

NEGATIVE DECLARATION

FILE: A08-0015/ Z08-0039/PD08-0025/TM08-1485

PROJECT NAME: Tilden Park

NAME OF APPLICANT: Gary Davis Group

ASSESSOR'S PARCEL NO.: 070-280-59 & 070-280-60

SECTION: 1 T: 9N R: 9E

LOCATION: North side of Wild Chaparral Dr., approximately 500 feet west of the intersection with Crosswood Drive, in Shingle Springs California.

- GENERAL PLAN AMENDMENT:** **FROM:** MDR **TO:** C and HDR
- REZONING:** **FROM:** R1A **TO:** C – PD, R1 – PD and OS-PD
- TENTATIVE PARCEL MAP** **SUBDIVISION TO SPLIT 12.01 ACRES INTO 14 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS AND 2 OPEN SPACE LOTS**
SUBDIVISION (NAME): Tilden Park
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- 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/MITIGATED NEGATIVE DECLARATION**. A period of thirty (30) days from the date of filing this negative declaration/mitigated 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 Board of Supervisors on *(date)*.

Executive Secretary

EXHIBIT N



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: A08-0015/Z08-0039/PD08-0025/TM08-1485/Tilden Park

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

Contact Person: Shawna Purvines

Phone Number: (530) 621-5355

Property Owner's Name and Address: Real Returns, LLC (Mike Khorram)

Project Applicant's Name and Address: Gary Davis Group, P.O. Box 7409 Tahoe City, CA 96145

Project Agent's Name and Address: Gary Davis Group, P.O. Box 7409 Tahoe City, CA 96145

Project Engineer's / Architect's Name and Address: Gary Davis Group, P.O. Box 7409, Tahoe City, CA 96145

Project Location: North side of Wild Chaparral Dr., 500 feet west of the intersection with Crosswood Dr., in Shingle Springs, El Dorado County.

Assessor's Parcel No(s): 070-280-59 & 070-280-60 **Acreage:** 12.01 Acres

Zoning: One-Acre Residential (R1A)

Section: 1 **T:** 9N **R:** 9E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: The request is for a Planned Development (PD) infill project that includes a mix of residential and commercial uses. The project proposes a General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and Commercial (C); a Zone Change from One-Acre Residential (R1A) to One-Family Residential-Planned Development (R1-PD), Commercial-Planned Development (C-PD), and Open Space-Planned Development (OS-PD); a Planned Development and Tentative Map to create 14 residential lots, 2 Commercial lots and 2 open space lots, on an existing 12.01-acre parcel. The project is developed on 2 sides, has an approved Planned Development on the 3rd side for 7 commercial lots on 2 acres and is fronted by Wild Chaparral, a County road that parallels U.S. Route 50. The residential lots would range in size from 5,151 to 9,590 square feet. The residential portion of the project includes 2 open space lots, landscaping, lift station and future right-of-way. The residential open space lots would consist of 0.82 acre. The project site proposes access from Wild Chaparral Drive and Crosswood Drive. The Planned Development request includes modification to the Development Standards of the One-Family Residential (R1) Zone District. Approximately 30% of the residential portion of the site would be set aside within dedicated open space lots.

Design Waiver(s) have been requested for the following:

1. The roadway width for Crosswood Drive along the project frontage be reduced from 28' to 18' from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only.
2. The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced from 28' to 18' from edge of pavement to edge of pavement with one-foot shoulders.
3. Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated.

DOT supports the design waivers for reduced road widths for design waivers #1 and #2, given that the existing private roads are in a rural residential setting, and total daily trips will remain below 300. However with respect to request #3 for elimination of frontage improvements, DOT concurs with removal of sidewalk but maintain that curb and gutter is required due to the small lot size and controlled access to the parcels.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R1A	MDR	Undeveloped
North:	R1A	MDR	Developed (SFR)
East:	R1A/C	MDR	Developed/Undeveloped (SFR/Approved Commercial PD)
South:	C	C	Developed (U.S. Route 50)/Commercial
West:	R1A	MDR	Developed (Church)

Briefly Describe the environmental setting: The project site is an undeveloped parcel within the Shingle Springs Community Region. The site lies within an elevation range of 1446-1474 feet above sea level. The topography on-site is relatively flat and contains a gentle southwestern aspect slope with no portions exceeding 10 percent. Vegetation communities on the project site include mixed oak woodland and arroyo willow woodland with wetland features within the oak woodland community. Approximately 0.01-acre channels and the 1.2-acre of wetlands do not appear to meet the "significant nexus" criteria for federal jurisdiction under the Clean Water Act. An additional 0.06 acre of isolated, non-jurisdictional wetlands occurs on site.

