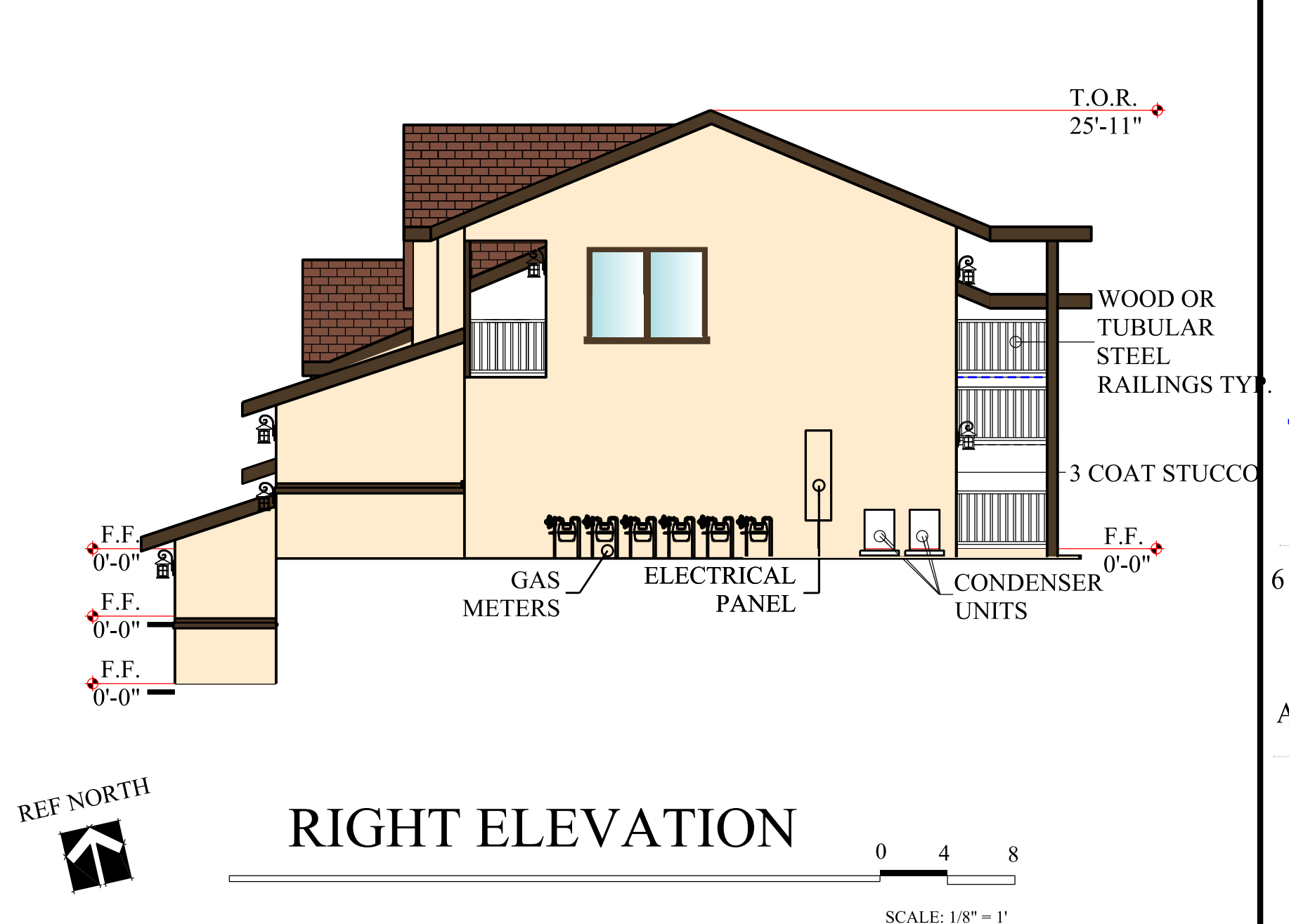
DATE
SEPTEMBER 1, 2022

JOB NO.
A4

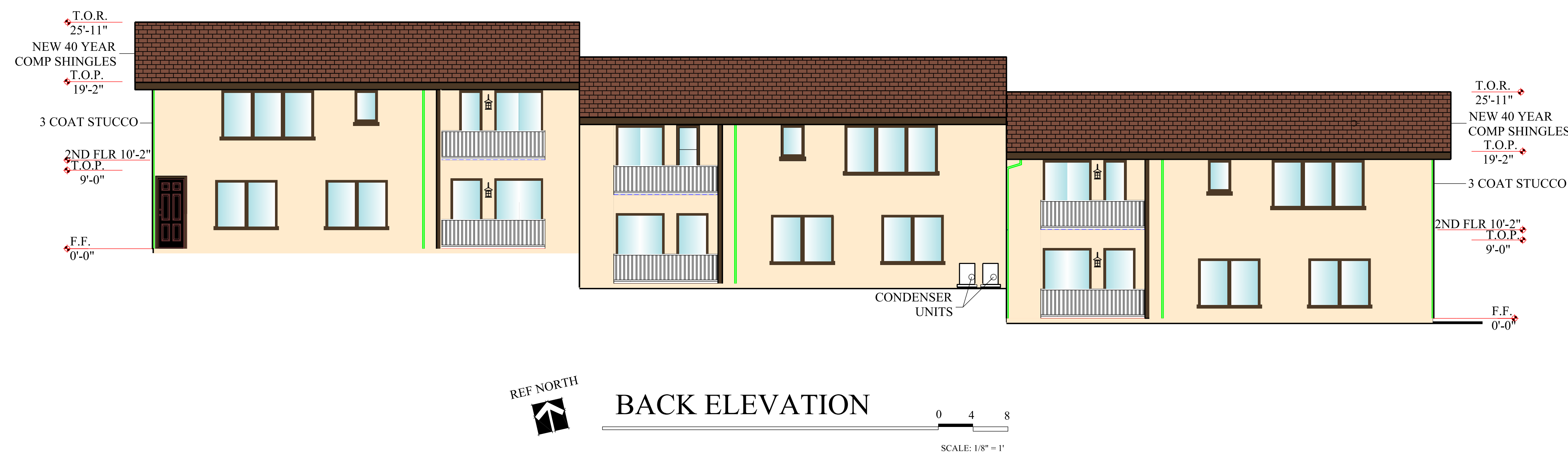
											
COMPOSITE SHINGLES OWENS CORNING TRUE DEFINITION DURATION COOL - SUMERWOOD	STUCCO COLOR - SW 7036 ACCESSIBLE BEIGE	STUCCO WALL W/4" TRIM COLOR - SW 7032 WARM STONE	ROOF TRIM COLOR - SW 7034 STATUS BRONZE	WINDOWS	WINDOW & DOOR FOAM TRIM COLOR - SW 7034 STATUS BRONZE	SECTIONAL METAL GARAGE DOORS W/ UPPER GLAZING COLOR - SW 7036 ACCESSIBLE BEIGE	HAMPTON BAY OUTDOOR LIGHT	CONCRETE PORCH COLOR - GREY	COVERED PATIO POST COLOR - SW 7036 ACCESSIBLE BEIGE	IRON RAILING COLOR - BLACK	EXTERIOR WOOD DOOR COLOR - SW 2807 ROCKWOOD MEDIUM BROWN



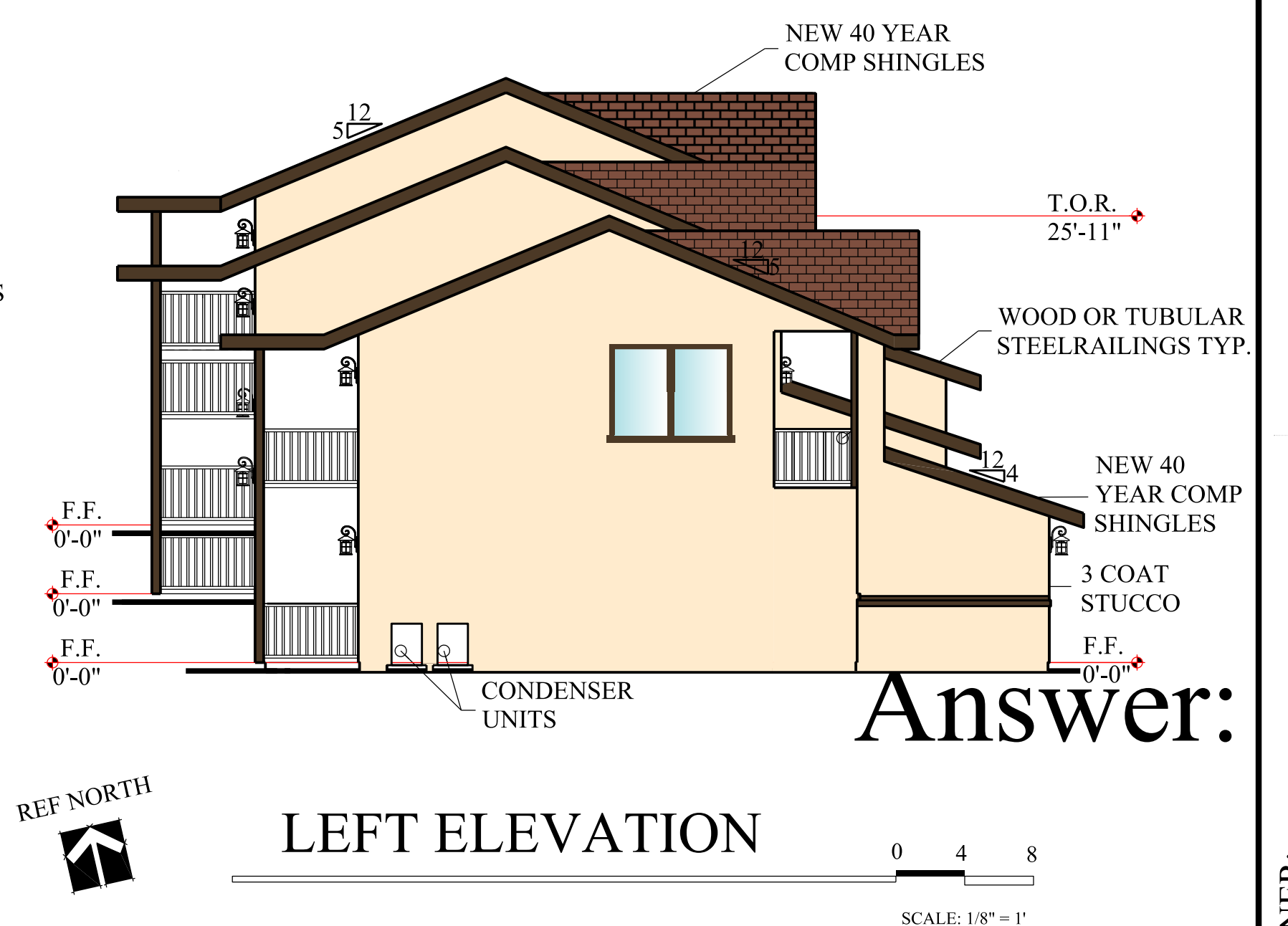
FRONT ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



BACK ELEVATION
SCALE: 1/8" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



RENDERING
SCALE: 1/8" = 1'

REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
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6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100

RENDERED
ELEVATION
PLAN

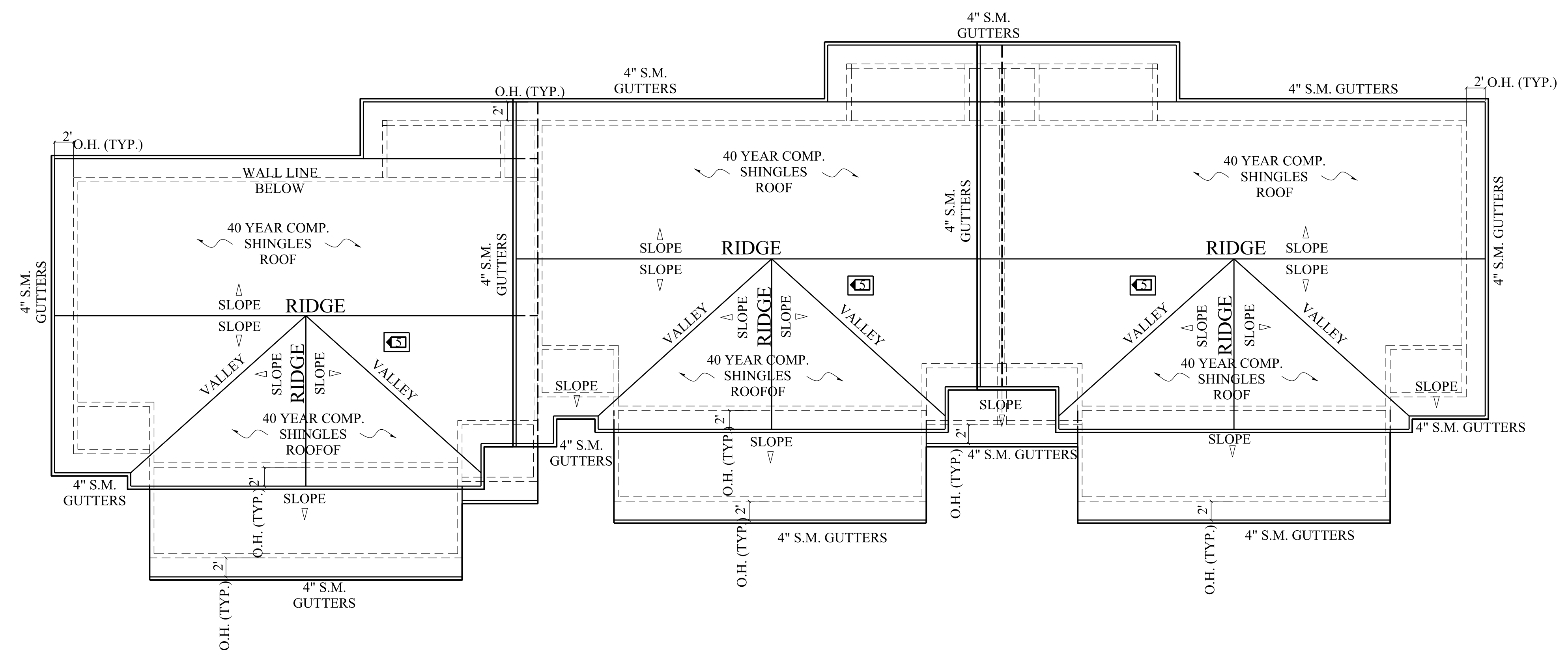
DESIGN PLANS/DRAFTING
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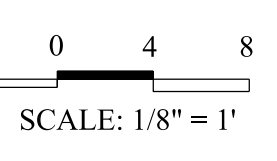
DATE
SEPTEMBER 1, 2022

JOB NO.

A5



ROOF PLAN



REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
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6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA

APN #: 083-052-05-100

ROOF PLAN

DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

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SATURN REAL ESTATE
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AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657)275-9400/ C (714)230-9398

DATE
SEPTEMBER 1, 2022

JOB NO.

A6

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR: LA CRESCENTA DRIVE, CAMERON PARK SIX-PLEX APARTMENT BUILDING 083-052-005

GRADING NOTES:

1. THE CONTRACTOR SHALL EXPORT ANY EXCESS SOIL TO A COUNTY APPROVED SITE.

CONSTRUCTION NOTES:

- 1 APPLY WHITE PAVEMENT ARROWS FOR DIRECTION OF TRAVEL.
- 2 CONSTRUCT RESIDENTIAL DRIVEWAY PER COUNTY OF EL DORADO STD. DETAIL NO.
- 3 SEE WATER PLAN, SHEET C09, FOR ALL WATER CONNECTIONS.
- 4 PLACE CONCRETE PAVEMENT 3" AC OVER 6" AB.

PRECONSTRUCTION

PEAK STORM WATER RUNOFF RATE = $Q(100)$ (PRE) = 0.351 CFS
RAIN FALL INTENSITY RATE $\Rightarrow I(100)$ = 3.16 IN/HR
PERMIABLE AREA: 16,276.58 SF (.37 AC)

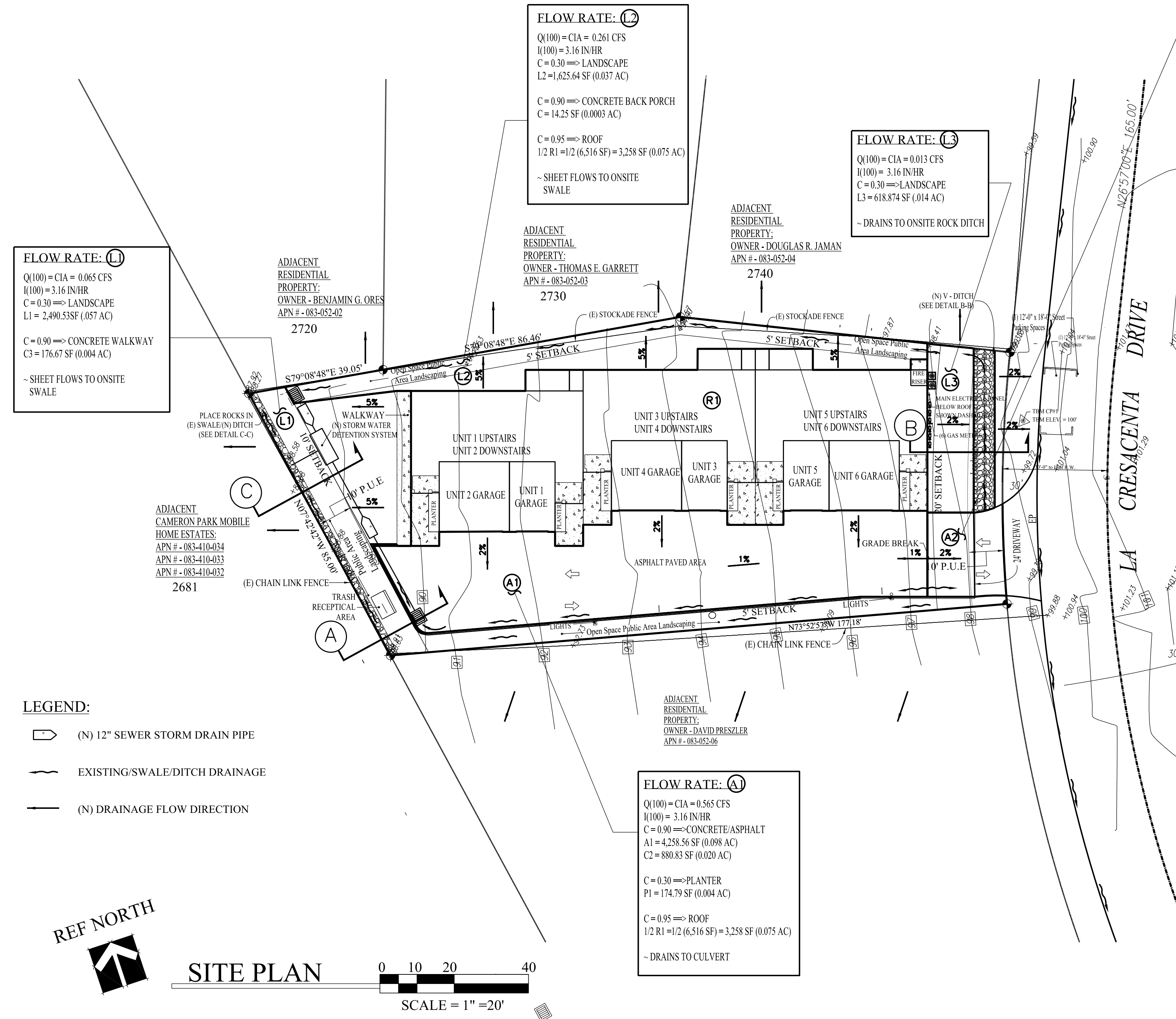
POST CONSTRUCTION

PEAK STORM WATER RUNOFF RATE = $Q(100)$ (POST) = 0.942 CFS
RAIN FALL INTENSITY RATE $\Rightarrow I(100)$ = 3.16 IN/HR
PERMIABLE AREA:

