



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z05-0005/PD05-0011/P 05-0012 / Palmer Professional Centre

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

Contact Person: Lillian MacLeod, Senior Planner

Phone Number: (530) 621-5355

Property Owner's/Applicant's Name and Address: Palmer Professional Centre, LLC, 9260 Cherry Lane, Orangevale, CA 95662

Project Agent's Name and Address: Erik Pilegaard, 9260 Cherry Lane, Orangevale, CA 95662

Project Engineer's / Architect's Name and Address: Carlton Engineering, Inc., 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Location: The northeast corner of the intersection of Palmer and Gabbert Drives, in the Cameron Park area.

Assessor's Parcel No(s): 083-453-04

Zoning: Commercial - Design Control / Estate-residential 10 acres (C-DC/RE-10)

Section: 2 & 3 **T:** 9N **R:** 9E

General Plan Designation: Commercial (C)

Description of Project: A rezone from Commercial-Design Control (C-DC) to Commercial-Planned Development (C-PD), as well as a rezone from Estate Residential Ten-acre (RE-10) to C-PD of 0.49 acres added to the project parcel through boundary line adjustment. A development plan as follows: five of the parcels will conform to the footprints of the existing buildings and the sixth parcel will consist of shared access, parking and common area. A parcel map consisting of six parcels ranging in size from 0.15 to 3.71 acres.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Park, School)
Site:	C-DC/RE-10	C	General/medical offices
North:	RE-10	C	Undeveloped
East:	C	C	Undeveloped
South:	C	C	Belair Shopping Center
West:	C/R2	C/MFR	C.P. Community Care Phase I

Briefly Describe the environmental setting: The project parcel is currently under development in accordance with approved design review, DR05-0001S.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): 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
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		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: June 2, 2006

Printed Name: Lillian MacLeod For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

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

(a & b)

The project is not located within a designated scenic vista or state scenic highway.

(c) The project parcel has been graded flat and presently has soil erosion measures in place. The project will not degrade what is left of any visual character quality on the site. In addition, the proposed use will conform to the development that is already established in the surrounding area.

(d) Lighting for the buildings and parking lots will be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street or right-of-way. All on-site lighting will conform to §17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) Soils of the project parcel are classified as ReB, Rescue, sandy loam, with 2-9% slopes. Under the El Dorado County Choice Agricultural Soils definitions as delineated by the USDA-SCS and the El Dorado County Agricultural Commission, this soil type falls under the category of “Prime Farmland”. El Dorado County has established the Agricultural (-A) General Plan land use overlay district and included this overlay on the General Plan Land Use maps. This designation is absent from the land use designation of (C) given to this parcel. The project parcel falls within the boundaries of the Cameron Park Community Region as indicated on the General Plan land use map. As such, this is an area to be utilized for the highest intensity of self-sustaining compact urban-type development or suburban type development within the county (Policy 2.1.1.2). Therefore, the agricultural capabilities of the land are incompatible with the intent of the General Plan.
- (b & c)
 The project parcel is neither designated nor surrounded by land designated for agricultural use, or under a Williamson Act Contract.

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 nonattainment 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);

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

(a) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan.

(b & c)

Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O3). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

The proposed project is for a development plan and parcel map conforming to the existing buildings previously approved under DR05-01-S. Construction related and operational impacts have been previously analyzed under CEQA and a Mitigated Negative Declaration and Notice of Determination have been filed. Approval of the project will not intensify the uses as previously approved, so no further analysis is required.

(d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County "Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution." The proposed office complex is not considered a sensitive receptor site.

(e) In the Commercial zone, all activities allowed by right are those that are contained within a building and do not generate dust, air or water pollutants beyond the parcel boundaries. The proposed project will not generate objectionable odors that could impact significant numbers of people.

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, and			X

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

Discussion:

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

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

(a - d)

General Plan Policy 7.4.1.6 states, “All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonable feasible.”

Under DR05-01-S, the project parcel was previously evaluated for biological impacts based on a Preliminary Wetland Assessment and Rare Plant Survey for the project area (ECORP Consulting, Inc., May 13, 2004), along with subsequent surveys performed by Sycamore Consultants on January 12 and 21, 2005 as part of a biological survey for the boundary line adjusted area under BLA05-03. Six populations of Pine Hill ceanothus (*Ceanothus roderickii*) were observed on the site, as well as a designated wetland stream that was permanently altered under a temporary stockpile permit to flow across the northeast portion of the project parcel. Mitigation measures were applied to protect and avoid any impacts to the rare plant and stream habitats during construction activities. The subject project will be conditioned to permanently institute development restrictions around these specific biological resources in order to reduce impacts on them to less than significant.