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

1. El Dorado County Department of Transportation: Commercial grading permit for off-site access road improvements, in lieu fees and park impact fees
2. El Dorado County Building Services: Grading permit for on-site road improvements
3. Regional Water Quality Control Board: Water Quality Certification pursuant to Section 401 of Clean Water Act
4. El Dorado County Air Quality Management District requires compliance to Rule 223-1 and 223-2.
5. El Dorado County Resource Conservation District
6. El Dorado County Fire Protection District
7. El Dorado County Office of the County Surveyor

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


DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 9/23/11

Printed Name: Shawna Purvines, Senior Planner For: El Dorado County

Signature:  Date: 9-23-11

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The project would allow the creation of fifty-four (54) residential parcels.

Project Location and Surrounding Land Uses

Project Characteristics

The project would create 14 residential lots, 2 commercial lots and 2 open space lots on an existing 12.01-acre parcel. The residential lots would range in size from 5,151 to 9,590 square feet. The project includes 2 commercial lots, 2 open space lots, landscaping, lift station and future right-of-way. The open space lots would consist of .82 acre. Approximately 30% of the residential site would be set aside within a dedicated open space lots. The project site would be accessed from Wild Chaparral Drive and Crosswood Drive.

1. Transportation/Circulation/Parking

This project trips the threshold of the General Plan requiring completion of a Traffic Study. DOT has approved the Tilden Park Wild Chaparral (WO#19) Traffic Impact Study dated April 15, 2011. Crossroads Drive is a private roadway. Wild Chaparral Drive is a County maintained roadway. The project is located in the Shingle Springs Community Region.

2. Utilities and Infrastructure

The Facilities Improvement Letter (FIL) indicated that the project site would be located within the EID service boundaries and that adequate water and wastewater services are available to serve the project. The project would be required to construct a water line extension connecting to both the 8-inch water lines in Wild Chaparral and Crosswood Drive. The project is also required to construct a looped onsite extension and an offsite water line extension connecting the 8-inch water line in Wild Chaparral Drive to the 10-inch water line located in Ponderosa Road.

There is a 4-inch sewer force main in Wild Chaparral Drive. This sewer line has adequate capacity at this time. In order for the project to receive service from this line, an extension of facilities of adequate size must be constructed. A new District sewage lift station will be required to serve this project.

3. Population

The project would create fourteen (14) residential lots, which would not result in a significant increase of population in the area.

4. Construction Considerations

Construction of the project site would consist of off-site and on-site road improvements including grading for on-site and off-site roadways, driveways and building pads; trenching for utility connections, landscaping and finish work. The majority of the construction access to the site would be from Wild Chaparral with minimal access from Crosswood as need to complete required on and off site improvements. All equipment and materials staging would occur on-site.

The project applicant would be required to obtain permits for grading from the Development Services.

The project applicant would be required to comply with County Air Quality Management District Rule 223-1 designed to control emissions and Rule 223-2 designed to control asbestos emissions during construction activities.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

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

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

- a) **Scenic Vista:** The project site is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impact
- b) **Scenic Resources:** U.S. Highway 50 is located south of Wild Chaparral Drive which adjoins the project parcel on the south boundary however, that particular section is not designated as a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)). There would be no impact.
- c) **Visual Character:** The 12.01-acre site is situated between residential and commercial parcels. The project parcels have been zoned for Residential, Single Family 1-Acre (R1A) uses since the April 28, 1977 adoption of the Shingle Springs Area Plan. The zone was carried forward in the adoption of the 2004 General Plan. However, neighboring commercial projects have been approved to the east and west. Short- to long-range views of the project site are dominated by existing development to the west, north, south and east. An approved Parcel Map and Planned Development for seven commercial parcels, east of the project site, were approved August 10, 2010. Approving the proposed Development Plan and subdividing the land would not be inconsistent with the surrounding visual environment to the south and east. Project areas adjoining residential lots are planned for residential development. The project has included a six-foot tall screening/sound wall and landscaping to reduce visual impacts between the commercial and residential components of the project and surrounding uses. As conditioned, and with strict adherence to applicable County Code, impacts in this category would be reduced below a level of significance
- d) **Light and Glare:** The applicant has shown the lighting would conform to Section 17.14.170, of the County Code requiring all the lights to be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. As designed and conditioned, impacts from outdoor lighting would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings: As conditioned, and with strict adherence to County Code, for this "Aesthetics" category, impacts would be less than significant.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains AnB (Argonaut clay loam, with 3% to 9% slopes) and Rk (Rescue clayey, with slopes less than two percent). These soil types are not classified as unique, soils of local importance or either prime farmland, statewide important farmland. There would be no impact.
- b) **Williamson Act Contract:** The property is not located within a Williamson Act Contract and would not conflict with existing zoning for agricultural use, or affect any properties under a Williamson Act Contract. There would be no impact.
- c) **Non-Agricultural Use:** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- d, e) **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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underlying soil types are not those known to support timber production. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impact.

