

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:	February 9, 2012
Item No.:	8
Staff:	Mel Pabalinas

REZONE

FILE NUMBER: Z04-0016/Village P

APPLICANT: EDH 52 Partners

REQUEST: Rezone of northern 51.45-acre portion of subject property from One-Family Residential (R1) to Commercial-Planned Development (C-PD)

LOCATION: The property is located at the northeast corner area of Tong Road and Silva Valley Parkway, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

APN: 122-720-09 (portion of) (Exhibit B)

PROPERTY SIZE: 57.78 acres

GENERAL PLAN: Adopted Plan: El Dorado Hills Specific Plan-Commercial (C)/ Low Density Residential (LDR) (Exhibit C)

CURRENT ZONING: One-Family Residential (R1)/Exclusive Agricultural (AE) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Planning Services recommends that the Planning Commission forward the following recommendations to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Rezone Z04-0016 based on the Findings in Attachment 1.

BACKGROUND

Village P and El Dorado Hills Specific Plan

The subject property is identified as Village P in the El Dorado Hills Specific Plan (EDHSP), which was approved in July 1988 (Exhibit E). Specifically, this property is identified as “additional lands” in the plan area and is part of a group of properties affected by the anticipated construction of Silva Valley Interchange. Leading up to the adoption of the EDHSP in July 1988, the final design of the Silva Valley Interchange has yet to be determined; as such, no official EDHSP land use designation was adopted for this and other properties that would be affected by the interchange project. With the uncertainty of the interchange and absence of an official land use designation, this area of the EDHSP was identified as “white holes” in the Public Review Draft General Plan (PRDGP), which was the interim county general plan in effect at that time. It must be noted that the underlying zone designation of One-Family Residential-Planned (R1) (based on the El Dorado Hills-Salmon Falls Area Plan) for Village P site remained the same.

In 1994 during processing of an amendment to the EDHSP, specific errors involving the “white hole” areas were further reviewed. In August 1994, the Board of Supervisors approved specific actions amending the omissions including correction of the EDHSP area boundary and formally adopting a commercial land use designation for Village P site. With these changes, specific policies were included in the PRDGP regulating future development in Village P. These additional policies includes requiring a Planned Development (-PD) Overlay Zone and ensuring conformance to applicable design guidelines in the EDHSP. These policies are depicted in the current General Plan (General Plan Policies 2.2.6.1 and 2.2.6.2) which are further discussed below.

Silva Valley Interchange

In 1991, the Environmental Impact Report (EIR) for the Silva Valley Interchange was certified. Portions of the Village P property would be affected as part of this county road project. This project would facilitate connections to Silva Valley Parkway to the north and White Rock Road to the south via on- and off-ramps from Highway 50. The project also includes the relocation of Tong Road which would provide access to existing parcels east of the subject property. A supplemental EIR was recently conducted incorporating modifications to the project and revise outdated information in the EIR. This Supplemental EIR was certified in June 2011. Exhibit F shows the approved layout of the proposed interchange with relation to the subject property affected by this rezone. As this road project would affect the property subject to the rezone application, technical environmental studies utilized in the EIR are referenced in the environmental review for this rezone application.

Rezone Application

The rezone application was originally filed with the County in August 2004. The original request was to rezone the northern portion of the property to General Commercial-Planned Development (CG-PD). At the time of filing, discretionary applications could not be processed due to the Writ of Mandate imposed on 2004 General Plan. With the subsequent approval of the General Plan in July 2004 and lifting of the Writ in September 2005, the County resumed processing of the application; however, the application was deemed Incomplete due to lack of additional required information. Subsequently, the applicant placed the application on-hold from continued

processing. In February 2011, the applicant resubmitted the required information resuming the processing of the application. In November 2011, the applicant amended the proposed rezone from General Commercial-Planned Development to Commercial-Planned Development

The rezone would affect the portion of the property north of State Highway 50 along the western and eastern sections of Silva Valley Parkway. As shown in Exhibits B and G, a recently recorded Record of Survey of the property identifies the legal property totaling 57.78 acres in size consisting of Tract 1 located north of Highway 50 and Tract 2 south of the highway. Specifically, Tract 1, which is owned by the applicant, consists of 1.38 acre sliver of land west of Silva Valley Parkway, and a 1.93 acre and 48.14 acre areas east of Silva Valley Parkway. This tract is within the Community Region of El Dorado Hills, has a Commercial land use designation and inconsistent zone district of One-Family Residential. Tract 2, which measures 6.33 acres and is legally owned by a different property owner, is within the Rural Region Planning Concept Area and is designated as Low Density Residential (LDR) with a consistent zoning of Exclusive Agriculture (AE). As indicated above, the zone change would only affect the northern portion (Tract 1) of the property which measures 51.45 acres.