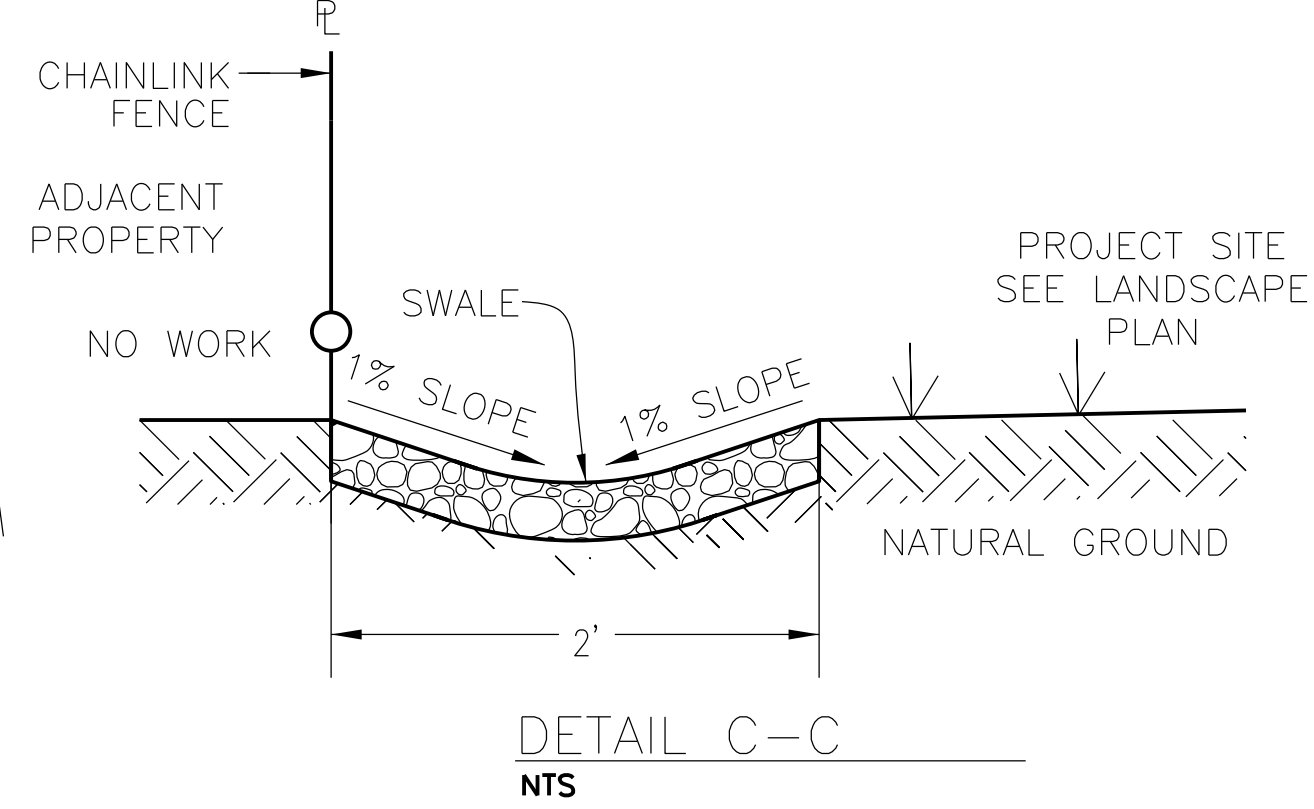
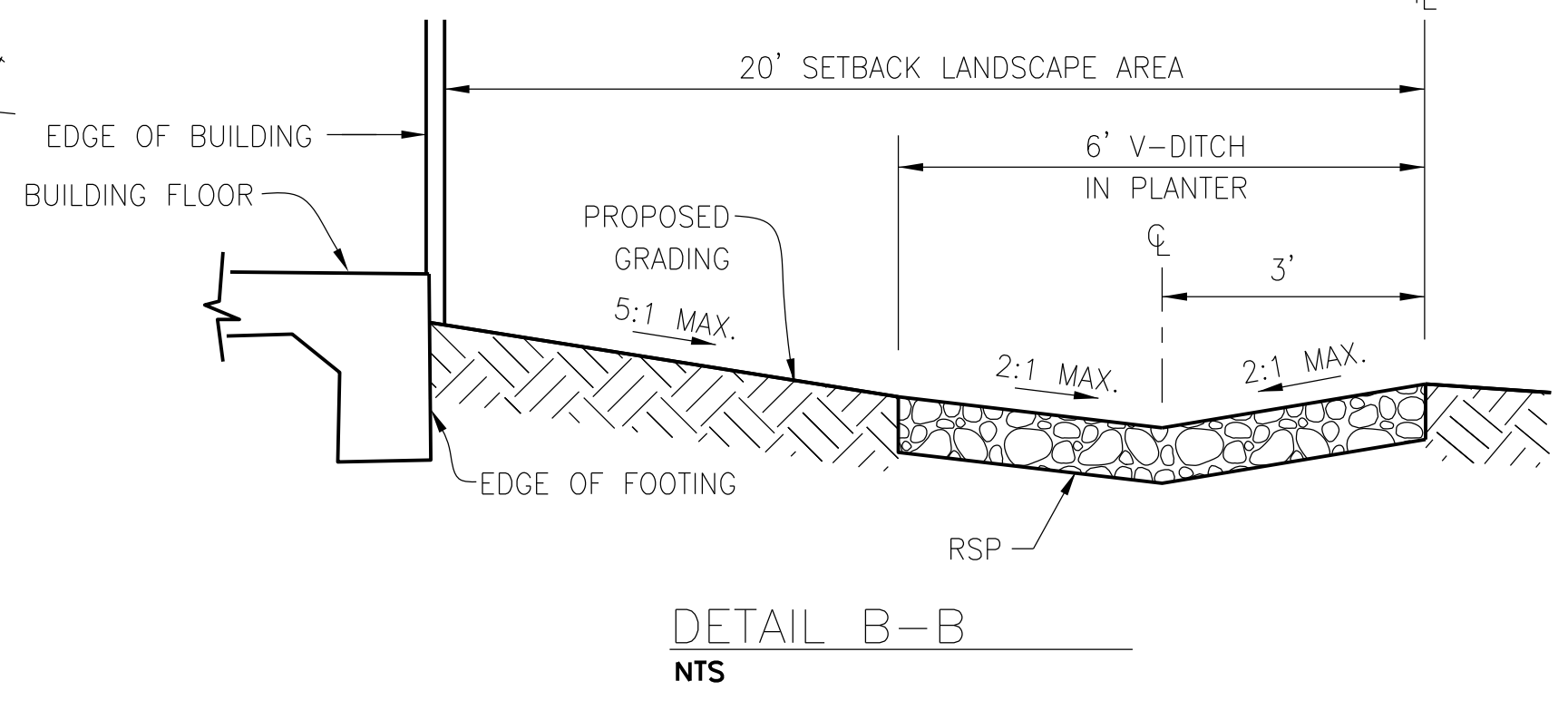
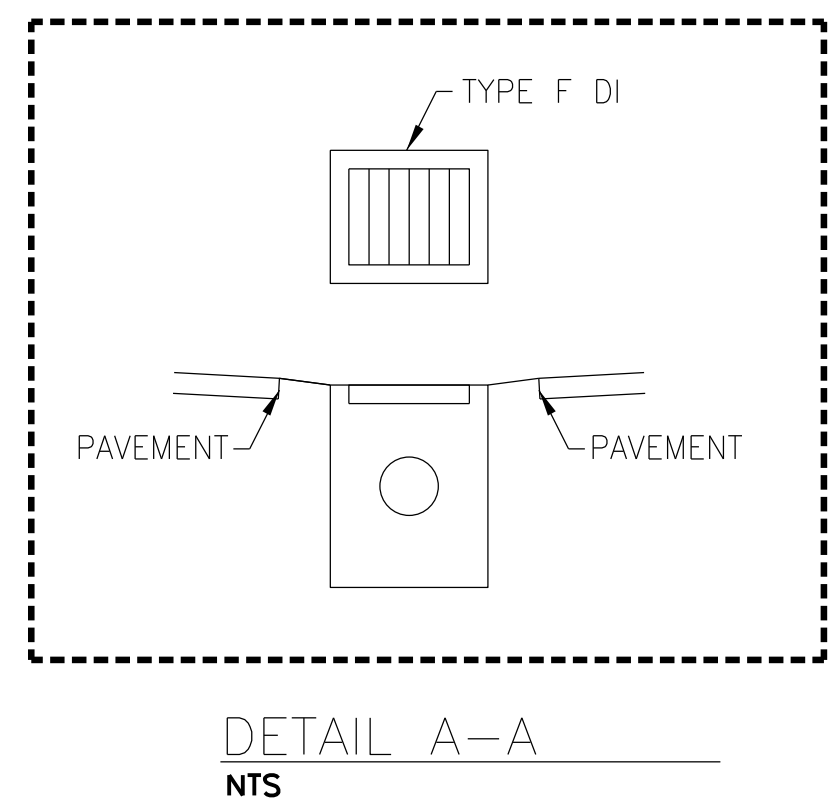
- L1. LANDSCAPE AREA = 2,490.53 SF (.057 AC)
- L2. LANDSCAPE AREA DRAIN TO DI = 1,625.64 SF (.037 AC)
- L3. LANDSCAPE AREA DRAIN TO DITCH = 618.874 SF (.014 AC)
- L4. LANDSCAPE AREA DRAIN TO GUTTER = 129.19 SF (0.003 AC)
- P1. PLANTER AREA FRONT ENTRY: TOTAL AREA = 174.79 SF (0.004 AC)
 - P1.1. ENTRY AREA 1,3,6 3@33.75 SF = 101.25 SF
 - P1.2. ENTRY AREA 2,4,6 3@24.51 SF = 73.53 SF

IMPERMIABLE AREA:

- R1. ROOF (SEE ROOF PLAN): = 6,516 SF (0.1503 AC)
 - C2. CONCRETE: TOTAL ENTRY AREA = 880.83 SF (0.020 AC)
 - C2.1. ENTRY 1,3,5 AREA X 3 = 122.55 SF X 3 = 567.65 SF
 - C2.2. ENTRY 2,4,6 AREA X 3 = 115.09 SF X 2 + 83 SF = 313.18 SF
 - C3. CONCRETE WALKWAY AREA = 176.67 SF (0.004 AC)
 - C4. CONCRETE BACK PORCH AREA = 14.25 SF (0.0003 AC)
 - C5. ROCK DITCH AREA = 271.50 SF (0.0062 AC)
 - A1. ASPHALT FIRE LANE AREA = 4258.56 SF (.098 AC)
 - A2. ASPHALT DRWY TOTAL AREA = 836.69 SF (.0197 AC)
 - A2.1. ASPHALT DRWY AREA IN PL DRAIN TO GUTTER = 536.30 SF (0.0128 AC)
- THE % INCREASE IN FLOW FOR THE 100 YR. EVENT IS 37%**



FLOW RATE: (A2)
 $Q(100)$ = CIA = 0.038 CFS
 $I(100)$ = 3.16 IN/HR
 C = 0.90 \Rightarrow ASPHALT
 A2.1 = DRIVEWAY DRAIN TO GUTTER = 536.30 SF (0.0128 AC)
 C = 0.30 \Rightarrow LANDSCAPE
 L4 = LANDSCAPE AREA DRAIN TO GUTTER = 129.19 SF (0.003 AC)
 - DRAINS TO OFFSITE GUTTER



LOT PAD GRADING CERTIFICATION

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE EL DORADO COUNTY IRRIGATION DISTRICT HAVE BEEN CONSTRUCTED TO WITHIN 2/10 OF ONE FOOT OF THEIR INDICATED ELEVATIONS FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

PATRICE STAFFORD RCE 61256 DATE

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORMS TO THE RECOMMENDATIONS OF THIS PROJECT'S GEOTECHNICAL REPORT.

LOTS:

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE COUNTY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING PLAN FOR THIS PROJECT CONFORMS WITH THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL REPORT.

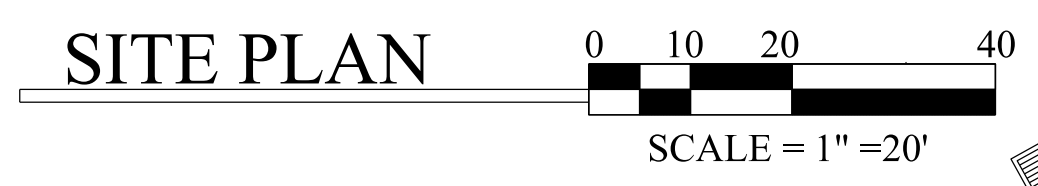
PATRICE STAFFORD RCE 61256 DATE

APPROVED FOR CONSTRUCTION:

BRIAN MUELLER
DIRECTOR OF ENGINEERING
EL DORADO IRRIGATION DISTRICT

DATE

- LEGEND:**
- (N) 12" SEWER STORM DRAIN PIPE
 - EXISTING/SWALE/DITCH DRAINAGE
 - (N) DRAINAGE FLOW DIRECTION



REV.	DESCRIPTION	COUNTY APPROVAL BY	DATE



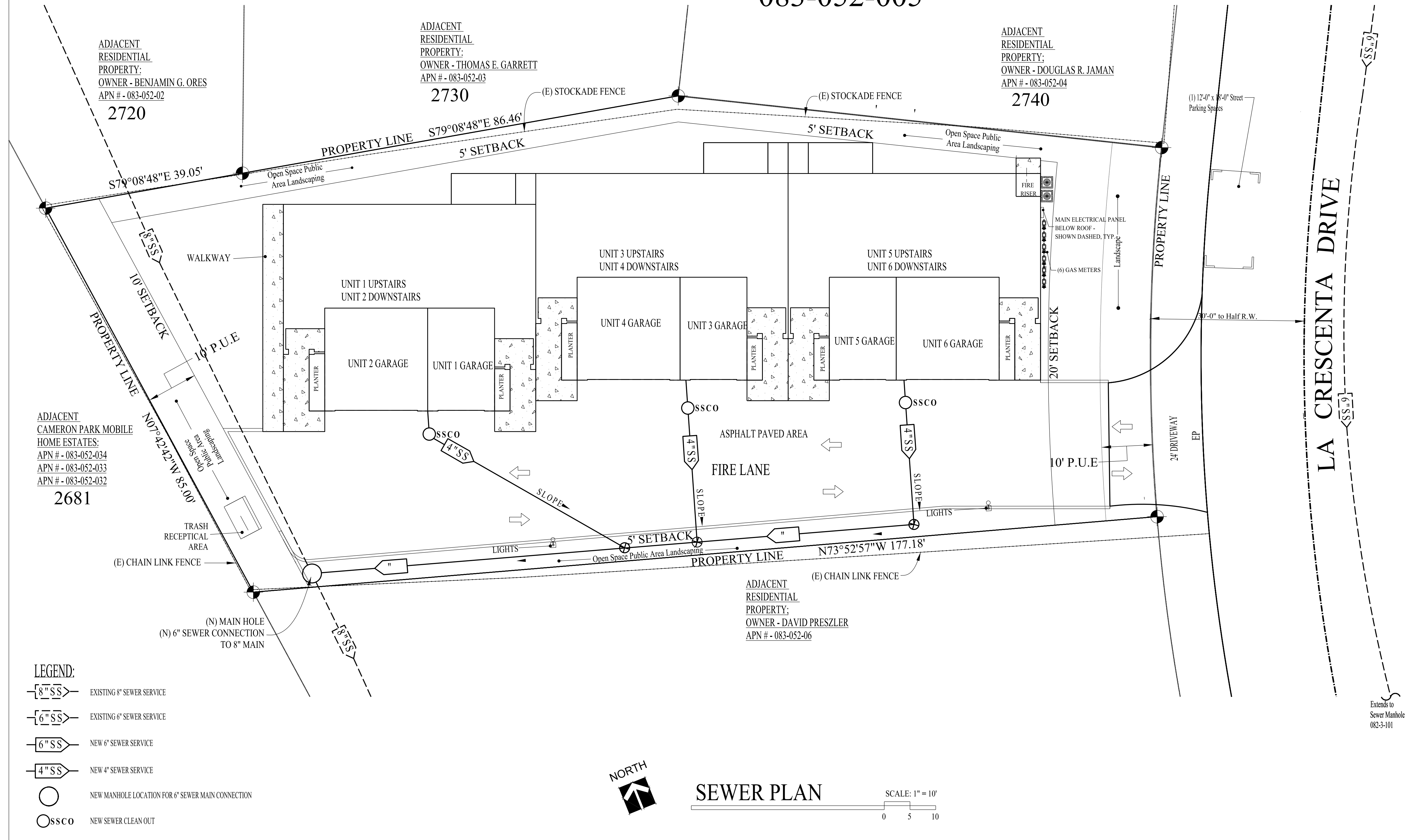
P.A.S. DESIGN SERVICES
PATRICE A. STAFFORD, P.E.
9046 FEATHER RIVER WAY,
SACRAMENTO, CA 95826
CELL (916) 396-9120
pasdesign1@gmail.com