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- (e) There are no trees on the project site. The added 0.49 acres of lot-line adjusted area consists of chaparral vegetation, which will be conditioned to be left in its natural state.

The project is located within Mitigation Area 1, as identified on the County designated Ecological Preserve Mitigation Area Map. Projects located within this area are required to participate in an in-lieu fee program intended to finance the County's share of land acquisition, and operations and maintenance costs over a twenty year time period. The applicant has already met the commercial fee requirement based on \$0.59 per square foot at the time of building permit issuance for the existing buildings.

- (f) The proposed project, as conditioned, will not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

Discussion:

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

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

(a - d)

Based on the Cultural Resources Assessment prepared by Pacific Legacy, Inc., January 13, 2004, no cultural resources were identified as a result of a records search at the North Central Information Center. In addition, an archaeological survey performed on January 9, 2004 that inspected the project site in 15 meter transects determined there were no evidence of cultural, historical or archaeological resources. Under DR05-01-S, standard conditions were required in order to protect any historical, cultural or archaeological resources and human remains that might possibly be discovered during construction. The current project proposes no new development.

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or 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 waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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(a - d)

Compliance with the County of El Dorado *Grading, Erosion, and Sediment Control Ordinance* and California Building Codes limited any potentially significant impacts from development of the project site to a less than significant level. No new development is being proposed with this application.

(e) The project site utilizes public sewer provided by the El Dorado Irrigation District.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Expose people to safety hazards as a result of former on-site mining operations.

(a – b)

Being a newly constructed office complex, there may be a minimum of hazardous materials or substances remaining on the premises after construction. The proper use and storage of any such hazardous material or substances should limit exposure and the potential for explosion or spills. In this case, the El Dorado County Hazardous Waste Management Plan serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and welfare of residents in the vicinity of the project.

Conditions were placed on DR05-01-S that addressed potential concerns regarding the planned medical offices. The conditions regarding medical and hazardous waste will be applied to the proposed project, as well, in order to reduce impacts to less than significant.

(c - d)

The project parcel is not located within ¼ mile of a school, nor is it listed as a hazardous materials site pursuant to the EnviroStor Database prepared by the State of California Department of Toxic Substances Control.

(e - f)

The project parcel is located within 2 miles of the Cameron Park Airport, but lies outside of its adopted Comprehensive Land Use Plan (CLUP). As a result, the project is not subject to land use limitations contained within the CLUP. The project site is not located within two (2) miles of a privately operated airstrip. There are no significant safety hazards resulting from public or private airport operations and aircraft overflights in the vicinity of the project site.

(g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The County emergency response plan is located with the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.

(h) The project site is located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression, and provisions within the County emergency response plan, impacts from wildland fire is less than significant.

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

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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

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 – j)

The *Grading, Erosion and Sediment Control Ordinance* establishes that: “No person shall do or permit to be done any grading which may obstruct, impede or interfere with the natural flow of storm waters, whether such waters are unconfined upon the surface of the land or confined within any land depressions or natural drainage ways, unimproved channels or watercourses, or improved ditches, channels or conduits, in such a manner as to cause flooding where it would not otherwise occur, aggravate any existing flooding condition or cause accelerated erosion except where said grading is in accordance with all applicable laws, including but not limited to these permit requirements (Section 15.14.090).” The existing development was previously reviewed under CEQA and was found to have a less than significant impact on water quality from grading resulting in altered drainage and erosion, or from flooding. The

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applicant is not proposing any additional development from what was previously approved under DR05-01-S. The project will be conditioned so that the existing stream and riparian habit will be protected from any future development through permanent setbacks.