ANALYSIS

Staff has reviewed the project for consistency with the County's regulations and requirements. An analysis of the proposal and issues for the Planning Commission's consideration are provided in the following sections.

Project Description

The rezone would change the underlying zone of One-Family Residential (R1) to Commercial-Planned Development (C-PD) to be consistent with the Commercial land use designation under the General Plan and El Dorado Hills Specific Plan. As discussed above, the zone change would only affect portion of the subject property (Tract 1) located north of Highway 50. No development or improvement is associated with the proposed zone change, therefore, no physical impact to the property setting would occur; however, as discussed above, portions of the property would be affected as part of the recently approved county road project Silva Valley Interchange. Ultimate portions of the property that could be developable would be dependent on the final layout of the interchange.

Site and Surrounding Properties' Information

The property is within the El Dorado Hills Community Region of the County. The subject site is predominantly flat with minor areas of mild topography. The elevation of the site is within the 800-foot range with a natural drainage toward the southwestern portion of the property. According to the technical studies for the Silva Valley Interchange project, which evaluated the entire property, the biological habitat within the site predominantly consist of annual grassland with small stands of Blue Oak Woodland, and slivers of riparian and wetland areas along the western perimeter. An Elderberry Bush, which hosts the protected Valley Elderberry Longhorn Beetle, has been identified along the northwestern perimeter of the property. Though mostly undisturbed, the site is traversed by the existing paved road right-of-way portions of Silva Valley Parkway and Tong Road, which provides potential access to the site.

Table 1 below details the existing land use designations and uses on the subject site and the surrounding properties. As discussed above, the property has a split land use and zoning designations divided by State Highway 50. Existing residential uses border the site along the northeast and Oak Meadow Elementary School to the northwest. Vacant residential parcels borders the site immediately to the east and open space lands to the west. Portions of the property south of Highway 50 are vacant. As mentioned above, only the northern portion of the property (Tract 1) is subject to the rezone.

The site is currently outside of the service area for various utilities and services including El Dorado Irrigation District (public water, sewer, and recycled water) and El Dorado Hills Fire Department (Fire and Emergency). As applicable, future development of the site would be required to annex into the jurisdictions in order to acquire these services.

Table 1. Land Use Information

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Adopted Plan (Commercial)- El Dorado Hills Specific Plan (C)/Low Density Residential (LDR)	One-Family Residential (R1)/Exclusive Agricultural (AE)	Vacant
North	Adopted Plan (Residential)- El Dorado Hills Specific Plan (EDHSP)	One-Family Residential-Planned Development (R1-PD)	Oak Meadows Elementary School/Residential
East	Adopted Plan (Residential) - El Dorado Hills Specific Plan (EDHSP)/Medium Density Residential (MDR)/ Low Density Residential (LDR)	One-Family Residential-Planned Development (R1-PD)/ One-Acre Residential (R1A) District	Residential/Vacant Lands
South	Low Density Residential (LDR)	Exclusive Agricultural (AE)	Vacant
West	Adopted Plan (Residential) - El Dorado Hills Specific Plan (EDHSP)/Research and Development (R&D)	Open Space/ One-Acre Residential (R1A) District	Vacant

General Plan

Table 2 below provides a summary of the El Dorado County General Plan policies applicable to the project.