DESIGNED: S.M.C.	SCALE: V: H: 1" = 20'
DRAWN: S.M.C.	
CHECKED: P.A.S.	
SUBMITTED: P.A.S.	R.C.E. 61256

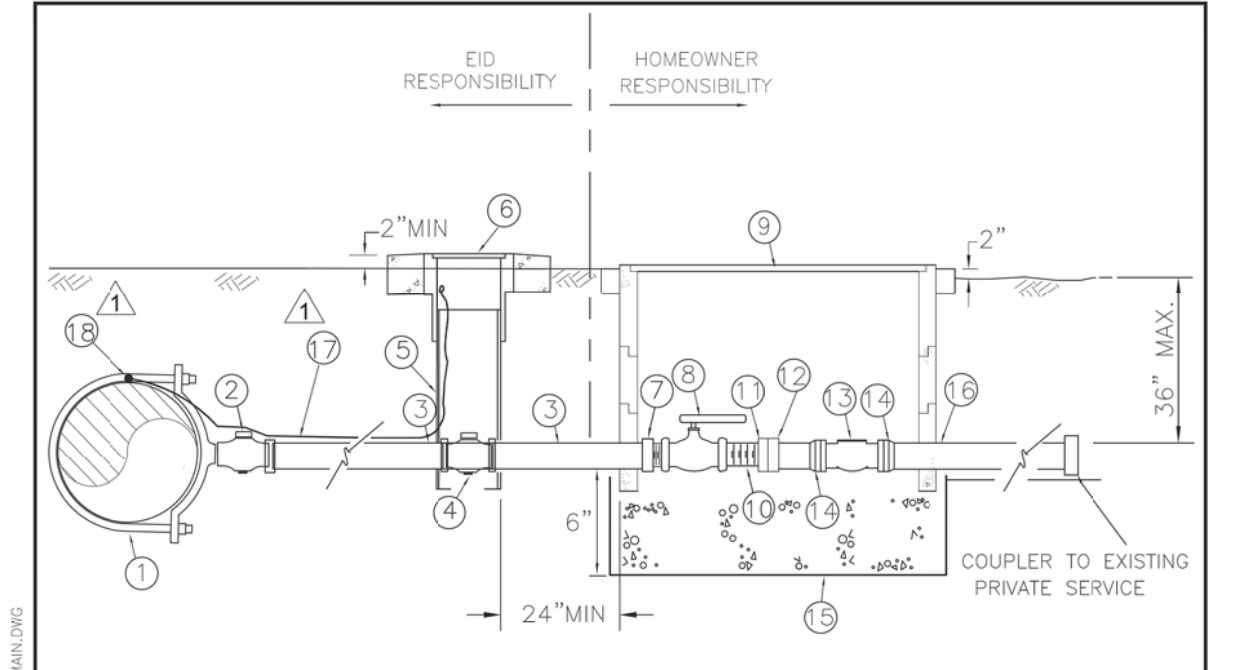
**ONSITE IMPROVEMENT PLAN
LA CRESCENTA DRIVE SIX-PLEX
DRAINAGE PLAN**

DATE: April 7, 2023	SHEET 1
PROJECT NO.: 1	
DWG NO.: C01	OF 5 SHEETS

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR: LA CRESCENTA DRIVE, CAMERON PARK SIX-PLEX APARTMENT BUILDING 083-052-005



- GENERAL SEWER NOTES:**
- ALL WORK WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE EL DORADO IRRIGATION DISTRICT (EID). ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND EID'S LATEST VERSION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS.
 - CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH EID INSPECTION 5 WORKING DAYS IN ADVANCE OF DOING WORK WITHIN THEIR JURISDICTION. CONSTRUCTION SHALL BE STARTED NO LATER THAN FIVE (5) DAYS AFTER THE PRECONSTRUCTION CONFERENCE.
 - LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE ONLY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL FACILITIES PRIOR TO ANY EXCAVATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 1-800-442-2444)
 - CONNECTIONS TO EXISTING SEWER FACILITIES SHALL BE DONE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH EID TIE-IN PROCEDURES PER TECHNICAL SPECIFICATIONS.
 - WHERE EXCAVATIONS FOR ANY FACILITIES CONSTRUCTION EXCEED 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FORM CAL/OSHA IN SACRAMENTO (PHONE 1-916-263-800).
 - SERVICE INSTALLATIONS IN ROADWAYS WITH CUTS OR FILLS GREATER THAN 6 FEET IN HEIGHT AND SLOPES STEEPER THAN 3:1 SHALL HAVE THE CLEAN OUT SET AT FINISH GRADE NEXT TO THE ROAD IN THE LOCATION DIRECTED BY THE DISTRICT. THE SERVICE LINE SHALL THEN BE EXTENDED 5 FEET BEYOND THE SLOPE CATCH POINT WITH PVC SDR 35 SIZED TO MATCH THE SERVICE. PLACE STEEL T-POSTS PAINTED GREEN AT THE END OF THIS SERVICE LINE.
 - ALL LIDS SHALL BE MARKED "SEWER".
 - ALL CURBS SHALL BE WET STAMPED WITH AN "S" BRAND WHERE SEWER SERVICES INTERCEPT.
 - LINED MANHOLES REQUIRED.
 - CONTRACTOR SHALL HAVE A COPY OF THE EID'S CONSTRUCTION STANDARDS ON THE JOB.
 - ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED IN WRITING BY EID.
 - THE CONTRACTOR SHALL NOTIFY THE EID INSPECTOR 48 HOURS PRIOR TO START OR RESTART OF WORK.
 - STAKING INFORMATION: MINIMUM SPACING SHALL BE 50 FEET (25 FEET IN RADIUS) UNLESS OTHERWISE DIRECTED BY EID. INFORMATION WILL INCLUDE OFFSET, TYPE OF FACILITY AND CUT TO FLOW LINE ON THE FRONT OF THE STAKE AND ELEVATION AND STATION NUMBER ON THE BACK. ANGLE POINTS AND APPURTENANCES TO BE STAKED INCLUDING LINE AND CURB STAKES AS NEEDED, CUT SHEETS REQUIRED WHERE SUBGRADE HAS NOT BEEN MADE.
 - ON REPLACEMENT PROJECTS, THE EXISTING FACILITY MUST REMAIN IN SERVICE UNTIL THE NEW UTILITY IS ACCEPTED AND PUT INTO SERVICE.



ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	DOUBLE STRAP BRONZE SERVICE SADDLE 3" I.D. COPR STOP INSTALLED ON EXISTING/NEW FORCEMAIN	12	2" SCH 80 THREADED PVC VAN-STONE FLANGE
2	2" MIP X MIP BALL COPR STOP W/ COMPRESSION FITTING	13	EPOXY COATED RUBBER FLAPPER CHECK VALVE W/ REMOVABLE COVER, APCO 100 OR EQUAL
3	2" GREEN P.E. TUBING C.T.S. CONTINUOUS	14	2" COMPANION FLANGE
4	2" BRASS CURB STOP	15	6" THICK 3/4" CRUSHED ROCK
5	PVC-80 RISER W/ CUT OUTS FOR SERVICE	16	2" SCH 80 PVC/PE TUBING
6	6" UTILITY BOX W/ IRON LID AND 4" X 4" CONCRETE	17	TRACING WIRE
7	2" CTS COMP. X MIP MALE ADAPTER	18	WRAP TAPE
8	2" HANDLE TYPE SCH 80 PVC BALL VALVE		
9	6"X6" BOX W/ STEEL LID MARKED SEWER		
10	2" SCH 80 PVC NIPPLE		
11	2" SCH 80 SOCKET PVC VAN-STONE FLANGE		

REV.	DESCRIPTION	COUNTY APPROVAL BY	DATE



P.A.S. DESIGN SERVICES
PATRICE A. STAFFORD, P.E.
9046 FEATHER RIVER WAY,
SACRAMENTO, CA 95826
CELL (916) 396-9120
pasdesign1@gmail.com

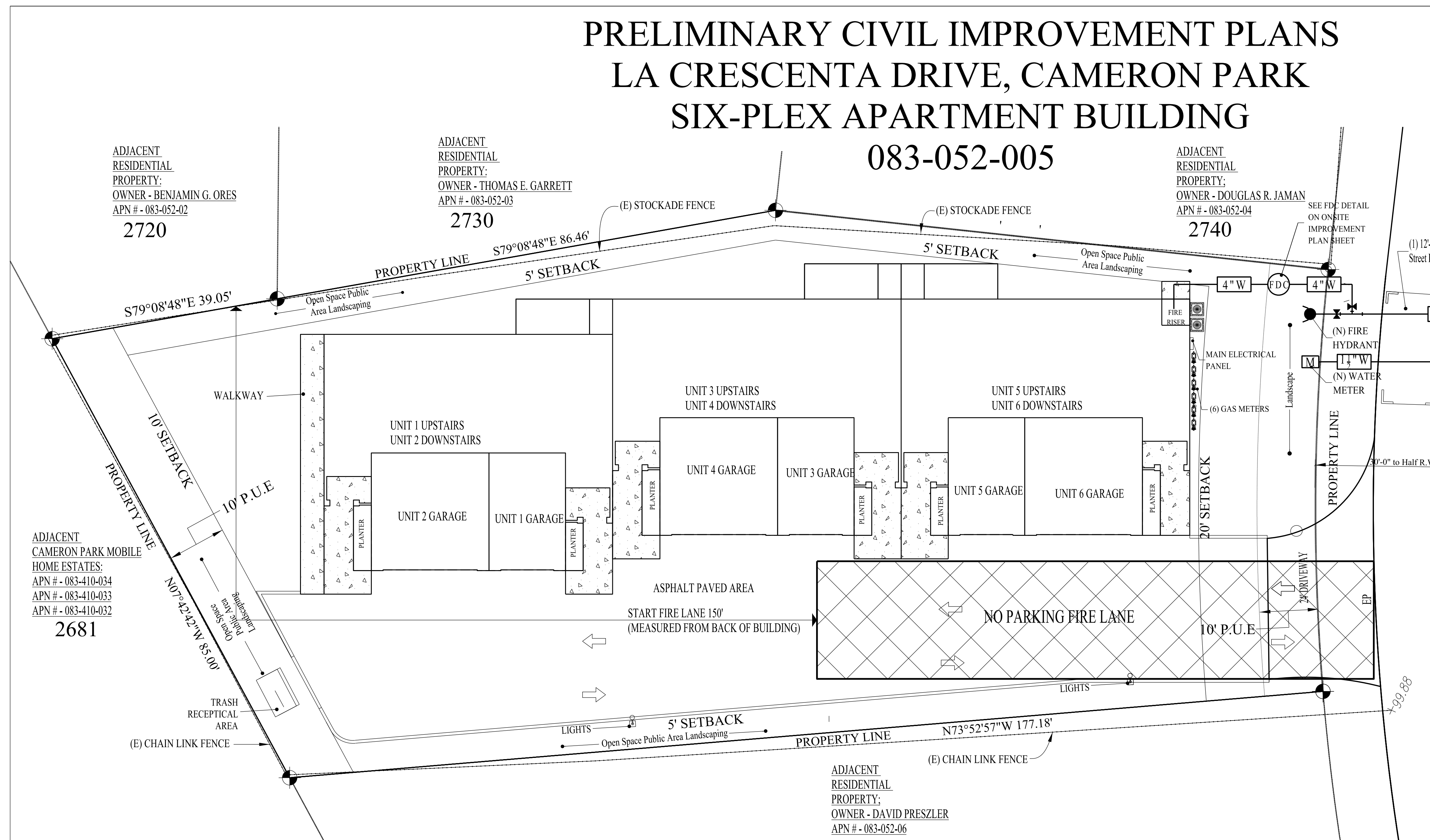
DESIGNED: P.A.S.	SCALE: V: H: 1" = 10'
DRAWN: S.M.C.	
CHECKED: P.A.S.	
SUBMITTED: P.A.S.	R.C.E. 61256

**PRELIMINARY PLANNING
LA CRESCENTA DR. SIX-PLEX
SEWER PLAN**

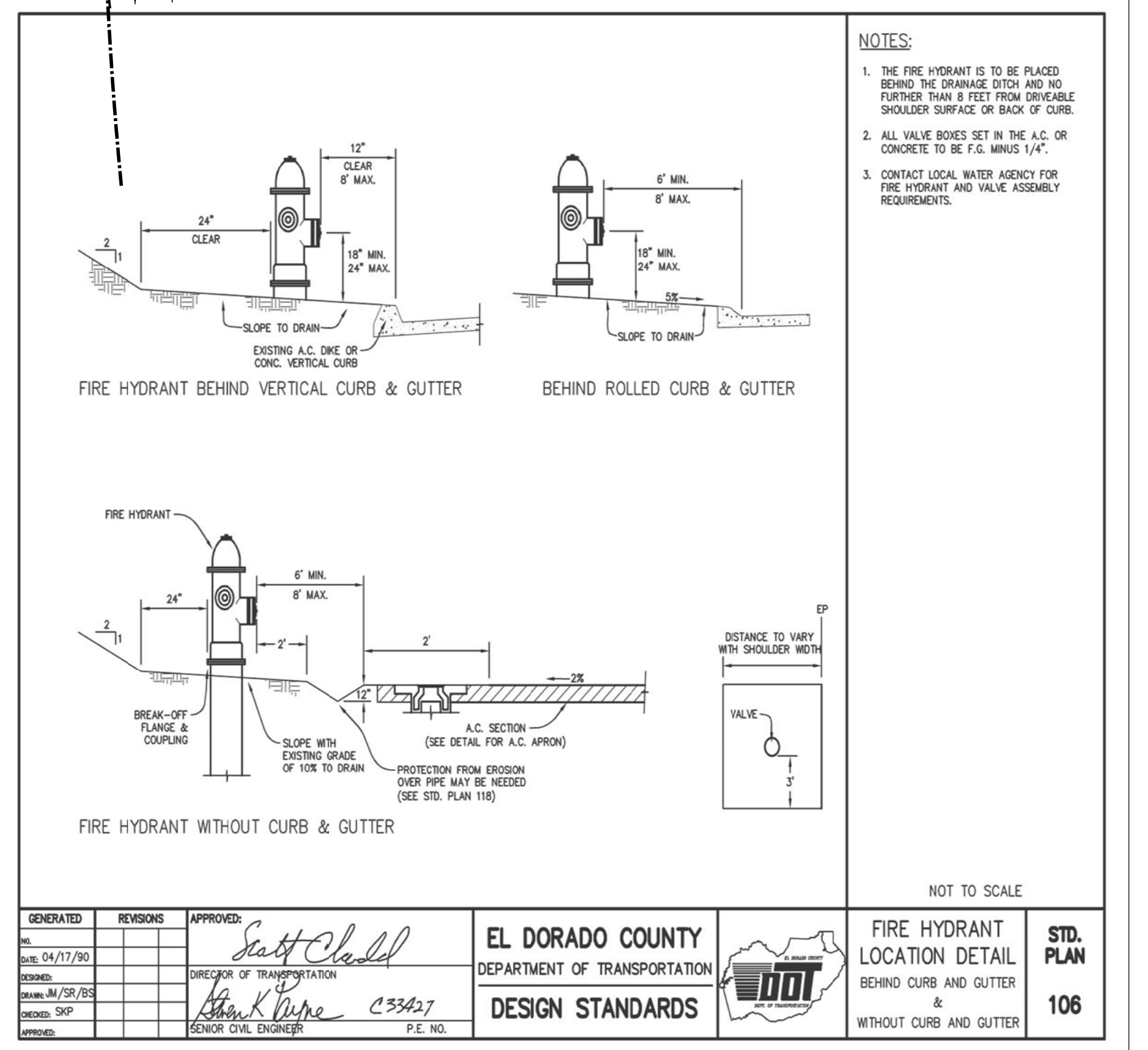
DATE: April 7, 2023	SHEET 1 OF 5 SHEETS
PROJECT NO.: DR22-0005	
DWG NO.: C04	

PRELIMINARY CIVIL IMPROVEMENT PLANS LA CRESCENTA DRIVE, CAMERON PARK SIX-PLEX APARTMENT BUILDING

083-052-005



- GENERAL WATER NOTES:**
- WORK SHALL BE ACCOMPLISHED UNDER THE APPROVAL, INSPECTION AND TO THE SATISFACTION OF THE EL DORADO IRRIGATION DISTRICT (EID). CONSTRUCTION SHALL CONFORM TO THESE PLANS AND EID'S LATEST VERSION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS.
 - CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH EID INSPECTION 5 WORKING DAYS IN ADVANCE OF DOING WORK WITHIN THEIR JURISDICTION. CONSTRUCTION SHALL BE STARTED NO LATER THAN FIVE(5) DAYS AFTER THE PRECONSTRUCTION CONFERENCE.
 - LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE ONLY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL FACILITIES PRIOR TO ANY EXCAVATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 1-800-642-2444).
 - CONNECTIONS TO EXISTING WATER FACILITY SHALL BE DONE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH EID TIE-IN PROCEDURES PER TECHNICAL SPECIFICATION.
 - WHERE EXCAVATIONS FOR ANY FACILITIES CONSTRUCTION EXCEED 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FORM CAL/OSHA IN SACRAMENTO (PHONE 1-916-263-2800) POST PERMIT AT THE CONSTRUCTION SITE AND COMPLY WITH ALL REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY EID INSPECTION 48 HOURS PRIOR TO START OR RESTART OF WORK.
 - ONLY EID PERSONNEL SHALL OPERATE ANY VALVES ON EXISTING WATER SYSTEM.
 - THE TOTAL SITE REQUIRED FIRE FLOW IS GPM AT 20 PSIG RESIDUAL.
 - BASED UPON A HYDRAULIC GRADE LINE OF FT AT STATIC CONDITIONS AND FT DURING FIRE FLOW AND MAXIMUM DAY DEMANDS, THE MAXIMUM AND MINIMUM PRESSURES ARE CALCULATED TO BE PSI AND PSI RESPECTIVELY.
 - PIPELINES SHALL BE DISINFECTED, FLUSHED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH EID'S TECHNICAL SPECIFICATION.
 - SERVICE INSTALLATIONS IN ROADWAYS WITH CUTS OR FILLS GREATER THAN 6 FEET IN HEIGHT AND SLOPES STEEPER THAN 3:1 SHALL HAVE THE METER BOX SET AT FINISH GRADE NEXT TO THE ROAD IN THE LOCATION DIRECTED BY EID. THE SERVICE LINE SHALL THEN BE EXTENDED 5 FEET BEYOND THE SLOPE CATCH POINT WITH PVC SCHEDULE 40 SIZED TO MATCH THE SERVICE. PLACE STEEL T-POSTS PAINTED BLUE AT THE END OF THIS SERVICE LINE.
 - LIDS SHALL BE MARKED "WATER".
 - CURBS SHALL BE WET STAMPED WITH A "W" BRAND WHERE WATER SERVICES INTERCEPT.
 - CONTRACTOR SHALL HAVE A COPY OF EID'S CONSTRUCTION STANDARDS ON THE JOB.
 - REVISIONS TO THE DRAWINGS MUST BE APPROVED IN WRITING BY EID.
 - STAKING INFORMATION: MINIMUM SPACING SHALL BE 50 FEET (25 FEET IN RADIUS) UNLESS OTHERWISE DIRECTED BY EID. INFORMATION WILL INCLUDE OFFSET, TYPE OF FACILITY AND CUT TO FLOW LINE ON THE FRONT OF THE STAKE AND ELEVATION AND STATION NUMBER ON THE BACK. ANGLE POINTS AND APPURTENANCES TO BE STAKED INCLUDING LINE AND CURB STAKES AS NEEDED, CUT SHEETS REQUIRED WHERE SUBGRADE HAS NOT BEEN MADE.