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

Discussion:

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

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

- (a) The proposed rezone, parcel map and development plan will not disrupt or divide the physical arrangement of an established community because they involve a previously approved medical/general office center that is located in an area of compatible commercial development.
- (b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance.
- (c) The project site is located in Ecological Preserve Mitigation Area No. 1, and as required under DR05-01-S, mitigation fees will be required prior to building permit issuance.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X

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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
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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)

The project site is not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology, nor does it contain any mineral resources of known local or statewide economic value.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- (a) A major noise source in El Dorado County is generated by vehicular traffic. The existing development was previously reviewed under CEQA for impacts from traffic generated noise. The proposed project will not add any additional traffic from what was reviewed, as the on site uses remain the same. The proposed project will not have a significant impact on traffic generated noise levels in the surrounding area.
- (b & d) Short-term and ground borne noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. The buildings are in the process of being completed and construction noise was previously evaluated under DR05-11-S. No further construction is required with the proposed project.
- (c) Operational noise created by the project uses will be contained within the buildings and have no impact on increasing ambient noise levels in the surrounding commercially developed area.
- (e) General Plan Policy 6.5.2.1 requires that all projects within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility.
- (f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

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

Discussion:

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

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

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(a) The proposed project will not induce growth directly by creating additional development from what currently exists. A general/medical office center is allowed by right under the Commercial zone district. The proposed development plan will not induce indirect growth by providing infrastructure that would create development beyond what is allowed under zoning and land use policies. There will be no indirect growth resulting from the infrastructure and roadways associated with the project, since water, sewer and roads already exist to the project site.

(b & c) No substantial numbers of existing housing stock will be displaced by the proposed project, nor will substantial numbers of people be displaced necessitating the construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	■	■	■	X
b. Police protection?	■	■	■	X
c. Schools?	■	■	■	X
d. Parks?	■	■	■	X
e. Other government services?	■	■	■	X

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 – e) The on-site development was previously approved under DR05-01-S. Impacts to public services were found to be less than significant and a mitigated Negative Declaration was filed. The proposed project will not expand or enlarge the approved development, so will have no further impact on public services.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Discussion:

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

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

(a – b)

The project will have no further impact on the use of recreational facilities in the area from what was previously analyzed under DR05-01-S, nor does it include the construction or expansion of recreational facilities in its proposal.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Result in inadequate parking capacity?		X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

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Discussion:

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

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

(a - b)

General Plan Policy TC-Xd states that “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.” Currently, the level-of-service (LOS) at the US 50 / Palmer Drive / Cameron Park Drive intersections are LOS F in the PM peak hour. Under 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 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.”

The Traffic Impact Analysis performed by KDAnderson on February 7, 2005 under DR00-01-S concluded that 154 additional PM-peak hour trips will be added to the Cameron Park Drive / Palmer Drive intersection with final build-out of the office center, worsening what is already LOS F. Under the 2004 General Plan Policy TC-Xf “Prior to occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following:

- (1) Construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or
- (2) Ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.”

The intersections in question were included in the current Capital Improvement Program (CIP) so that the improvements required to attain LOS E or better have been identified, programmed and funded. No further mitigation is required of the applicant regarding traffic impacts.

- (c) The project is not located within 2 miles of a publicly or privately operated airport and will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields located outside of this radius.
- (d) No traffic hazards such as sharp curves or dangerous intersections exist on or adjacent to the project site.
- (e) The existing development has three, approved access driveways to the site. Comments were not received from the Cameron Park Fire District that would indicate emergency access to be inadequate.

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(f) The proposed development plan was reviewed to verify compliance with the previously approved site plan under DR05-01-S regarding on-site parking requirements under §17.18 of the Zoning Ordinance. Section 17.18.060 lists the parking requirements by use. As a result, calculations at final build-out for the proposed office center, based on 18,200 square feet general office and 33,000 square feet medical office use, required a total of 293 parking spaces. Of these, 7 were required to be ADA compliant, with one being van accessible. The proposed development plan indicates a total of 186 parking spaces on-site with 12 ADA designated, of which two are van accessible. A Reciprocal Parking Agreement was recorded August 29, 1994 between owners of the project parcel and the two adjacent parcels to the west and north. Between the three parcels a total of 466 parking spaces are required as follows:

Cameron Park Community Care Facility Phase I (Eskaton)	= 77 required,	39 provided.
Existing Apartment Complex	= 96 required,	241 provided
Palmer Professional Centre	=293 required,	186 proposed
Total	466 required,	466 provided + proposed

For the total shared parking needs, California Building Code (CBC) §1129B requires a minimum of 9 ADA parking spaces of which 2 must be van accessible. The project proposes 12 ADA compliant spaces with 2 designated 'van accessible'. The adjacent parcels have 4 additional ADA compliant spaces for a shared parking total of 16 ADA compliant spaces in conformance with CBC requirements. The proposed project will be conditioned to require the Reciprocal Parking Agreement be amended to include the names and signatures of each subsequent property owner of the proposed parcels.