Table 2. General Plan Consistency Discussion

General Plan Element	Policy Reference	Consistency Discussion
Land Use	Policy 2.2.5.2 (Project Consistency)	Consistent. This policy requires verification of discretionary project applications for consistency with the applicable General Plan policies. Based on consistency matrix (Table 2.4) under General Plan Policy 2.2.1.5, the rezone of the northern portion of subject property from One-Family Residential (R1) to Commercial-Planned Development (C-PD) would be consistent with the underlying Commercial Land Use Designation in the EDHSP and General Plan.
	Policy 2.2.5.3 (Rezone Consistency)	
	<p><i>1. Availability of adequate public water and 2. Availability and capacity of public treated water system</i></p>	Consistent. The project is currently not within the El Dorado Irrigation District (EID) service area. Though no development is proposed with this rezone application, based on the submitted Facility Improvement Letter (FIL) from EID dated July 21, 2011, there is adequate amount of water that would be available for future site development. As of January 1, 2009, there are 3,597 equivalent dwelling units (EDU) available in the El Dorado Hills Water Supply Region. EID estimates 50 EDU's would be required for future site development. There is an existing 18" potable water main that is located within the existing Silva Valley Parkway. Annexation would be required in the event that future services are proposed for the site.
	<p><i>3. Availability and capacity of public waste water treatment system</i></p>	Consistent. The project is currently not within the EID service area. Though no development is proposed with this rezone application, based on the submitted FIL dated July 21, 2011, there is adequate amount of capacity in the existing system serving the area. According to the FIL, future site development would require connection to an existing 21" gravity sewer line along Silva Valley Parkway. Annexation would be required in the event that future services are proposed for the site.
	<p><i>4. Distance to and capacity of the serving elementary and high school</i></p>	Consistent. Oak Meadows Elementary School borders the project site to the north. The school has current enrollment 800 students. Oak Ridge High School, which is a part of the El Dorado Union High School

		District, is approximately 1 mile north of the site along Silva Valley Parkway and has current enrollment of 2,241 students.
	<i>5. Response time from nearest fire station handling structure fires</i>	Consistent. Though currently not within the El Dorado Hills Fire Department Service District, there are two fire stations that are approximately 2.5 to 3.5 miles from the site. These stations are located at 1050 Wilson Boulevard and 4680 Golden Foothills Parkway. Depending on the route taken, the estimated emergency response time is less than 8 minutes. Future development applications on the site would be subject to further review by the department.
	<i>6. Distance to nearest Community Region or Rural Center</i>	Consistent. The portion of the property subject to the rezone is within the El Dorado Hills Community Region of El Dorado County. The balance of the property is within the Rural Region would remain the same as currently designated.
	<i>7. Erosion hazard</i>	Consistent. The primary soil composition falls within the Auburn Series (AwD), which is generally characterized to exist within 2 to 3% slopes, silty loam, and have a medium to rapid surface runoff. Erosion hazard is moderate to high. However, no development or improvement is proposed with this rezone application. Future development of the site would require submittal of a formal application, subject to technical review by the County and affected agencies for implementation of measures minimizing erosion hazards.
	<i>8. Septic and leach field capability</i>	Consistent. No development is proposed as part of this rezone. However, future development proposal would be required to connect to public sewer services provided by EID, which would require a formal annexation.
	<i>9. Groundwater capability to support wells</i>	Consistent. No development is proposed as part of this rezone. However, future development proposal would be required to connect to public water services provided by EID, which would require a formal annexation.
	<i>10. Critical flora and fauna habitat areas</i>	Consistent. According to the Biological Resource Evaluation for the Silva Valley Interchange EIR, the property provides a range of habitat areas for various types of flora and faunas. These habitats include wetland areas, oak woodland, and grassland which could potentially accommodate species such as Valley Elderberry Longhorn Beetle, Red-Legged Frog and Western Pond Turtle. No development is proposed with this rezone so there are no impacts to the habitat resource are expected to occur.

<p><i>11. Important timber production areas</i> <i>12. Important agricultural areas</i> <i>13. Important mineral resource areas</i></p>	<p>Consistent. The property is not considered an important source of timber, agricultural, or mineral. The property has an underlying Commercial land use designation. The rezone to Commercial-PD would establish consistency with the land use designation and anticipate construction commercial development.</p>
<p><i>14. Capacity of the transportation system serving the area</i></p>	<p>Consistent. The property can be directly accessed via the existing Silva Valley Parkway to the west and Tong Road to south. Both peripheral roads would be improved as part of the Silva Valley Interchange project that would aim to alleviate local traffic and circulation effects in the area. Future development of the site would be subject to the ultimate configuration of this interchange project and would be reviewed for specific traffic impacts and adherence to County road and circulation standards.</p>
<p><i>15. Existing land use pattern</i></p>	<p>Consistent. The rezone of the property would be consistent with the Commercial land use designation in the EDHSP and General Plan. Though the site is surrounded by existing and planned residential development, its location along Highway 50 and Silva Valley Parkway is considered suitable in accommodating commercial development.</p>
<p><i>16. Proximity to perennial water course</i></p>	<p>Consistent. According to the Biological Resource Evaluation for the Silva Valley Interchange EIR, a perennial wetland traverses the property flowing from the northern area of the site to the southwest. Also, Carson Creek drainage area, which flows east to west, is located east of the project site. Given that no development is proposed with this rezone, no impacts to these resources would occur.</p>
<p><i>17. Important historical/archeological sites</i></p>	<p>Consistent. According to the studies provided in the Silva Valley Interchange project EIR, the site contains sensitive historical and cultural resources. Mitigation measures have been incorporated as part of the road project. No development is proposed as part of this rezone and, therefore, no impacts would occur with this application. Subsequent commercial development of the site would require detailed analysis of potential impacts to these resources.</p>
<p><i>18. Seismic hazards and present of active faults</i></p>	<p>Consistent. The property is approximately 1,000 feet east of an inactive West Bear Mountain Fault. No portion of the county is located within an Alquist-Priolo Earthquake Fault Zone.</p>
<p><i>19. Consistency with existing Conditions, Covenants, and Restrictions</i></p>	<p>Consistent. There is no CC&R applies to the property. CCR's is typically required as part of subsequent development.</p>