- LEGEND:**
- 8" W EXISTING 8" MAIN WATER LINE
 - 6" W EXISTING 6" MAIN WATER LINE
 - 6" W NEW 6" WATER CONNECTION
 - 4" W NEW 4" WATER CONNECTION
 - 1" W NEW 1" WATER CONNECTION
 - NEW FIRE HYDRANT
 - FS VALVE
 - NEW MAIN WATER CONNECTION
 - NO PARKING FIRE LANE

WATER & FIRE PLAN SCALE: 1" = 10'

REV.	DESCRIPTION	COUNTY APPROVAL BY	DATE



P.A.S. DESIGN SERVICES
PATRICE A. STAFFORD, P.E.
9046 FEATHER RIVER WAY,
SACRAMENTO, CA 95826
CELL (916) 396-9120
pasdesign1@gmail.com

DESIGNED:	P.A.S.	SCALE:	V: H: 1" = 10'
DRAWN:	S.M.C.		
CHECKED:	P.A.S.		
SUBMITTED:	P.A.S.	R.C.E. 61256	

ON-SITE IMPROVEMENT LA CRESCENTA DR. SIX-PLEX WATER & FIRE PLAN

DATE:	April 7, 2023	SHEET	1
PROJECT NO.:	DR22-0005	OF	5
DWG NO.:	C07	SHEETS	

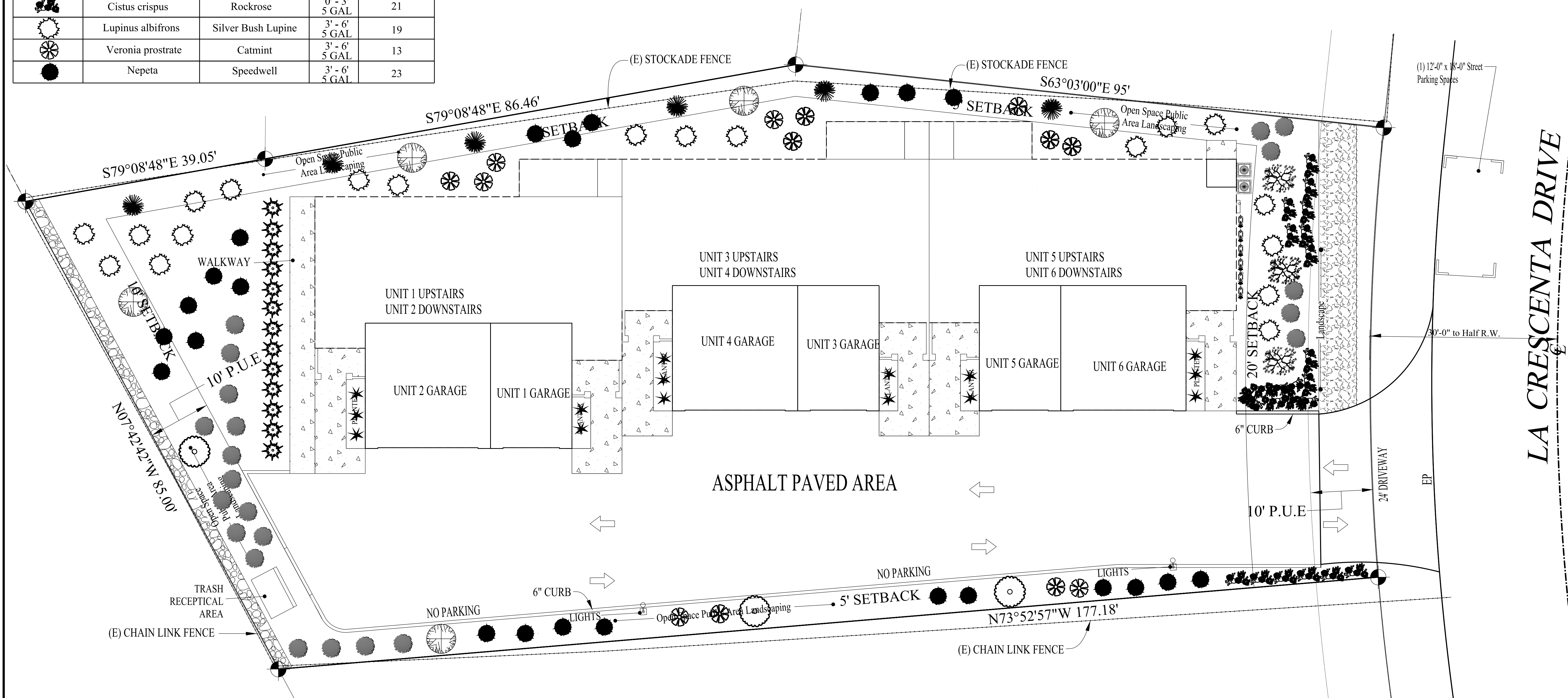
PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Lagerstroemia indica	Crepe Myrtle	15' - 20' 15 GAL	5
	Cercalis occidentalis	Western Redbud	15' - 20' 15 GAL	3
	Prunus cerasifera	Purple Leaf Flowering Plum	15' - 20' 15 GAL	3
BUSHES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Photinia serratifolia	Chinese Photinia	OVER 6' 5 GAL	6
	Nandina domestica	Heavenly Bamboo	3' - 6' 5 GAL	22
	Iris	Pacific Coast Iris	3' - 6' 5 GAL	15
	Lavendula	Lavender	0' - 3' 5 GAL	13
	Cistus crispus	Rockrose	0' - 3' 5 GAL	21
	Lupinus albifrons	Silver Bush Lupine	3' - 6' 5 GAL	19
	Veronica prostrata	Catmint	3' - 6' 5 GAL	13
	Nepeta	Speedwell	3' - 6' 5 GAL	23

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM LANDSCAPE PLAN.
- NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT OF PLANT UNAVAILABILITY IMMEDIATELY AFTER BID AWARD(S). ANY SUBSTITUTIONS MUST BE REQUESTED IN WRITING AND SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL WITHIN 30 DAYS AFTER REWARD OF CONTRACT.
- THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN 1 HOUR SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION.
- AFTER PLANTING IS COMPLETE AND AREAS HAVE BEEN FINE GRADED, SPREAD FIR BARK MULCH TO A 3" MINIMUM DEPTH IN ALL NON-TURF PLANTER BEDS. APPLY PRE-EMERGANT, AS PER SPECIFICATIONS TO ALL PLANTER BEDS BEFORE MULCH IS SPREAD.
- PLANTING TABLETS ARE TO BE GRO-POWER TYPE OR EQUAL APPLIED AT THE FOLLOWING RATE:
THREE TABLETS PER ONE GALLON CONTAINER
NINE TABLETS PER FIVE GALLON CONTAINER
FIFTEEN TABLETS PER FIFTEEN GALLON CONTAINER
- INSTALL PLANT MATERIALS TO SCREEN BACKFLOW DEVICE (WHERE POSSIBLE)
- PRIOR TO RIPPING OF SOIL AT START OF PROJECT, APPLY AN APPROVED NON-SELECTIVE HERBICIDE (PER MANUFACTURER'S SPECIFICATIONS) TO ELIMINATE EXISTING WEEDS
- CONTRACTOR SHALL TAKE SOIL SAMPLE AFTER FINAL GRADING AND HAVE THE SAMPLE ANALYZED BY A REPUTABLE FIRM. SUBMIT A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BASE THE AMOUNT OF SOIL AMENDMENTS ON THIS REPORT.
- ALL PLANTING AREAS WILL BE MULCHED ACCORDING TO EL DORADO COUNTY APPROVED MULCH MATERIAL AND LANDSCAPE DESIGN GUIDELINES.

TOTAL PUBLIC LANDSCAPE AND PLANTER AREA = 5,039.03 SF (0.116 AC)



REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100

LANDSCAPE PLANTING PLAN

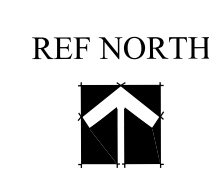
DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

OWNER:
SATURN REAL ESTATE INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657) 275-9400 / C (714) 230-9398

DATE
SEPTEMBER 1, 2022

JOB NO.

L1



LANDSCAPE PLANTING PLAN

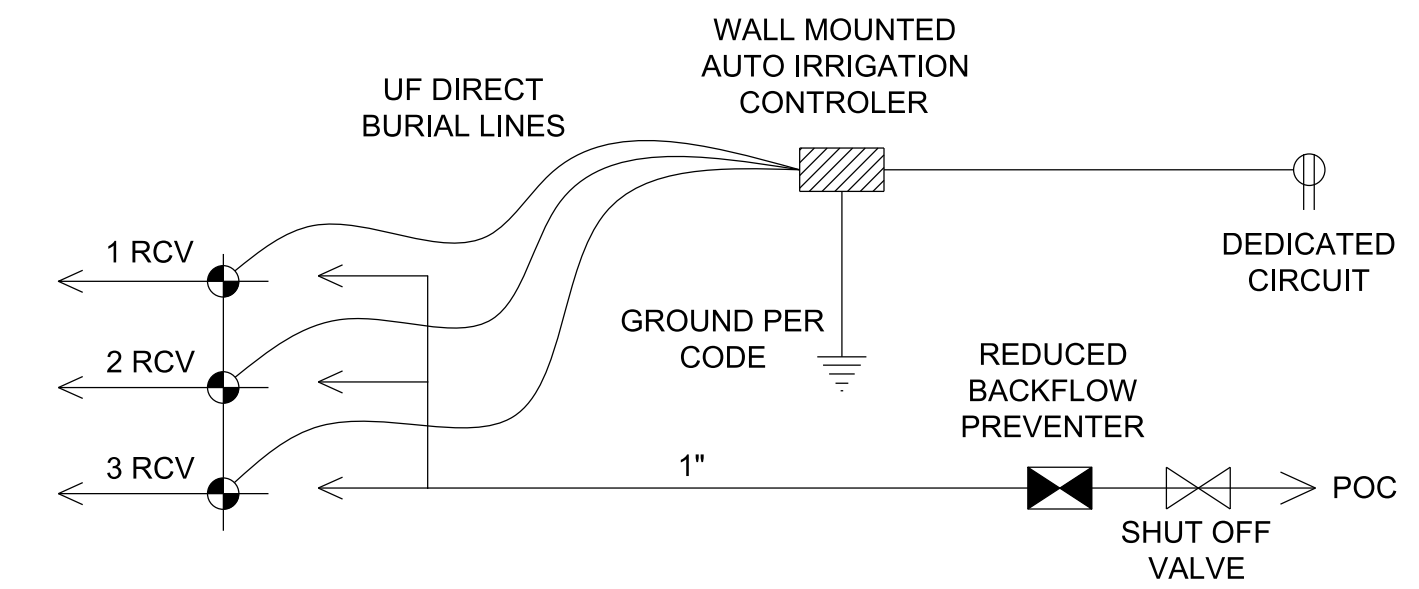
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IRRIGATION NOTES

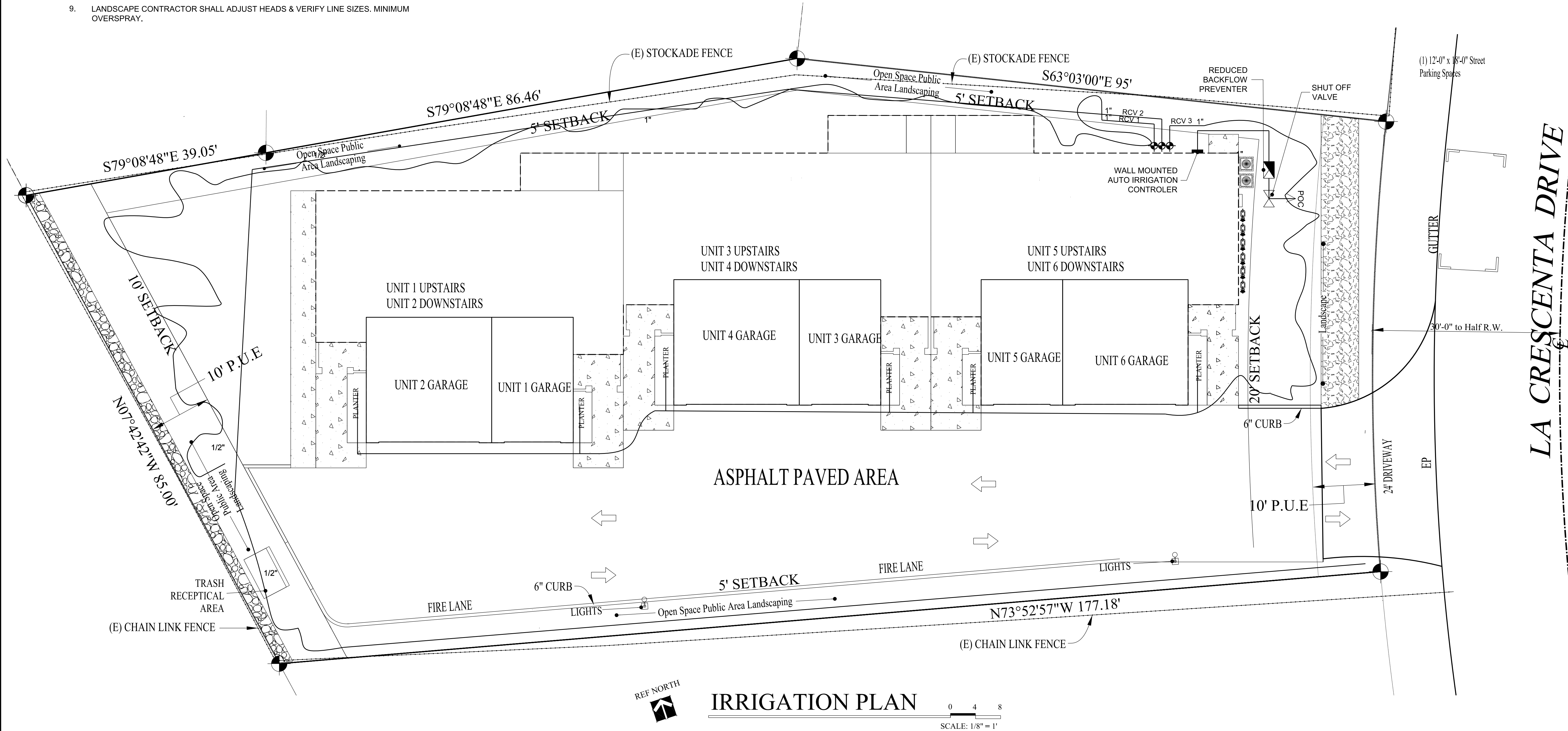
- SPRINKLER SPACING SHALL NOT EXCEED THE MANUFACTURE'S RECOMMENDED SPACING. IF NO SPACING IS AVAILABLE, IT SHALL NOT EXCEED 60% OF THE DIAMETER OF THE THROW.
- SHOW MAKE AND MODEL ON ALL EQUIPMENT INSTALLED AT FINAL. INCLUDE GPM, INFORMATION ON LOW ANGLE SPRAY, ADJUSTABLE HEADS, DIA., ETC..
- PROVIDE AS BUILT OF ALL IRRIGATION COMPONENTS AND POINTS OF CONNECTION. PROVIDE FOR QUICK COUPLERS, HOSE BIBBS & WASH BOXES.
- VERIFY ALL MAIN & LATERAL LINE SIZES AND REPORT TO THE LANDSCAPE ARCHITECT ANY CONFLICTS.
- BACKFLOW PREVENTION DEVICE MUST BE LISTED FOR APPROVED DEVICES OF THE UNIVERSITY OF CALIFORNIA FOUNDATION FOR HYDRALIC RESEARCH & CROSS CONNECTION CONTROL.
- NO SPRINKLERS OR RISERS SHALL BE INSTALLED WITHIN 6" OF WALLS, WALKS, OR PAVEMENT. SPRINKLERS IN HAZARDOUS LOCATIONS SHALL BE FLUSH MOUNTED OR HIGH-POP MODELS ONLY.
- PLAN IS DIAGRAMATIC. ALL PIPES SHOWN IN BUILDINGS OR PAVED AREAS ARE FOR CLARITY ONLY AND SHOULD BE PLACED IN PLANTERS WHERE POSSIBLE.
- VERIFY ALL UNDERGROUND PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL ADJUST HEADS & VERIFY LINE SIZES. MINIMUM OVERSPRAY.

IRRIGATION SCHEDULE

SYMBOL	MARK	EQUIPMENT	MANUF. NO.	PSI/ GPM
	A/C	AUTOMATIC IRRIGATION TIMER CONTROLLER	RAINBIRD ESP-TM SERIES	DEDICATED 117 V 24 VOLT OUTPUT
	RCV	REMOTE CONTROL VALVE	RAINBIRD DV SERIES	30 PSI
	QT	2 1/2 INCH POP UP SPRINKLER HEAD	RAINBIRD 1800 SERIES	1 QUARTER 30 PSI / 0.10 GPM
	HF	2 1/2 INCH POP UP SPRINKLER HEAD	RAINBIRD 1800 SERIES	HALF 30 PSI / 0.10 GPM
	QR	2 1/2 INCH POP UP SPRINKLER HEAD	RAINBIRD 1800 SERIES	3 QUARTERS 30 PSI / 0.10 GPM
	FL	2 1/2 INCH POP UP SPRINKLER HEAD	RAINBIRD 1800 SERIES	FULL 30 PSI / 0.10 GPM
	BL	BUBBLER	RAINBIRD 1300A-F	FULL 30 PSI / 0.10 GPM
	DS	DRIP SYSTEM	TUBE	30 PSI / 0.10 GPM



IRRIGATION CONTROL SCHEMATIC N.T.S.