(g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

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

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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) The project site is located in the Regional Water Quality Control Board’s (RWQCB) Central Valley Region (Region V). The RWQCB is responsible for the preparation and implementation of basin water quality control plans for defined regions that are consistent with the Federal Clean Water Act. Specific criteria for discharging pollutants or storm water into surface waters are established for the various basins within the defined regions of California. The existing, commercial development is not located within a Rural Center, therefore was required to connect to public wastewater collection facilities under DR05-01-S. No further expansion of the existing development is being proposed.

(b) No new water or wastewater treatment plants are proposed or are required as a result of the project.

(c) All existing drainage facilities proposed under DR05-01-S were required to be built in conformance with the standards contained in the County of El Dorado Drainage Manual and as provided for in General Plan Policy 5.4.1.1.

(d) Water is being provided by the El Dorado Irrigation District in the form of public water. In the *Facility Improvement Letter* dated April 4, 2005, the El Dorado Irrigation District states that an 8-inch water line located in Palmer Drive and a 10-inch water line located in Gabbert Drive could serve the project site with the construction of a looped water line extension connecting the two. The resultant system would provide adequate capacity and pressure to serve the existing development’s potable water and fire flow needs, established as 1875 GPM for 3-hour duration while maintaining a 20-psi residual pressure.

In regard to water supply, as of January 1, 2004, the Western/Eastern Water Supply Region presently had 1,966 equivalent dwelling units (EDUs) available. The existing development required 8EDUs of water supply to serve it. Prior to building permit issuance, the approved development under DR05-01-S must have the supply system reviewed and approved for adequate water and fire flow needs by EID and the Cameron Park Fire District. In addition, prior to recordation of a final map for the proposed project, the applicant will be required to obtain a meter award letter demonstrating adequate water supply to each parcel.

(e) In the Facility Improvement Letter provided by the applicant, the El Dorado Irrigation District states that 8-inch sewer lines exist in both Palmer and Gabbert Drives. There is also a 6-inch sewer line along the western boundary of the property and a service stub at the southwest corner of the property. The existing development can be serviced by any of these facilities. A water and sewer meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, consistent with Board of Supervisors Resolution 118-92.

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- (f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. This facility has more than sufficient capacity to serve the County for the next 30 years.
- (g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For commercial development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

- (a) This project has existing populations of federally-endangered Pine Hill endemics as well as wetland habitat existing on-site, as determined in the Preliminary Wetland and Rare Plant Survey of Ecorp Consulting, Inc. (May 13, 2004), and the addendum letter of March 30, 2005 prepared by Sycamore Environmental Consultants, Inc. The subject project will be conditioned to permanently institute development limitations around these specific biological resources in order to reduce impacts on them to less than significant.
- (b) A substantial adverse effect on traffic would occur if the implementation of the project would generate traffic volumes which cause violations of adopted level of service standards (project and cumulative). An impact is considered significant if the project causes an adjacent intersection to change from LOS E to LOS F. The US 50 Westbound Onramp/Cameron Park Drive/Country Club Drive intersection operates at LOS F in the PM peak hour. At full build-out the project will increase the average delay at this intersection incrementally. However, improvements to the intersection have been programmed and funded under the current CIP that will reduce levels of service standards from LOS F to LOS E or better consistent with General Plan policy.
- (c) The proposed project will not generate any substantially adverse environmental effects on human beings, either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Traffic Impact Assessment for Palmer Profession Center, KDAnderson Transportation Engineers (February 7, 2005)

Preliminary Wetland Assessment and Rare Plant Survey, Ecorp Consulting, Inc. (May 13, 2004)

Biological Survey of Lot-line Adjustment for APN 083-350-43, Sycamore Consultants, Inc., (January 31, 2005)

Addendum Letter to Preliminary Wetland Assessment and Rare Plant Survey, Sycamore Consultants, Inc. (March 30, 2005)

Notification of Pine Hill Ceanothus Transplant on APN 083-450-04, Sycamore Consultants, Inc., (August 15, 2005)

Facilities Improvement Letter, EID, April 4, 2005