Land Use Element	Policy 2.2.3.1 (Planned Development)	Consistent. The addition of the Planned Development (-PD) combining zone district would require future development of the site to be in conformance with the applicable standards of the Zoning Ordinance.
	Policy 2.2.6.1 (Village P –PD overlay)	Consistent. As proposed, the application for rezone to Commercial would include a Planned Development (PD) overlay.
	Policy 2.2.6.2 (Village P-Design Standards)	Consistent. No development is proposed with this rezone application. However, with the –PD overlay, future development proposal would be subject to applicable provisions of the EDHSP design criteria and future adopted standards of Village P Design Guidelines and Scenic Highway Ordinance. Also, it must be noted that the section of Highway 50 adjacent to project site is not identified in the El Dorado County General Plan EIR as a public scenic viewpoint.
Public Service and Utilities	Policy 5.2.1.3 (Public Water System Connection) and 5.2.1.4 (Rezone Approval in Community Region)	Consistent. The proposed rezone to Commercial-Planned Development would promote commercial development. Given its location within the El Dorado Hills Community Region, future development would be required to annex in order to connect to public waster water. An FIL letter has determined that an adequate supply of water exists and would be able to accommodate the development.

Zoning

The proposed rezone to Commercial-Planned Development (C-PD) would be consistent with the Commercial land use designation in El Dorado Hills Specific Plan and General Plan. The Commercial zone district is regulated under Section 17.32.I of the El Dorado County Zoning Ordinance. In comparison with other commercial zone districts, the Commercial zone typically allows for the least intense commercial uses (Exhibit I). Uses allowed by-right within this zone range from office, retail, and entertainment to mixed use planned development, which integrates a combination of commercial, residential and/or institutional uses on one site.

With its location along Highway 50 and a major arterial road (Silva Valley Parkway), the proposed Commercial zone would be a suitable designation for the site. Combined with the Planned Development (PD) overlay zone, which is regulated under Section 17.04 of the Zoning Ordinance, future development of the site would require a submittal of a Planned Development Permit application subject to review by the County and affected agencies. Specifically, subsequent development would be evaluated for site and design standards as well as potential environmental effects to site and its surroundings.

Other Issues

Agency Comments

Comments were received from various county departments and outside agencies including the Department of Transportation, El Dorado County Resource Conservation District and El Dorado Hills Fire Department (Exhibit J).

Specifically, the Local Agency Formation Commission (LAFCO) emphasized the need for a formal filing and analysis of site annexation to local purveyors of water, sewer, and fire protection services boundary area when an actual development is proposed for the site.

Citizen Group Comment

The Area Planning Advisory Committee (APAC) voted to support the rezone. The committee, however, posed concerns ranging from the need for a full environmental impact review of the rezone to detailed review of the future development of the site. In response, the site has been designated and analyzed as Commercial under the current General Plan. Also, with the -PD overlay zone, future development proposal would require a Planned Development Permit application, subject to detailed review and analysis by the County and affected agencies.

Conditions of Approval

As this zone change request is a legislative act and not accompanied by a specific development proposal, no conditions of approval are applicable.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study to determine if the rezone would have a significant effect on the environment (Exhibit K). Specific applicable studies, which evaluated the entire property, utilized in the Silva Valley Interchange EIR were referenced in this Initial Study. Based on the Initial Study, a Negative Declaration has been determined given that there is no substantial evidence that this legislative rezone request would have a significant effect on the environment. Future development application proposal on the site would require a separate environmental analysis.