REVISIONS BY

NO.	DATE	DESCRIPTION

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100

PRELIMINARY
IRRIGATION
PLANS

DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

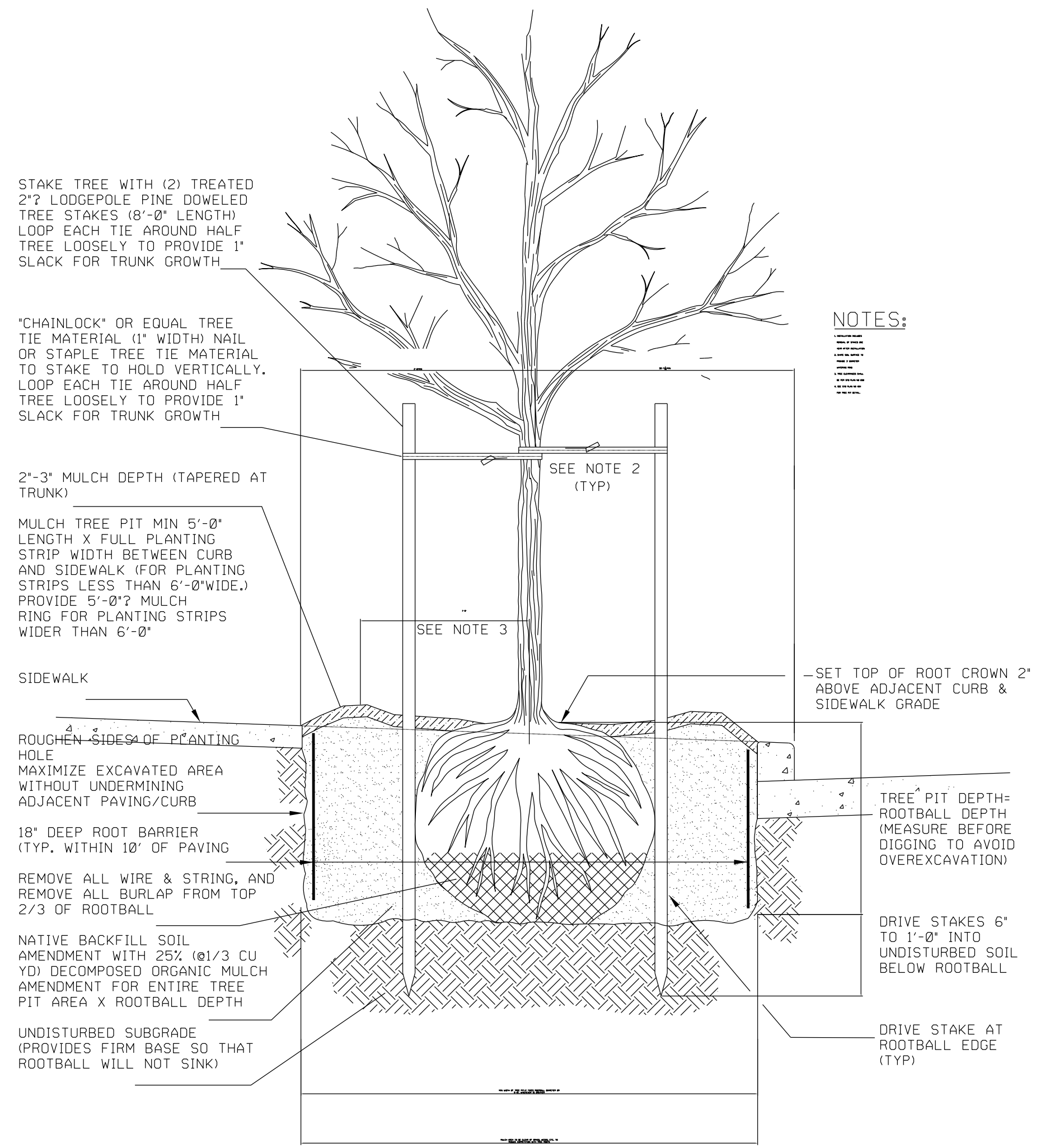
OWNER:
SATURN REAL ESTATE
INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657)275-9400/ C (714)230-9398

DATE
SEPTEMBER 1, 2022

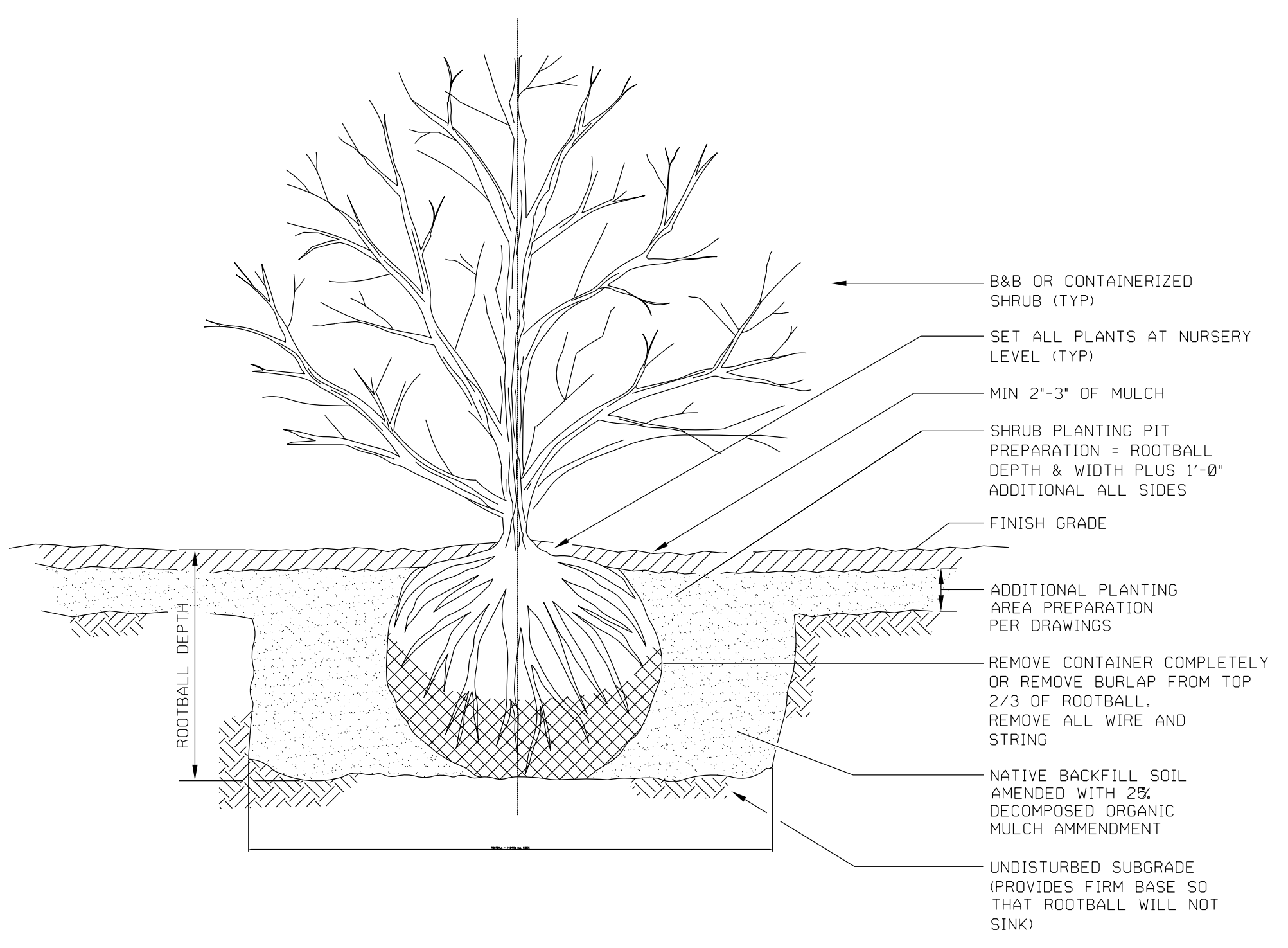
JOB NO.
L2



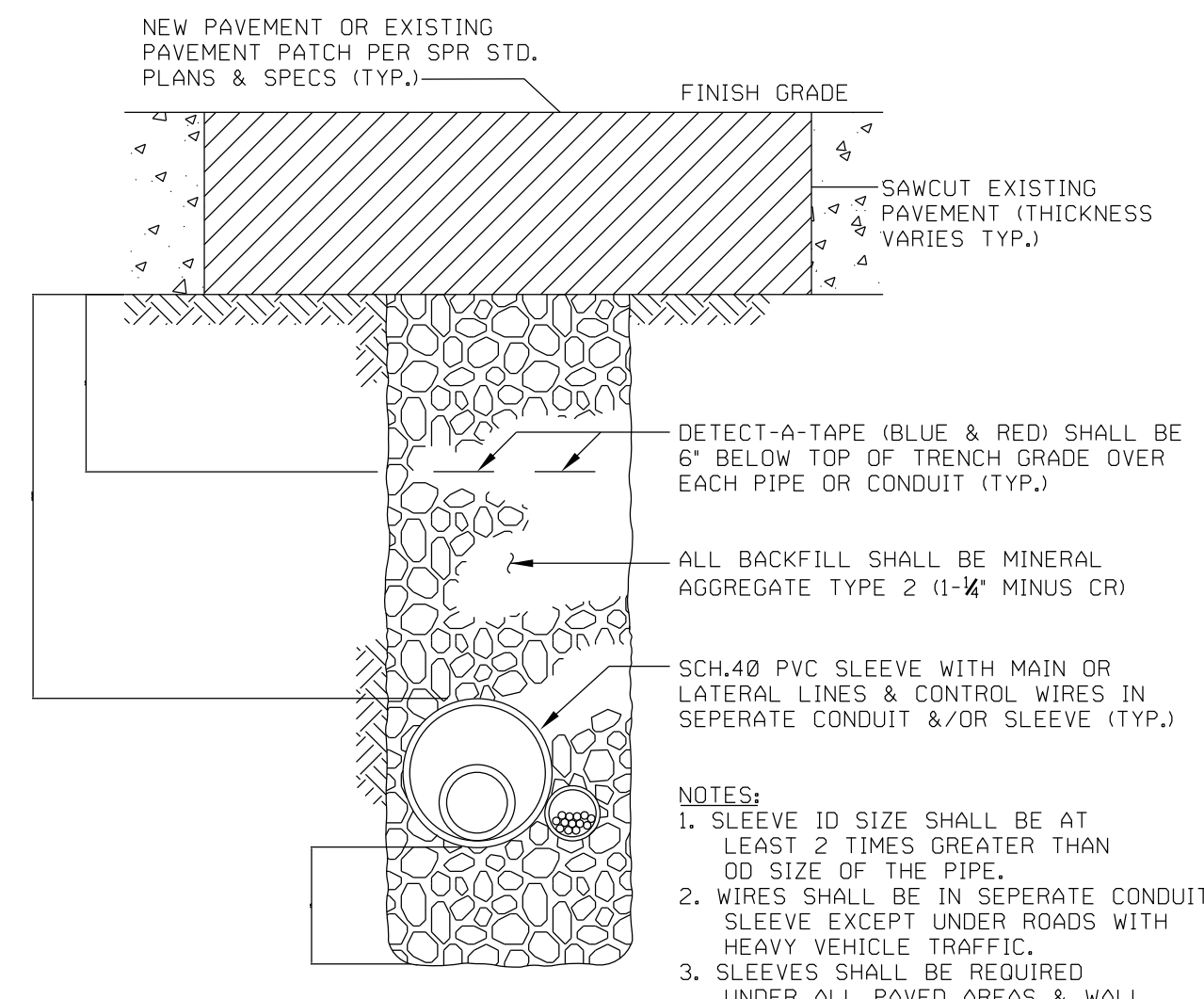
IRRIGATION PLAN
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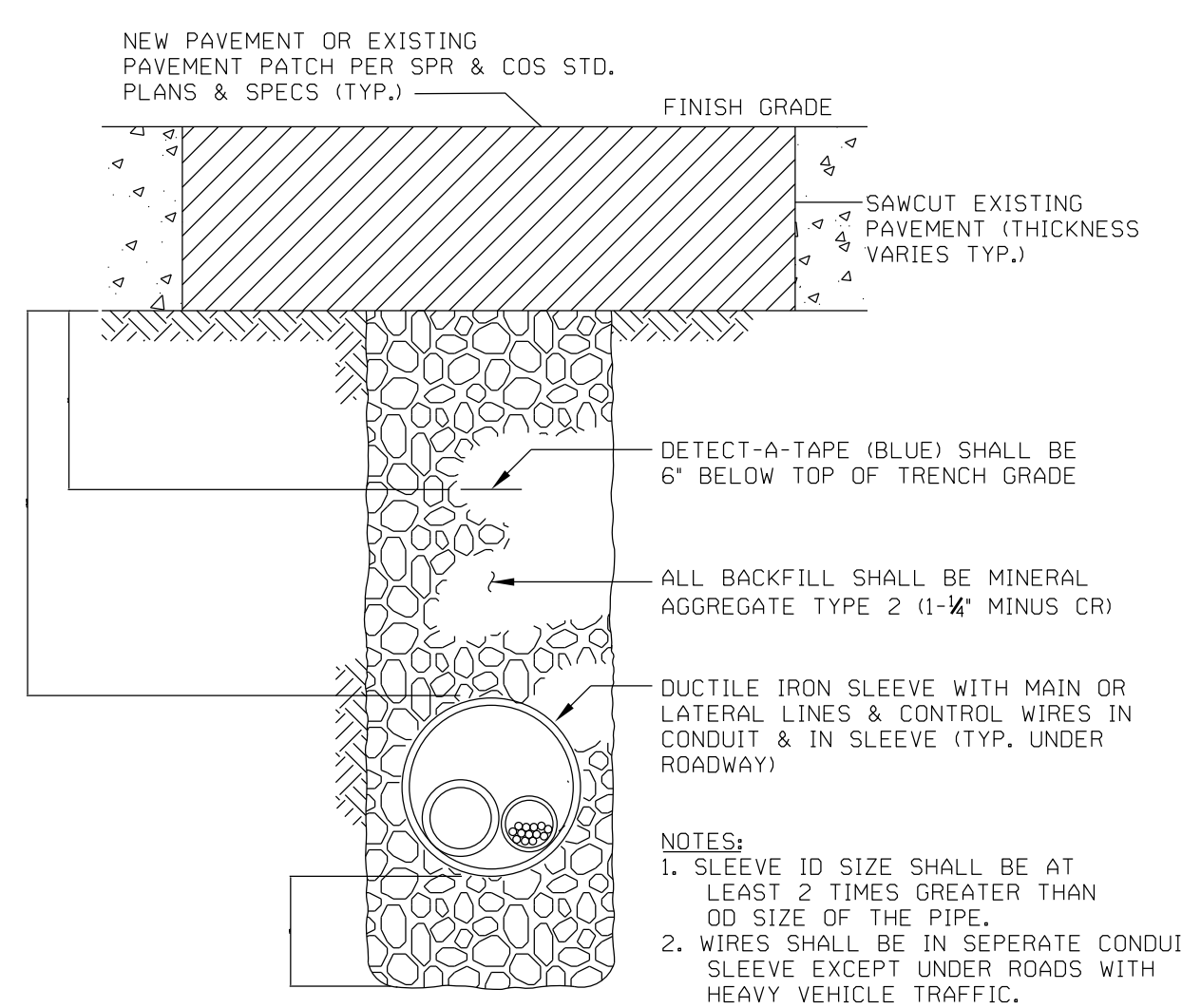
1 TREE PLANTING DETAIL
N.T.S.



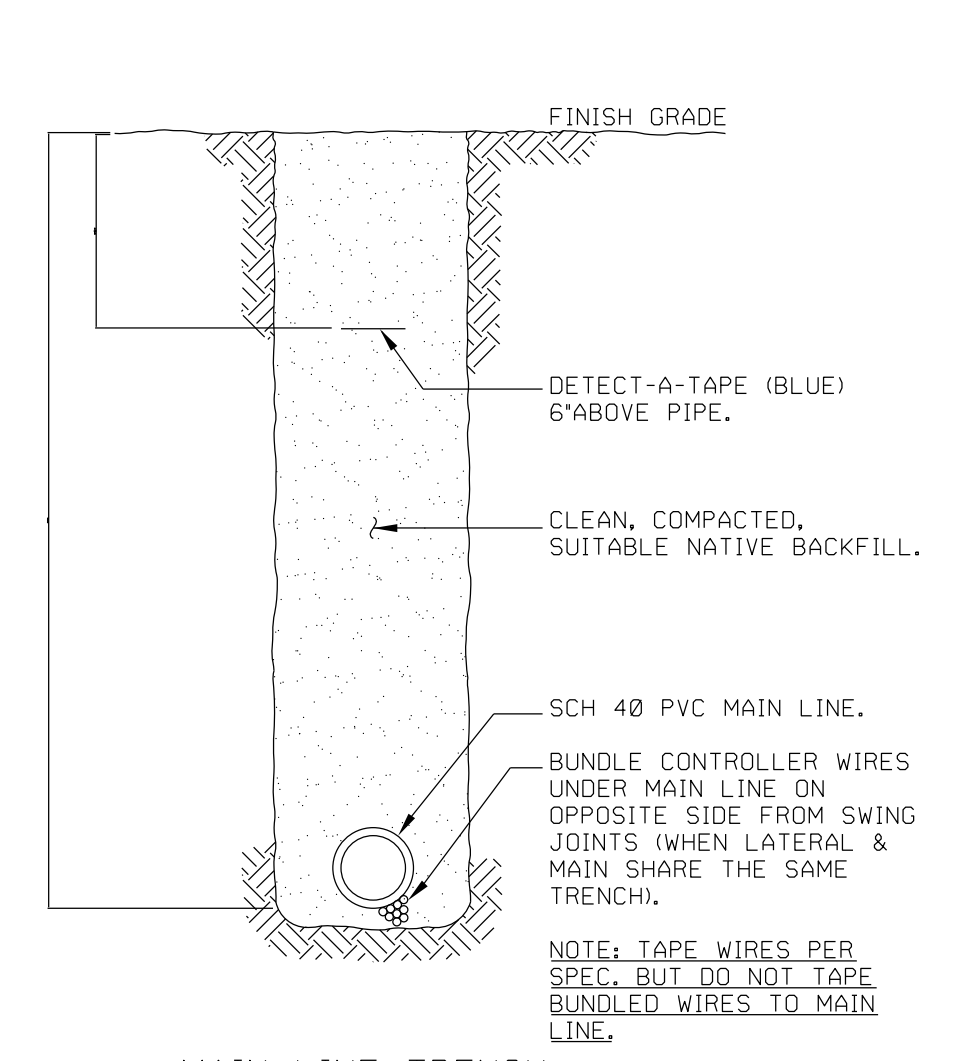
2 SHRUB PLANTING DETAIL
N.T.S.