Findings: For this "Agriculture" category, the thresholds of significance have not been exceeded and no impacts would result from the project.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

The approximate 12.01 acre project is located on Wild Chaparral Road in Shingle Springs. The project includes 14 single family custom residences on 3.35 acres and a commercial development on 8.22 acres. The site's existing wetlands will be protected. The project incorporates 5.75 acres of open space (0.82 acres residential area and 4.93 acres in the commercial area). All roadways and parking lots will be paved with asphalt. The residential roadways will have concrete curbs and gutters on both sides. The commercial development includes: 6,500 square feet (sq ft) for retail shops on a first floor with 6,000 sq ft of office space on the second floor; a 20,000 sq ft food market; an approximately 6,000 sq ft sit down restaurant/café with 120 seats; and a 18,000 sq ft hotel with 80 rooms and four levels (the first floor will be used for parking). Additional improvements such as roadway improvement and grading would require the use of construction vehicles. Construction and operational emissions from commercial and home development on the site could produce minor amounts of air pollutants, including particulate matter (PM₁₀), carbon monoxide (CO), sulfur dioxide (SO₂), and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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nitrogen oxide (NO_x), although not at levels near the thresholds listed above. Vehicles serving residential structures would also contribute carbon dioxide (CO₂) to the atmosphere.

- a) The approval and construction of the project would not affect the implementation of any regional air quality attainment plan or program. The project would be required to follow the standard rules of the El Dorado Air Quality Management District (AQMD), which provide for basic and reasonable mitigation of air quality impacts generated by the project, as discussed below. The impact would be less than significant.
- b) The project could create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that could exceed the state or federal ambient air quality standards for PM₁₀. This would be a temporary but potentially significant effect. The applicant must comply with the existing requirements of the El Dorado AQMD, Rule 223-1 and 223-2, designed to reduce overall impacts to air quality by controlling emissions and dust generation associated with construction activities. Existing regulations require the applicant to submit and obtain an approved Fugitive Dust Plan Application from the El Dorado Air Quality Management District.

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

The use of construction equipment emitting diesel exhaust could result in the generation of reactive organic gases (ROG), NO_x, CO, and PM₁₀ that would contribute to air quality impacts. This impact is addressed in current regulations of the District. Existing standard conditions from the El Dorado AQMD sufficiently mitigate these potential air quality impacts. The existing standard conditions limit significant diesel emission by requiring, off-road construction equipment to be equipped with engines of 1996 or later model years. Construction drawings are required to specify this condition, and compliance would be checked as part of the building inspection process for new construction.

Complying with existing El Dorado AQMD regulations would be sufficient to ensure that the project-related impacts to local and regional air quality are less than significant.

- c) The El Dorado AQMD has noted that there are existing cumulative air quality problems within El Dorado County which can be exacerbated by construction activities. The scale of construction required for this project would contribute to increases in pollutant levels. This is a potentially significant impact. Implementation of mitigation provided earlier in this section is sufficient to ensure that impacts would be less than significant.
- d) The project would not expose sensitive receptors to substantial pollutant concentrations. No schools, hospitals, parks, or other land uses with high usage levels by children and those with adverse health impacts are located within the immediate vicinity. The significant pollutants generated by the project would be completed during construction, prior to occupancy of the site. Thus, impacts to future residents would not be substantial. The impact would be less than significant.
- e) The project can result in the creation of objectionable odors for residents in the area. Odors caused by construction, such as exhaust fumes from construction equipment, and the use of landscape maintenance equipment can be

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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considered objectionable by some residents in the area. These odors would be sporadic and temporary, and occur intermittently throughout the workday. Exhaust odors would dissipate rapidly within the immediate vicinity. Because of the temporary infrequent and sporadic nature of the odors, their potential to impact residents or visitors to the area would be limited and unlikely. The impact would be less than significant.

Findings: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. Office, retail, hotel or residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County Air Quality Management District CEQA Guide. The proposed Tentative Map would not result in significant impacts resulting from odors. For this "Air Quality" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;