IRRIGATION SLEEVE TRENCHING UNDER PATHWAY OR SIDEWALK

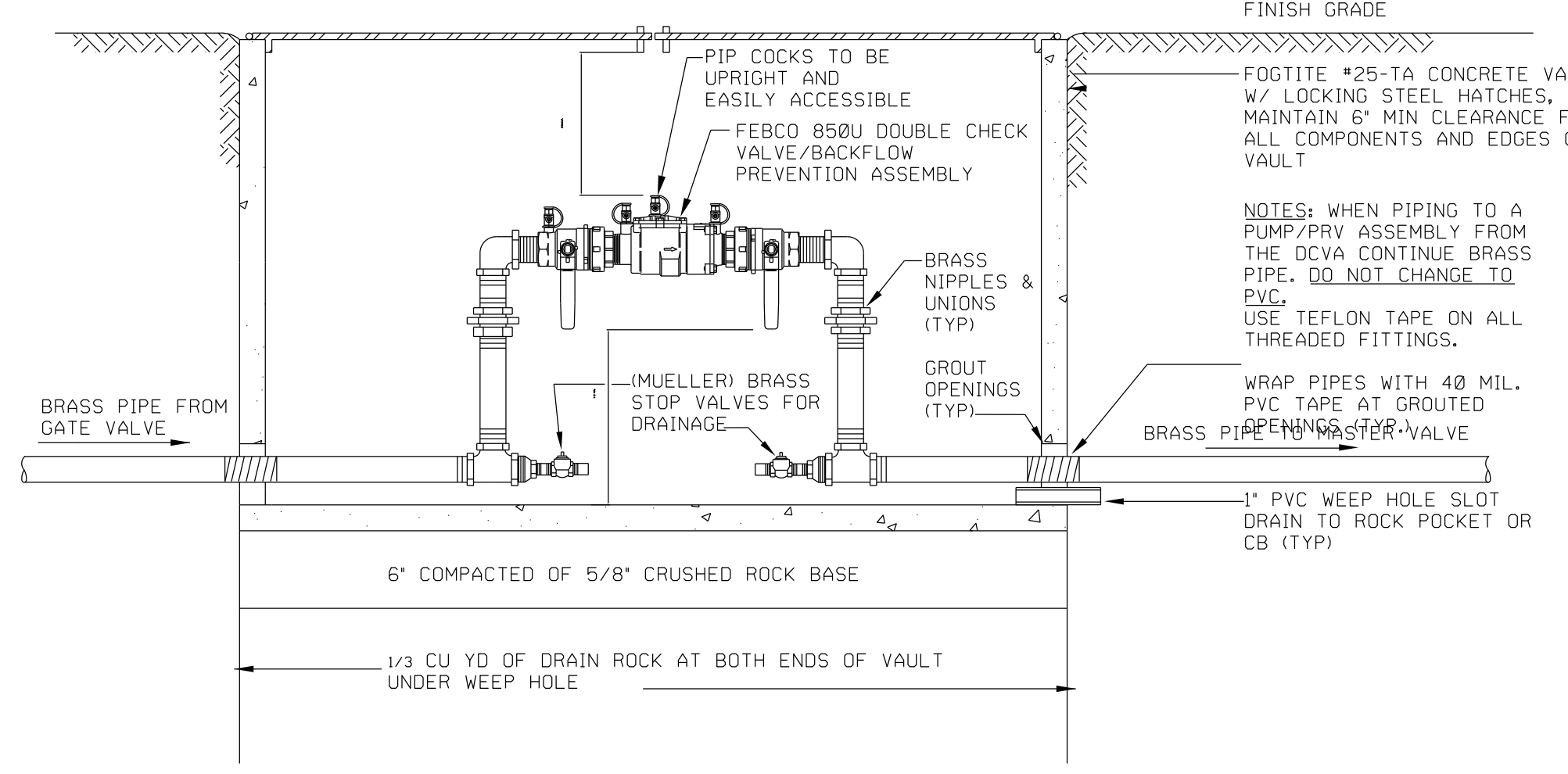


IRRIGATION SLEEVE TRENCHING UNDER ROADWAY OR STREET ONLY

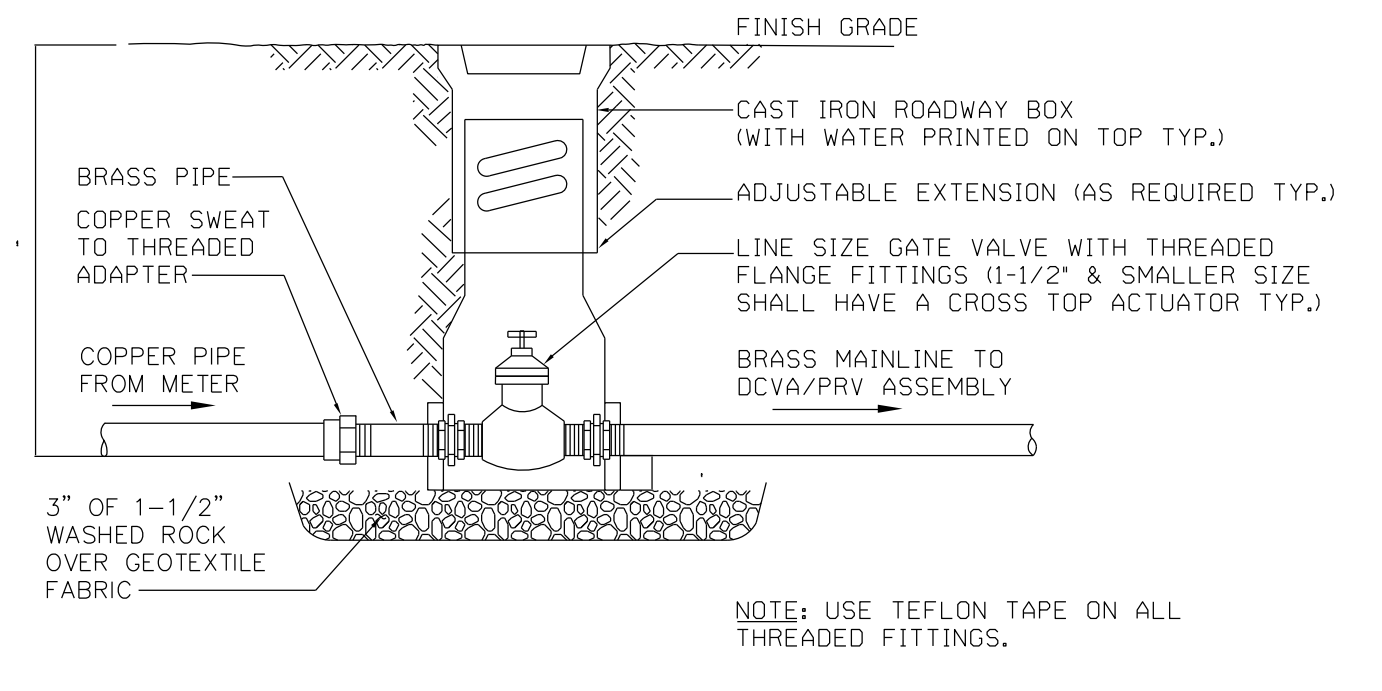


MAIN LINE TRENCH

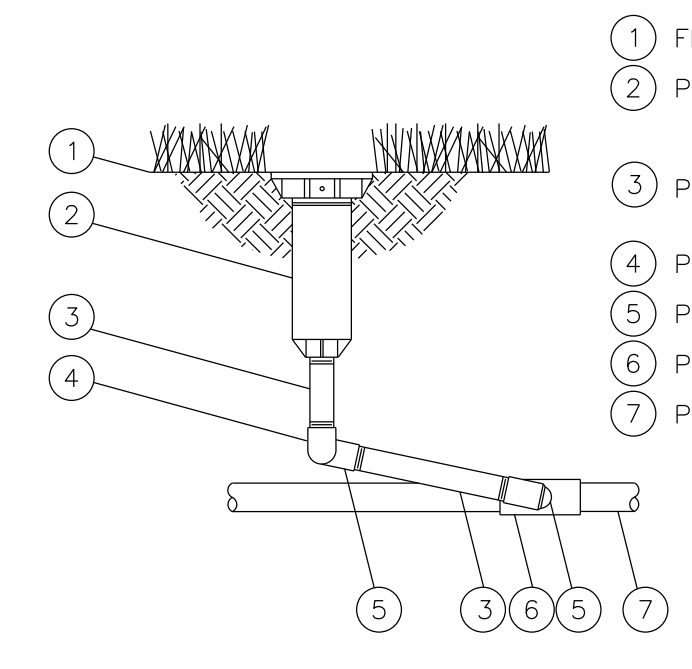
3 TRENCHING DETAILS
N.T.S.



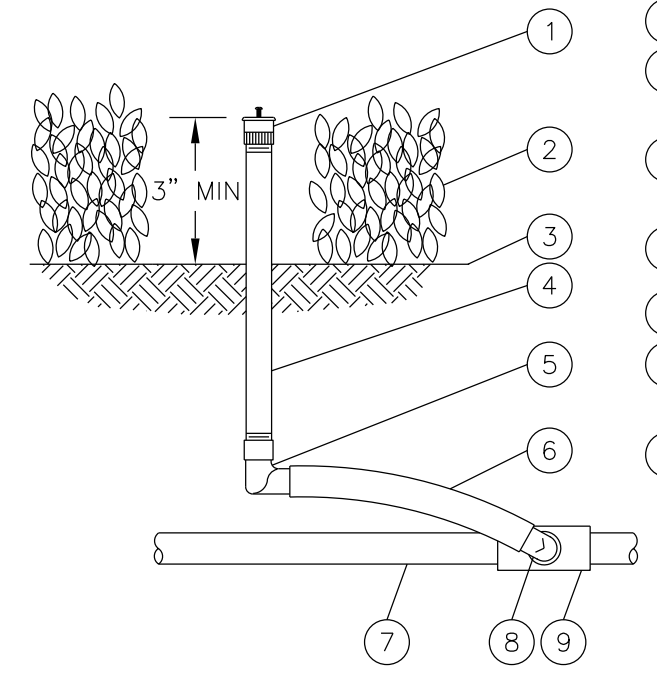
4 DOUBLE CHECK VALVE/ BACKFLOW PREVENTER
N.T.S.



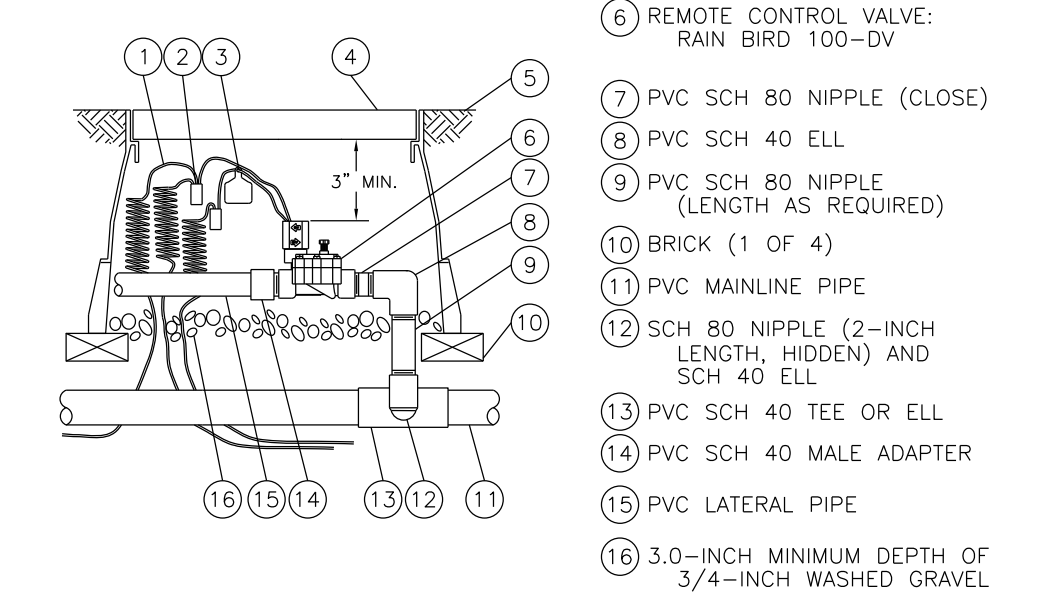
5 GATE VALVE
N.T.S.



6 RAINBIRD 1802 RISER



7 RAINBIRD 1300A-F BUBBLER



8 REMOTE CONTROL VALVE

PLANTING DETAILS
NO SCALE

REVISIONS BY

PAS DESIGN SERVICE
PATRICE A. STAFFORD P.E.
9046 FEATHER RIVER WAY
SACRAMENTO, CA 95826
PHONE (916) 396-9120
pasdesign1@gmail.com



2/1/23
6 Plex Apartment Project
La Crescenta Dr.
Cameron Park, CA
APN #: 083-052-05-100

PLANTING DETAILS

DESIGN PLANS/DRAFTING
SHALANDA WHITE-CHRISTIAN
10405 MONTARIA WAY
ELK GROVE, CA 95757
(916) 236-9778

OWNER:
SATURN REAL ESTATE INVESTMENT, LLC
AQEEL MOHAMMAD
2749 Saturn Street
Brea, CA 92821
T (657)275-9400 / C (714)230-9398

DATE
April 5, 2023

JOB NO.

L3



**DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING**

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter / Tia Raamot
2850 Fairlane Court
Placerville, CA 95667
Date Received by Transportation Planning: May 12, 2022

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Aqeel Mohammad Phone #: (714)230-9398
Address: 2749 Saturn St. Email: aMohammad@ieeci.com

Project Information:

Name of Project: SIX-PLEX APARTMENT BLD. Planning Number: DR 22-0005
Project Location: LA CRESCENTA DRIVE Bldg Size: 8,499 SF
APN(s): 083-052-05-100 Project Planner: _____
Number of units: 6

Description of Project: (Use, Number of Units, Building Size, etc.)

~~FOUR-PLEX~~ ^{SIX-PLEX}
THE CONSTRUCTION OF A (2) STORY ~~FOUR-PLEX~~ APARTMENT COMPLEX WITH (1) & (2) CAR GARAGE, (1) 1ST FLOOR UNIT SHALL BE A.D.A., PRIVATE PATIO WITH STORAGE, TRASH RECEPTACLE ENCLOSURE, AND AMENITIES IN THE REAR.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



**DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING**

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.



DOT Transportation Planning Signature

5/18/2022

Date

ADH TS

OSTR waiver approved by:



Department of Transportation Director or Designee

5-18-22

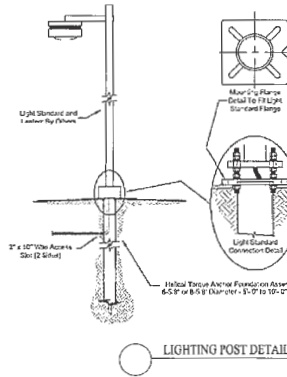
Date

DR22-0005 LA CRESCENTA SIX-PLEX ATTACHMENT 7 - TRAFFIC IMPACT STUDY

GENERAL CONDITIONS

1. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE THAT ALL EXTERIOR LIGHTING HAS BEEN DESIGNED AND LOCATED SO THAT ALL DIRECT LIGHT IS CONFINED TO THE PROPERTY AND IS SATISFACTORY TO THE PLANNING AND BUILDING REGULATIONS SERVICES DIRECTOR OR HIS/HER DESIGNEE. SHALL BE APPROPRIATE TO THE STYLE AND SCALE OF THE ARCHITECTURE. THE TOP OF THE FIXTURE SHALL NOT EXCEED THE HEIGHT OF THE PARAPET OR ROOF OR EAVE OF ROOF. NO LIGHTS SHALL BE GREATER THAN 3,000K LFD.
2. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF RICHMOND PUBLIC SERVICES/ENGINEERING DEPARTMENT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL CURB, GUTTER, AND SIDEWALK REPLACEMENT SHALL CONFORM TO CITY OF RICHMOND STANDARDS. SHOULD ANY INFRASTRUCTURE BE DAMAGED OR DESTROYED AS A RESULT OF THE CONSTRUCTION OF THE PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR RETURNING THE INFRASTRUCTURE TO AN ACCEPTABLE CONDITION AS DETERMINED BY THE CITY OF RICHMOND PUBLIC WORK DIRECTOR.
3. ALL NEW ELECTRICAL LINES AND CONNECTIONS TO THE SITE SHALL BE UNDER GROUND TO THE SATISFACTION OF THE CITY ENGINEER AND PLANNING AND BUILDING SERVICES DIRECTOR.
4. ANY RELOCATION OF EXISTING IMPROVEMENTS OR PUBLIC UTILITIES SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE PUBLIC UTILITY COMPANY.
5. THE APPLICANT SHALL REPAIR ALL DAMAGED SIDEWALK, PAVEMENT, EXISTING CURB AND GUTTER ALONG THE PROJECT FRONTAGE TO THE SATISFACTION OF THE PLANNING AND BUILDING SERVICES DIRECTOR AND CITY ENGINEER PRIOR TO OCCUPANCY. THE APPLICANT SHALL REPLACE ANY DAMAGED LANDSCAPING, IMPROVEMENTS, OR STREET IMPROVEMENTS CAUSED BY THE INSTALLATION OF UTILITY SERVICES AND CONSTRUCTION OF THE PROJECT TO THE SATISFACTION OF THE CITY ENGINEER AND PLANNING AND BUILDING SERVICES DIRECTOR.

SIX-PLEX APARTMENT BUILDING LACRESCENTA DRIVE CAMERON PARK 083-052-05-100



SPECIFICATIONS FOR STANDARD SIZE PILES

Part Number: TAM-653-84 14
 6" Dia. x 12'0" Long
 4" Dia. x 3"0" Head
 2" x 12'0" Accents - 2 Sides
 1" x 15'0" Dia. x 12'0" Long
 1/2" Dia. x 12'0" Long - ASTM A-133 Gr. 100

Part Number: TAM-653-84 14
 6" Dia. x 12'0" Long
 4" Dia. x 3"0" Head
 2" x 12'0" Accents - 2 Sides
 1" x 15'0" Dia. x 12'0" Long
 1/2" Dia. x 12'0" Long - ASTM A-133 Gr. 100

LOAD CAPACITIES
 (Based Upon Soil SPT Value, N 2, T hp)

Part Number: TAM-653-84 14
 Design Ultimate Allowable = 12,000 lb
 Design Lateral Load = 1,000 lb

Part Number: TAM-653-84 14
 Design Ultimate Allowable = 17,500 lb
 Design Lateral Load = 1,200 lb

REVISIONS BY

PAS DESIGN SERVICE
 PATRICE A. STAFFORD P.E.
 9046 FEATHER RIVER WAY
 SACRAMENTO, CA 95826
 PHONE (916) 396-9120
 pasdesign1@gmail.com



6 Plex Apartment Project
 La Crescenta Dr.
 Cameron Park, CA
 APN #: 083-052-05-100

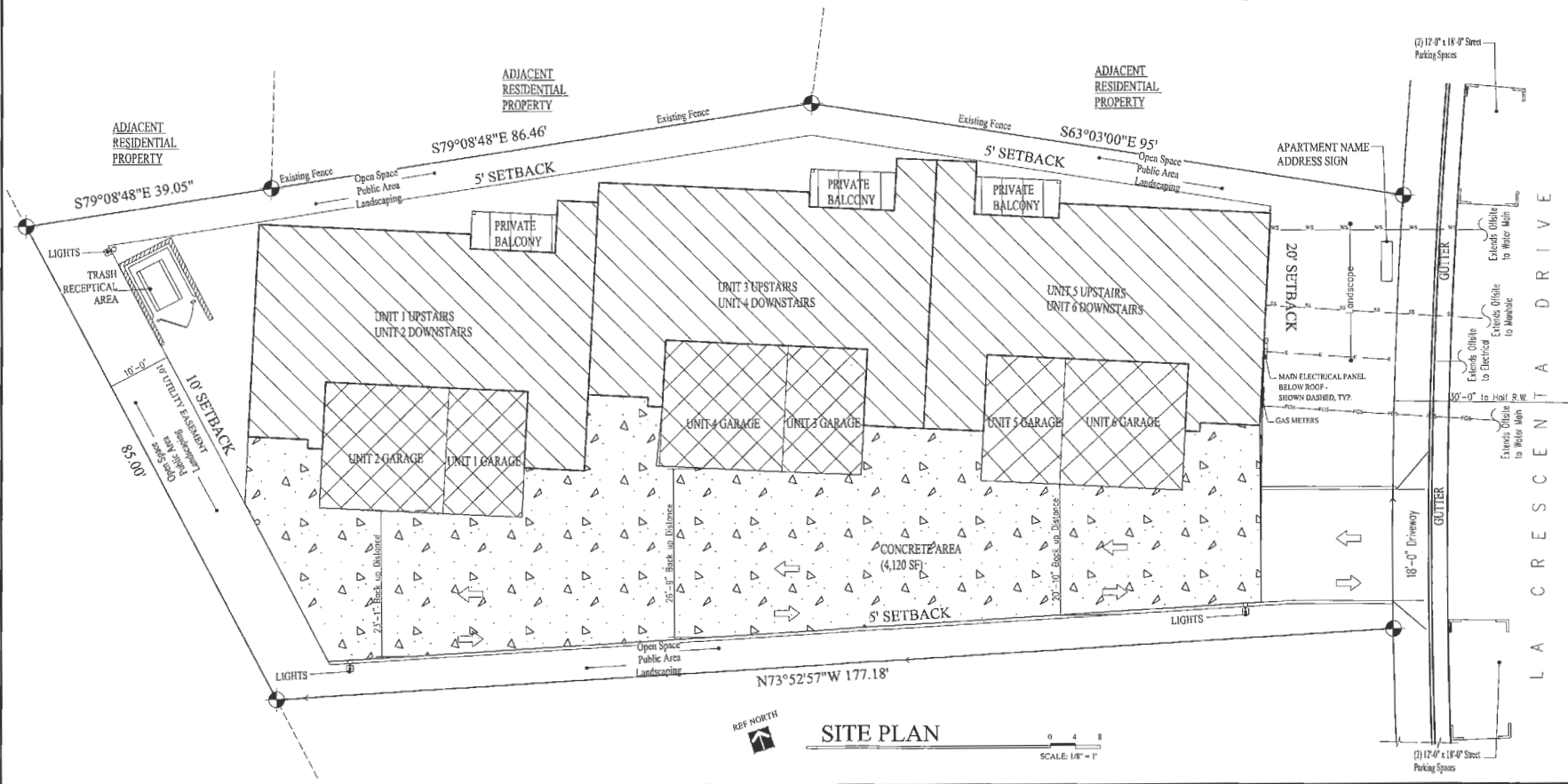
SITE PLAN & GENERAL CONDITIONS

DESIGN PLANS DRAFTING
 SHALANDA WHITE-CHRISTIAN
 10405 MONTARIA WAY
 ELK GROVE, CA 95757
 (916) 216-9778

OWNER:
 SATURN REAL ESTATE INVESTMENT, LLC
 AQEEL MOHAMMAD
 2749 Saturn Street
 Brea, CA 92821
 T (657) 275-9400 / C (714) 230-9398

DATE: APRIL 1, 2022

C1



SITE PLAN

SCALE: 1" = 16'-0"

DR22-0005 LA CRESCENTA SIX-PLEX
ATTACHMENT 7 - TRAFFIC IMPACT STUDY

Trip Generation Estimates
La Crescenta Drive - Six Plex

ITE 220: Multifamily Housing (Low-Rise)

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Dwelling Unit	# of Dwelling Units	Trips Generated by Facility
daily	6.74	6	40
a.m. peak hour	0.4	6	2
p.m. peak hour	0.51	6	3

Note: The average rates appear to be more accurate for studies with fewer dwelling units. The Curve of Best Fit equations appear more accurate for larger multi-family projects with more dwelling units.

Policy TC- Xe (El Dorado County General Plan)

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

**DR22-0005 La Crescenta Six-Plex
Attachment 8**

**Final Biological Evaluation Report
for the La Crescenta Six-Plex Project
APN: 083-052-005**



September 22, 2022

Prepared by:



Sierra Ecosystem
Associates

1024 Simon Drive, Suite H
Placerville, CA 95667

Introduction

On July 22, 2022, Sierra Ecosystem Associates (SEA) completed a site assessment for El Dorado County requirements (Policy 7.4.1.1 Protection of Pine Hill rare plant species) regarding the protection of eight rare plant species. The proposed project includes building a residential structure. The owner previously submitted site plans to the County for approval and received a letter dated June 10, 2022 requesting missing information for compliance with the County Zoning Codes and General Plan Policies.

Methodology

Prior to a field survey, SEA staff conducted an aerial imagery analysis of the parcel and review of nearby sensitive plant species in the California Natural Diversity Database (CNDDDB). On July 22, 2022 SEA Senior Biologist Jeremy Waites and Natural Resource Analyst Summer Von Aesch conducted a field survey of the proposed project area. The survey consisted of a pedestrian floristic botanical survey in which all plant species were identified. The survey also conducted a habitat analysis for potential occurrence of the Pine Hill species (Table 1). Aerial imagery and County parcel data shapefiles were added used to create the site and vicinity maps in Figure 1 and Figure 2.

Results of the Field Evaluation

Biological Assessment

The parcel was flat with little native vegetation. No trees were present at the time of the survey. Historical imagery shown in Figure 1 from 2011 shows grey pines (*Pinus sabiniana*) on the western portion of the parcel. The understory consisted mostly of invasive Mediterranean annual grasses. A complete species list of plants in and adjacent to the parcel boundary is shown in Table 2.

The overall habitat was very poor for supporting rare plants. The vegetation was removed, and the soil was degraded with non-native fill and road particulates from La Crescenta Drive. No occurrences of any of the eight sensitive Pine Hill species were identified during the field survey. No occurrences of any other listed or sensitive plant species were identified during the field survey.

No riparian or wetland resources were present on the site. All plant species identified were upland plants that do not predominately grow in wetlands.

No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in El Dorado County Ordinance 5061 Section 130.39.030, would be impacted on the above parcel, or are

anticipated for the current project. Construction of the proposed house would not have a significant impact on oak trees.

Authors

Name	Education	Role
Rick A. Lind	M.A. Geography (Water Resources) UC Davis	Principal-in-Charge, Document Review
Jeremy A. Waites	M.S. Coursework, Forestry, Auburn University, Alabama	Author and Editor, GIS Mapping
	B.S. Forestry, Auburn University, Alabama	
Summer Von Aesch	B.S. Environmental Science, U.C. Davis	Co-author

Figure 1. Site Map



Figure 2. Vicinity Map

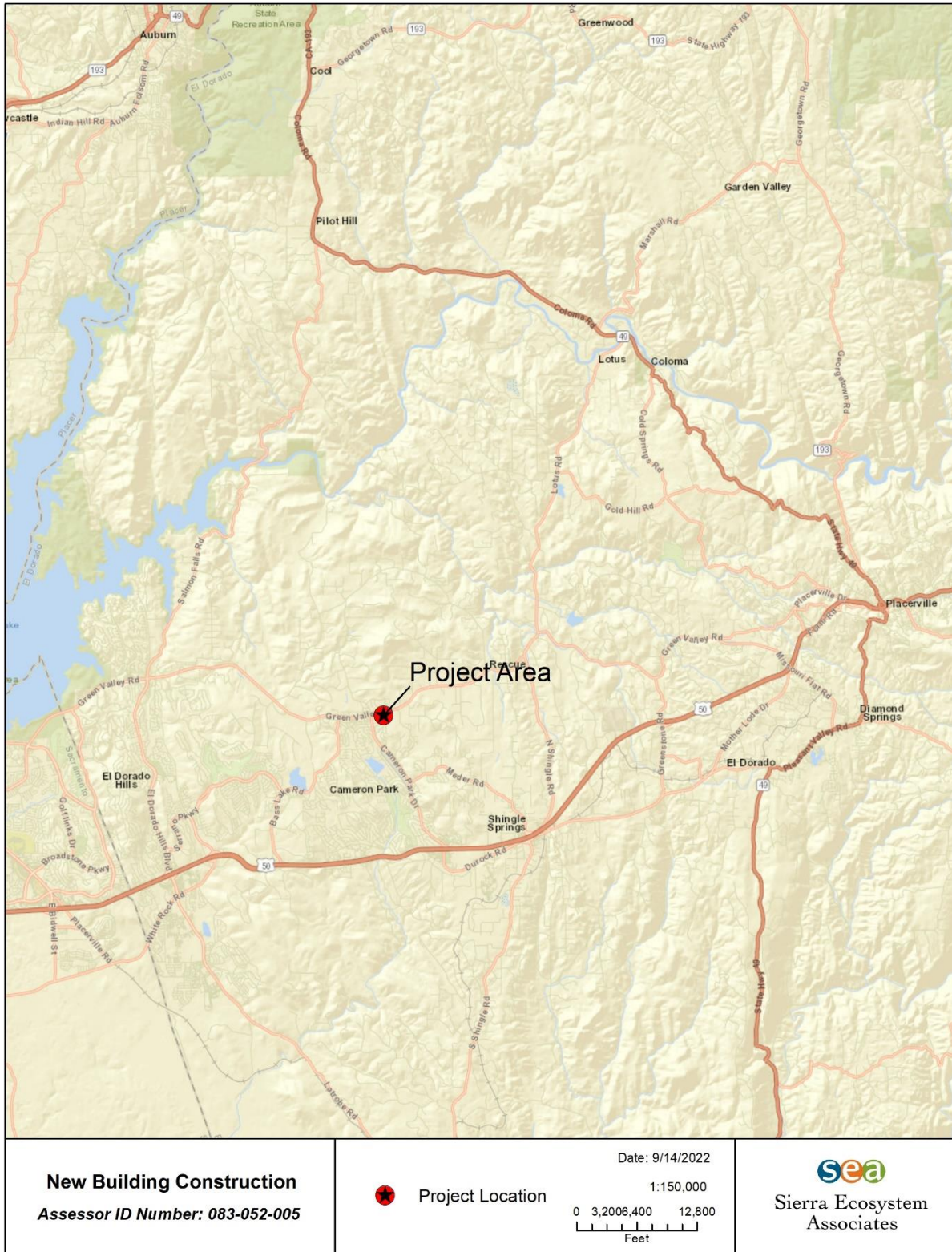


Table 1. Pine Hill Plants

Scientific Name	Common Name	Status
<i>Calystegia stebbinsii</i>	Stebbins' morning glory	Federal Endangered and State Endangered
<i>Ceanothus roderickii</i>	Pine Hill ceanothus	Federal Endangered and State Rare
<i>Fremontodendron californicum ssp decumbens</i>	Pine Hill flannelbush	Federal Endangered and State Rare
<i>Galium californicum ssp sierrae</i>	El Dorado bedstraw	Federal Endangered and State Rare
<i>Packera layneae</i>	Layne's butterweed	Federal Threatened and State Rare
<i>Wyethia reticulata</i>	El Dorado mule-ears	Federal Species of Concern and BLM Sensitive
<i>Chlorogalum grandiflorum</i>	Red Hills soaproot	BLM Sensitive
<i>Crocانthemum suffrutescens</i>	Bisbee Peak rush-rose	None

Table 2. Table 2. Observed Plant Species

Scientific Name	Common Name
<i>Plantago</i>	Plantain
<i>Avena fatua</i>	Wildoats
<i>Festuca myuros</i>	Rattail sixweeks grass
<i>Cercis occidentalis</i>	Redbud
<i>Lactuca serriola</i>	Prickly lettuce
<i>Cynosurus echinatus</i>	Dogtail grass
<i>Vicia sativa</i>	Vetch
<i>Quercus wislizeni</i>	Interior live oak
<i>Adenostoma fasciculatum</i>	Chamise
<i>Baccharis pilularis</i>	Coyote brush
<i>Arctostaphylos viscida</i>	Whiteleaf manzanita
<i>Vinca major</i>	Vinca
<i>Pinus sabiniana</i>	Grey pine
<i>Hypericum perforatum</i>	St John's wort

Photo 1. Proposed building site looking west



Photo 2. Proposed building site looking south



Photo 3. Proposed building site looking north



Photo 4. Proposed building site looking east





COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **DESIGN REVIEW**

FILE # DR 22-0005

ASSESSOR'S PARCEL NO.(s) 083-052-05-100

PROJECT NAME/REQUEST: (Describe proposed use) SIX - PLEX APARTMENT BUILDING

THE CONSTRUCTION OF A (2) STORY 6-PLEX APARTMENT COMPLEX WITH (1) & (2) BEDROOM UNITS, (1) & (2) CAR GARAGES,
(1) 1ST FLOOR UNIT SHALL BE A.D.A., PRIVATE PATIO WITH STORAGE, TRASH RECEPTACLE ENCLOSURE, AND LANDSCAPE.

APPLICANT/AGENT AQEEL MOHAMMAD

Mailing Address 2749 SATURN BREA, CA 92821
P.O. Box or Street City State & Zip
Phone (714) 230-9398 EMAIL: aMohammad@ieeci.com

PROPERTY OWNER SATURN REAL ESTATE INVESTMENT, LLC /AQEEL MOHAMMAD

Mailing Address 2749 SATURN STREET BREA, CA 92821
P.O. Box or Street City State & Zip
Phone (714) 230-9398 EMAIL: aMohammad@ieeci.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT SHALANDA WHITE-CHRISTIAN

Mailing Address 10405 MONTARIA WAY ELK GROVE, CA 95757
P.O. Box or Street City State & Zip
Phone (916) 236-9778 EMAIL: SMCCONSTRUCTIONLLCCO@GMAIL.COM

LOCATION: The property is located on the SELECT ONE side of LA CRESCENTA DRIVE
N / E / W / S street or road
0.4 feet/miles SELECT ONE of the intersection with GREEN VALLEY RD
N / E / W / S major street or road
in the SELECT ONE area. PROPERTY SIZE 0.3709 AC/ 16,160 SF
acreage / square footage

X Aqeel Mohammad Date MAY 12, 2022
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 5-13-22 Fee \$ 1572.00 Receipt # R39321 Rec'd by PLBLD Census _____
Zoning RM-DC GPD MFR Supervisor Dist 2 Sec _____ Twn _____ Rng _____

ACTION BY _____
PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

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Design Review
Page 1



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

DESIGN REVIEW

PURPOSE

The design review process has been established in many areas of the County to insure a proposed project is compatible with historical, scenic, or community values; provides for good site design and safety; is compatible with applicable General Plan policy; and conforms to applicable County ordinances.

This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:

1. Meyers Community Plan Area.
2. Land adjacent to designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied (R2-DC, CP-DC, etc.).
4. Mixed use development projects in Community Regions.

(Also required for wineries exceeding 10,000 square feet that are visible from a county road.)

These projects are considered discretionary and are therefore subject to the procedures of the California Environmental Quality Act (CEQA). This process requires an extended review period to develop an initial study where environmental impacts are assessed, and to provide public notice of the project and its potential impacts on the environment.

MINOR PROJECTS EXEMPT FROM DESIGN REVIEW

Refer to Section 130.27.050 (Design Review – Community (-DC) Combining Zone), subsection D (Exemptions) and subsection E (Meyers Community Plan Design Review Exemptions and Requirements) of the El Dorado County Zoning Ordinance for listings of minor activities and structures which are exempt from the design review process.

PROJECTS EXEMPT FROM CEQA REVIEW

A few minor projects are exempt from the CEQA review process and therefore can be processed within a shorter time period and with less processing fees. Please refer to Sections 15301, 15302, 15303 and 15311 of the CEQA Guidelines for further information.

DESIGN REVIEW COMMITTEES

Design Review Committees are appointed by the Board of Supervisors to serve as an advisory committee to the Development Services Director and Planning Commission. Three Design Review Committees have been appointed by the Board, and all multifamily, commercial and industrial projects in their area of influence must be reviewed by them. The three Design Review Committees are:

DR22-0005

CAMERON PARK

Meeting Dates: Scheduled by Planning Services as necessary on the 2nd and 4th Mondays of each month.

Meeting Address: Cameron Park Fire Station, 3200 Country Club Drive, Cameron Park

DIAMOND SPRINGS – EL DORADO

Meeting Dates: Scheduled by Planning Services as necessary on the 3rd Thursday of each month.

Meeting Address: 501 Main Street, Diamond Springs

POLLOCK PINES

Meeting Dates: Scheduled by Planning Services. Dates vary and are dependent on submittal of projects.

Meeting Address: Varies

ALSO NOTE: The El Dorado Hills Community Services District requires a site plan review for all projects within their jurisdiction. Call (916) 933-6624 for more information.

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation (up to 30-day agency review period set by State law).
3. Assigned planner and representative from the Transportation Division meet on-site with the applicant/agent.
4. Draft environmental document is prepared or project is found Categorical Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorical Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the costlier EIR process.

5. Applicant/agent meet with the Technical Advisory Committee ("TAC" - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and to confirm the hearing date. **NOTE:** This is a critical meeting

and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled until the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt.

In addition to the initial process noted above, the following steps apply accordingly:

Applications Along State Highways - Planning Commission Review

1. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
2. Public hearing is conducted before the Planning Commission where a final decision is made unless appealed.
3. An appeal may be filed by either the applicant or affected party within ten working days after decision.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

Applications Reviewed/Approvable by Development Services Director ("Director")

1. Applicant receives staff report with Director's decision that may include proposed conditions of approval or mitigation measures. This decision is final unless appealed.
2. An appeal may be filed by either the applicant or affected party within ten working days after decision.
3. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

PROCESS FOR MINOR APPLICATIONS - Categorically Exempt from CEQA

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation (15-day agency review period).
3. Planner meets on site with applicant/agent (if necessary).
4. Applicant receives staff report with Director's decision that may include conditions of approval or mitigation measures. This decision is final unless appealed.
5. An appeal may be filed by either the applicant or affected party within ten working days after decision.

**DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET**

Design Review
Page 4

6. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
7. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

TIMING

Each of the three types of applications requires a different process and resulting processing times. These are summarized as follows:

Applications Adjacent to State Highways: These applications will reach TAC within 60 days, and Planning Commission hearing within four to six months from day of submittal. If the matter is appealed to the Board of Supervisors, an additional 30 days will normally be required.

Applications Reviewed/Approvable by Director: These applications will reach TAC within 30 days, and Director's decision within three months from day of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

Minor Applications: These applications will usually result in a staff decision within 30 days from date of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

APPEALS

A decision of the Planning staff may be appealed to the Planning Commission. Action by the Planning Commission may be appealed to the Board of Supervisors. Appeals must be made within ten (10) working days from date of decision and filed with Planning Services with an appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services' online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. The current fee, less a \$50.00 processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.00 processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at **(530) 621-5355** for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at **(530) 621-5355**.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

DESIGN REVIEW

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|-------------------------------------|----------|---|
| <input checked="" type="checkbox"/> | _____ 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | _____ 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | _____ 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | _____ 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | _____ 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | _____ 6) | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | _____ 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| _____ | _____ 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg., #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 9) A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".
- _____ 10) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
- _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- _____ 12) In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- _____ a) The percolation rate and location of test on 4.5 acres or smaller
 - _____ b) The depth of soil and location of test
 - _____ c) The depth of groundwater and location of test
 - _____ d) The direction and percent of slope of the ground
 - _____ e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - _____ f) Identify the area to be used for sewage disposal
 - _____ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- _____ 13) Preceding parcel map, final map, or record of survey, if any exists.
- _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.200 of County Grading Ordinance for submittal detail)

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

Design Review
Page 8

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0) or in gabbro soils areas (Mitigation Area 1), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment."

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

- _____ 1) An Oak Resources Code Compliance Certificate.
- _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- _____ 5) Reason and objective for Impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 1/2" x 11", plus one 8 1/2" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- ✓ _____ 1) Project name (if applicable).
- ✓ _____ 2) Name, address of applicant and designer (if applicable).
- ✓ _____ 3) Date, north arrow, and scale.

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

Design Review
Page 10

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 4) Entire parcel of land showing perimeter with dimensions.
- _____ 5) All roads, alleys, streets, and their names.
- _____ 6) Location of easements, their purpose and width.
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards)).
- _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or walls.
- _____ 12) Sign locations and sizes (if proposed). [Refer to Zoning Ordinance Chapter 130.16 - Signs – (Ordinance No. 5025)].
- _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- _____ 14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
- _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- _____ 16) Existing/proposed fire hydrants.
- _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
- _____ 19) Public uses (schools, parks, etc.)

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
- _____ 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- _____ 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.35). Five copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

Check (✓)
Applicant County

- ✓ _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.33 – Landscaping Standards, and the Community Design Standards – Landscaping and Irrigation Standards)
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- ✓ _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- ✓ _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

**DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET**

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed. Five copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed. Five copies plus an electronic copy (CD- ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

Check (✓)
Applicant County

- ✓ _____ 1) Building design, elevations of all sides.
- ✓ _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

COPY

Design Review
Page 14



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

RECEIVED
PLANNING DEPARTMENT
2022 MAY 13 PM 3:56

File Number DR 22-0005
Date Filed MAY 12, 2022

Project Title SIX-PLEX APARTMENT BLD. Lead Agency EL DORADO COUNTY
Name of Owner SATURN REAL ESTATE INVESTMENT Telephone (714) 230-9398
Address 2749 SATURN BREA, CA 92821
Name of Applicant AQEEL MOHAMMAD Telephone (714) 230-9398
Address 2749 SATURN BREA, CA 92821
Project Location LA CRESCENTA DRIVE, CAMERON PARK, CA
Assessor's Parcel Number(s) 083-052-05-100 Acreage 0.309 Zoning MFR

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
SIX - PLEX APARTMENT BUILDING
DESCRIPTION - HE CONSTRUCTION OF A (2) STORY 6-PLEX APARTMENT COMPLEX WITH (1) & (2) BEDROOM UNITS, (1) & (2) CAR GARAGES, (1) 1ST FLOOR UNIT SHALL BE A.D.A., PRIVATE PATIO WITH STORAGE, TRASH RECEPYACLE ENCLOSURE, AND LANDSCAPE.
2. What is the number of units/parcels proposed? 6 UNITS

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

DR22-0005

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
2 MILES Name of the water body? CAMERON PARK LAKE
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 100% GRASS
12. How many trees of 6-inch diameter will be removed when this project is implemented?
NONE

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? CAMERON PARK FIRE DEPT.
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? 200 ft.
15. What is the distance to the nearest fire station? 1 MILE
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? NO
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? MULTI FAMILY

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? RESIDENTIAL

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EL DORADO IRRIGATION DISTRICT
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? NO
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

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Page 17

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

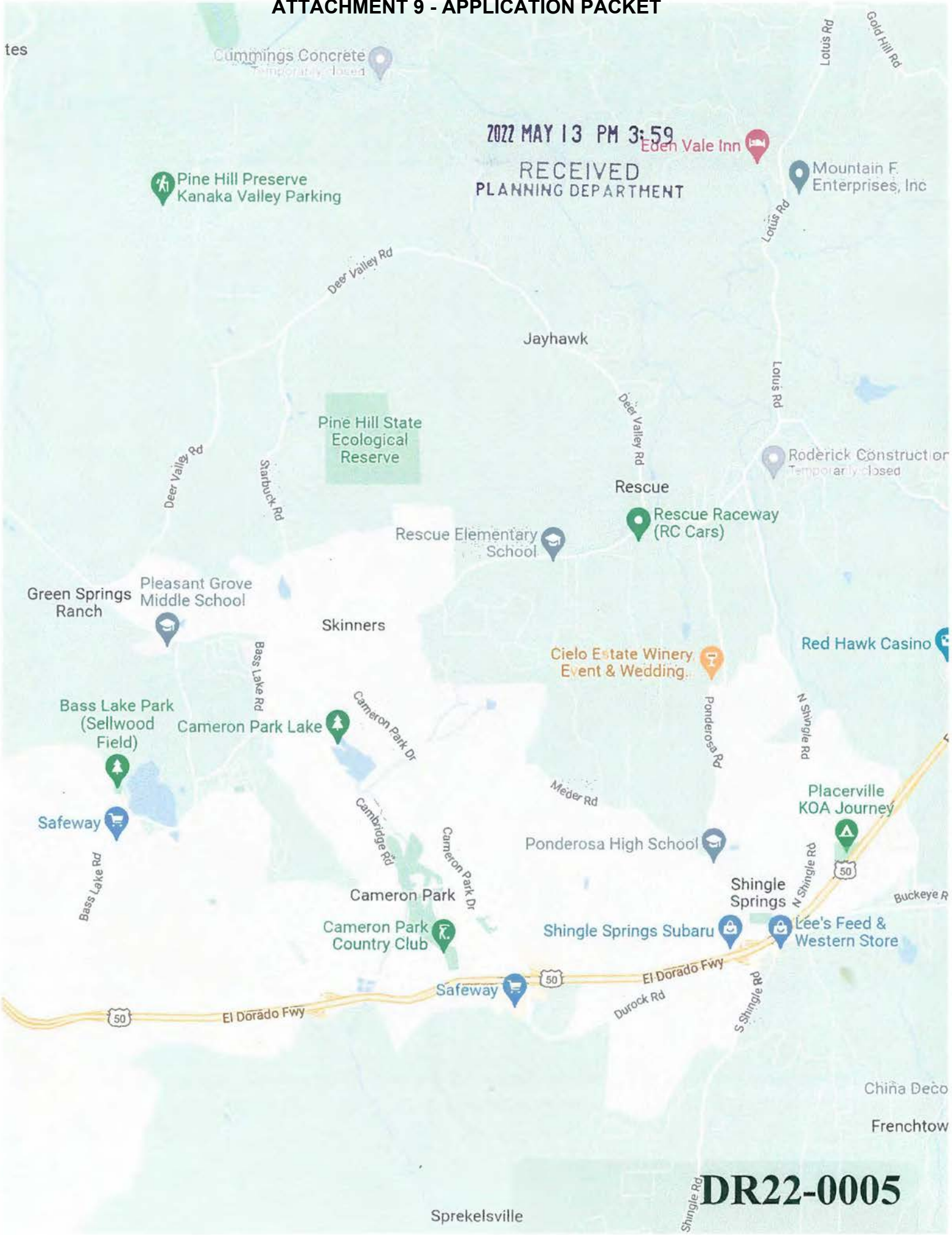
DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: SHALANDA WHITE-CHRISTIAN Date: MAY 12, 2022

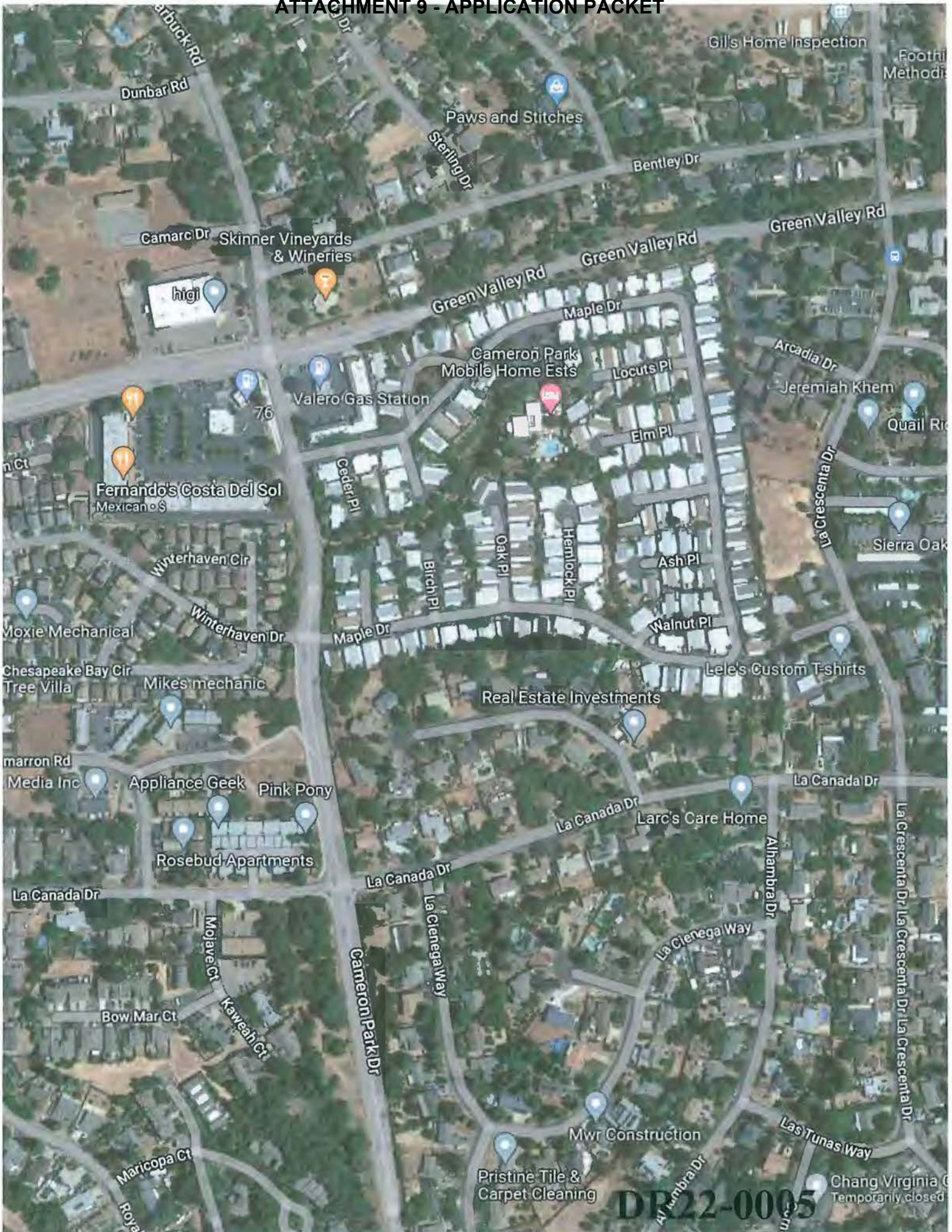
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ATTACHMENT 9 - APPLICATION PACKET



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ATTACHMENT 9 - APPLICATION PACKET



DR22-0005

Chang Virginia C
Temporarily closed

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EAST SIDE OF PROPERTY

DR22-0005

**DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET**

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SOUTH EAST OF PROPERTY

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PROPERTY ~ NORTH DIRECTION

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LA CRESCENTA PROPERTY

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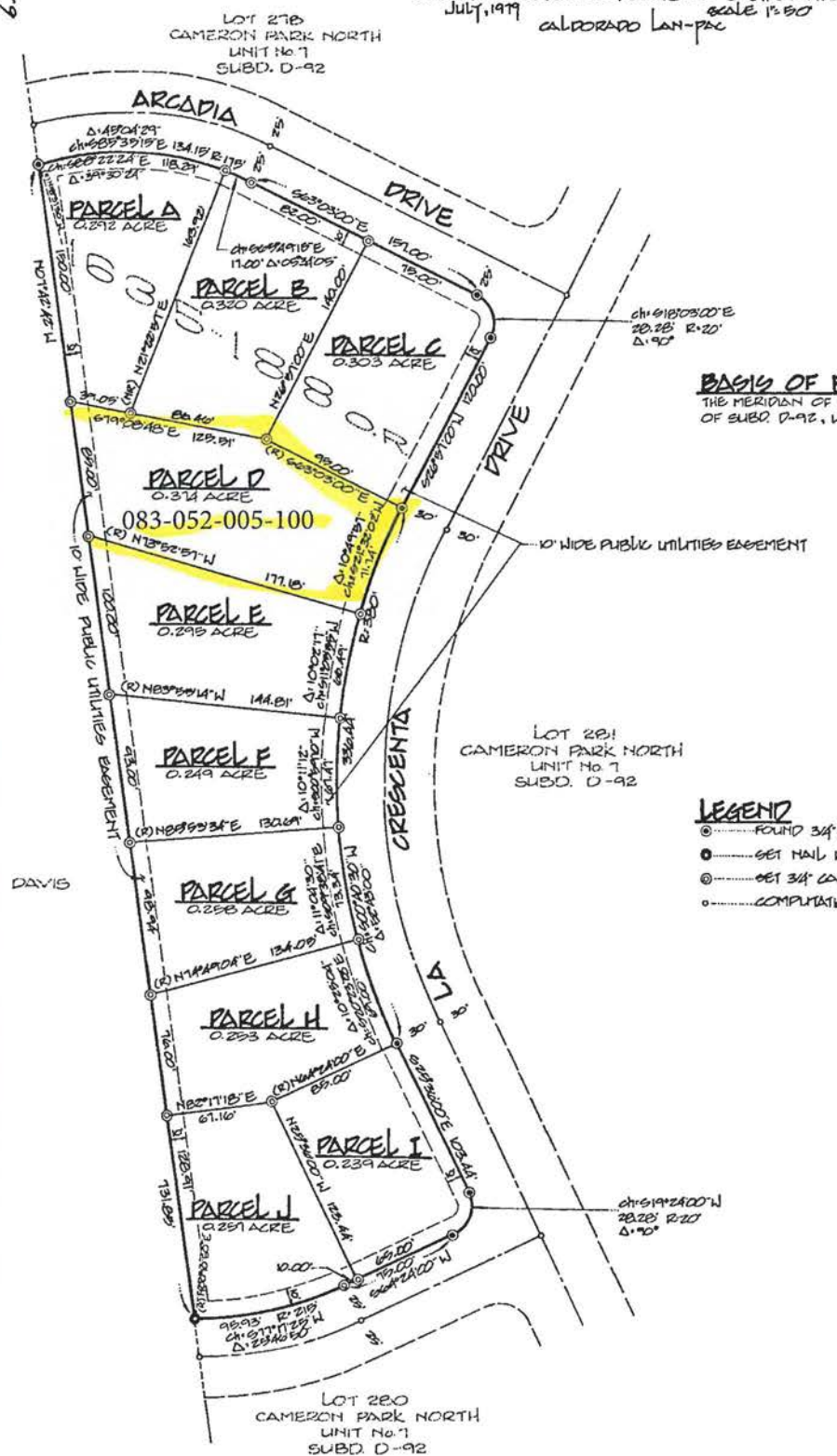
LOT 219, CAMERON PARK NORTH UNIT No. 7

BEING A PORTION OF THE N.E. 1/4 SECTION 20, T.10N., R.9E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA
JULY, 1979
CALIFORNIA LAND SURVEYORS BOARD

SCALE 1"=50'



25-59



BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF SUBD. D-92, WHICH IS TRUE NORTH.

LEGEND
 ○ FOUND 3/4" CAPPED IRON PIPE STAMPED R.C.E. 3750
 ○ SET NAIL WITH BRASS TAG STAMPED L.S. 3750
 ○ SET 3/4" CAPPED IRON PIPE STAMPED L.S. 3750
 ○ COMPUTATION POINT-NO MONUMENTATION

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REFERENCE
SUBD. D-92

SURVEYOR'S CERTIFICATE
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VICTOR J. & PHELA VESSI ON FEBRUARY 20, 1979. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

COUNTY SURVEYOR'S CERTIFICATE
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
DATED: Oct 2, 1979
Fred G. DeBart
FRED G. DEBART L.S. 2403
COUNTY SURVEYOR
COUNTY OF EL DORADO

RECORDER'S CERTIFICATE
FILED THIS 21st DAY OF OCTOBER, 1979 AT 9:54 A.M. IN BOOK 25 OF PARCEL MAPS AT PAGE 59 AT THE REQUEST OF CALIFORNIA LAND SURVEYORS BOARD DOCUMENT No. 45751
Dorothy Carr
DOROTHY CARR
COUNTY RECORDER
COUNTY OF EL DORADO

Robert E. Troughton
ROBERT E. TROUGHTON L.S. 3750



By *Marion Land*
DEPUTY

DR22-0005

25-59

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

Vineyards & Wineries



Green Valley Rd

Green Valley Rd

Green Valley Rd

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La Crescenta Dr

Cameron Park
Mobile Home Ests



Valero Gas Station



Sassy Nail & Spa



Locuts Pl

Arcadia Dr

Jeremiah Khem



Quail Ridge



Two

Cedar Pl

Amber Pl

Elm Pl

Sycamore Pl

La Crescenta Dr

Sierra Oaks A



Birch Pl

Oak Pl

Hemlock Pl

Ash Pl

Maple Dr

Walnut Pl

Nora Ln

La Crescenta Dr

Lele's Custom T-shirts



Real Estate Investments



La Canada Dr

Pony



Larc's Care Home



La Canada Dr

Alhambra Dr

La Crescenta Dr

La Canada Dr

La Cienega Way

La Cienega Way

La Crescenta Dr

Cameron Pk

DR22-0005

DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

RECORDING REQUESTED BY:
Fidelity National Title Company of California

DOC# 2021-0013223

02/25/2021

Titles: 1 Pages: 4

10:11 AM

Fees	\$23.00
Taxes	\$116.60
CA SB2 Fee	\$0.00
Total	\$139.60

MMF

When Recorded Mail Document
and Tax Statement To:
Saturn Investments, LLC
2749 Saturn Street
Brea, CA 92821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSSE-9072100447

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: APN 083-052-005-000,
Cameron Park, CA 95682
APN/Parcel ID(s): 083-052-005-000

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$116.60** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

2022 MAY 13 PM 4:00
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PLANNING DEPARTMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Floriya Pavlichenko and Mario Levi, wife and husband as joint tenants as to an undivided 1/2 interest; and Raisa Dubinetsky and Avel Dubinetsky, wife and husband as joint tenants, as to an undivided 1/2 interest, as Tenants in Common

hereby **GRANT(S)** to Saturn Investments, LLC

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: APN 083-052-005-000, Cameron Park, CA 95682

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DR22-0005



DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter / Tia Raamot
2850 Fairlane Court
Placerville, CA 95667
Date Received by Transportation Planning: May 12, 2022

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Aqeel Mohammad Phone #: (714)230-9398
Address: 2749 Saturn St. Email: aMohammad@ieeci.com

Project Information:

Name of Project: SIX-PLEX APARTMENT BLD. Planning Number: DR 22-0005
Project Location: LA CRESCENTA DRIVE Bldg Size: 8,499 SF
APN(s): 083-052-05-100 Project Planner: _____
Number of units: 6

Description of Project: (Use, Number of Units, Building Size, etc.)

THE CONSTRUCTION OF A (2) STORY FOUR-PLEX APARTMENT COMPLEX WITH (1) & (2) CAR GARAGE, (1) 1ST FLOOR UNIT SHALL BE A.D.A., PRIVATE PATIO WITH STORAGE, TRASH RECEPTACLE ENCLOSURE, AND AMENITIES IN THE REAR.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

RECEIVED
PLANNING DEPARTMENT
MAY 12 10 11 AM '22



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DR 22-0005

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Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 10,000 square feet or less for industrial
- 20,000 square feet or less for church
- 40,000 square feet or less for warehouse
- 45,000 square feet or less for mini-storage
- None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

**DR22-0005 - LA CRESCENTA SIX-PLEX
ATTACHMENT 9 - APPLICATION PACKET**

2022 MAY 13 PM 4: 01 Saturn Real Investments, LLC
RECEIVED 2749 Saturn St.
PLANNING DEPARTMENT Brea, CA 92821
714-678-6700

May 12, 2022

Subject: Letter of Authorization

To whom it may concern,

I, Aqeel Mohammad, give Shalanda White-Christian authorization to act as agent on behalf of this project located at La Crescenta Drive, Cameron Park CA.

If you have any questions, please feel free to contact me.

Thank you,



Aqeel Mohammad
Chairman
714-230-9398

DR22-0005