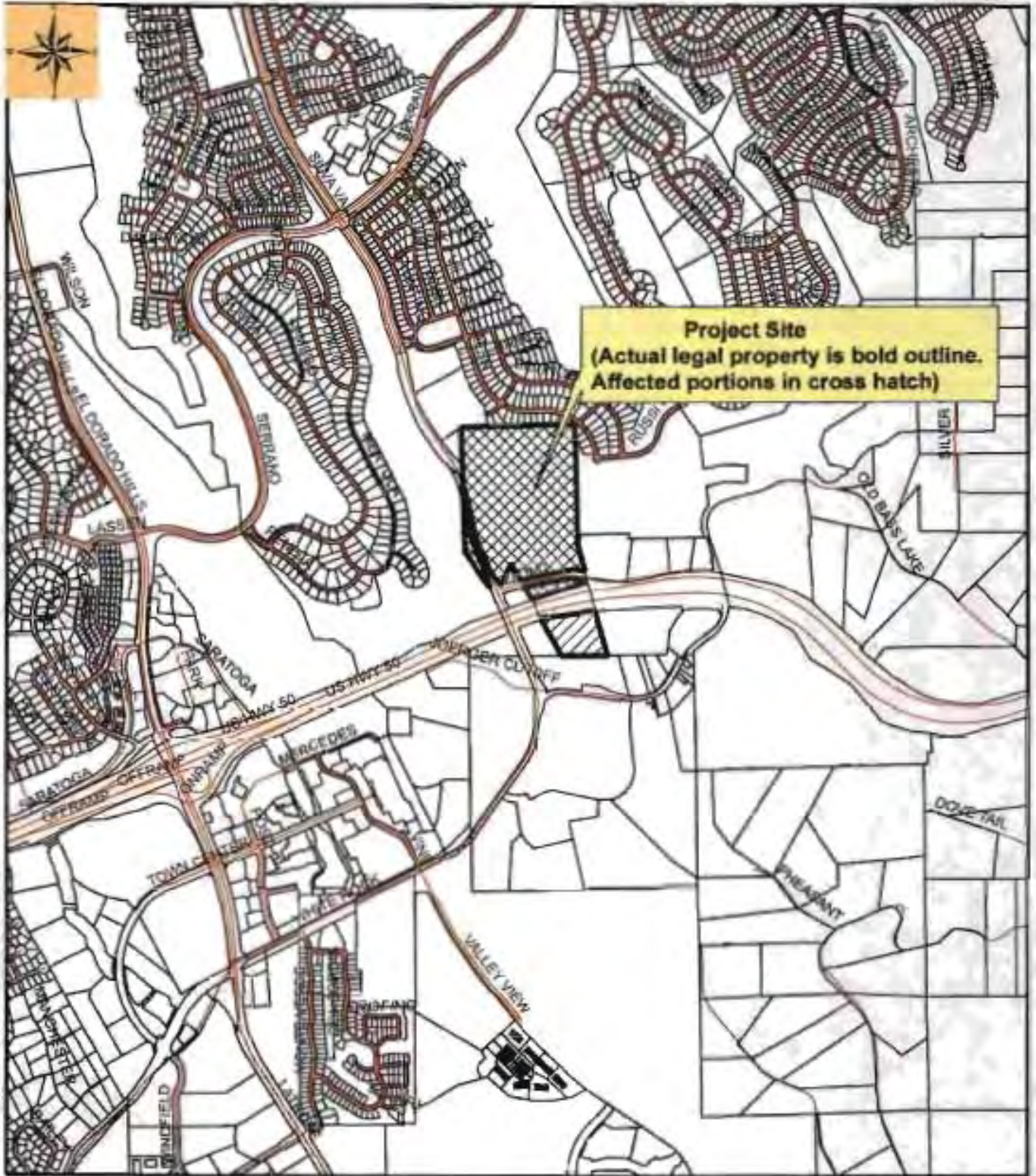
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,101.50 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,101.50 would be forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report

Attachment 1	Findings for Approval
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Current Zone Map
Exhibit E	El Dorado Hills Specific Plan Land Use and Zoning Maps
Exhibit F	Silva Valley Interchange Layout
Exhibit G	Record of Survey for APN 122-720-09
Exhibit H	Village P Rezone Exhibit
Exhibit I	El Dorado County Zoning Ordinance, Section 17.32-I Commercial (C) Districts
Exhibit J	Agency Comments
Exhibit K	Negative Declaration and Initial Study

Village P Rezone File No. Z04-0016



0 250 500 1,000 Feet

Map prepared by
Map Features
© DeKalb County
Development Services Planning

Exhibit A- Location Map

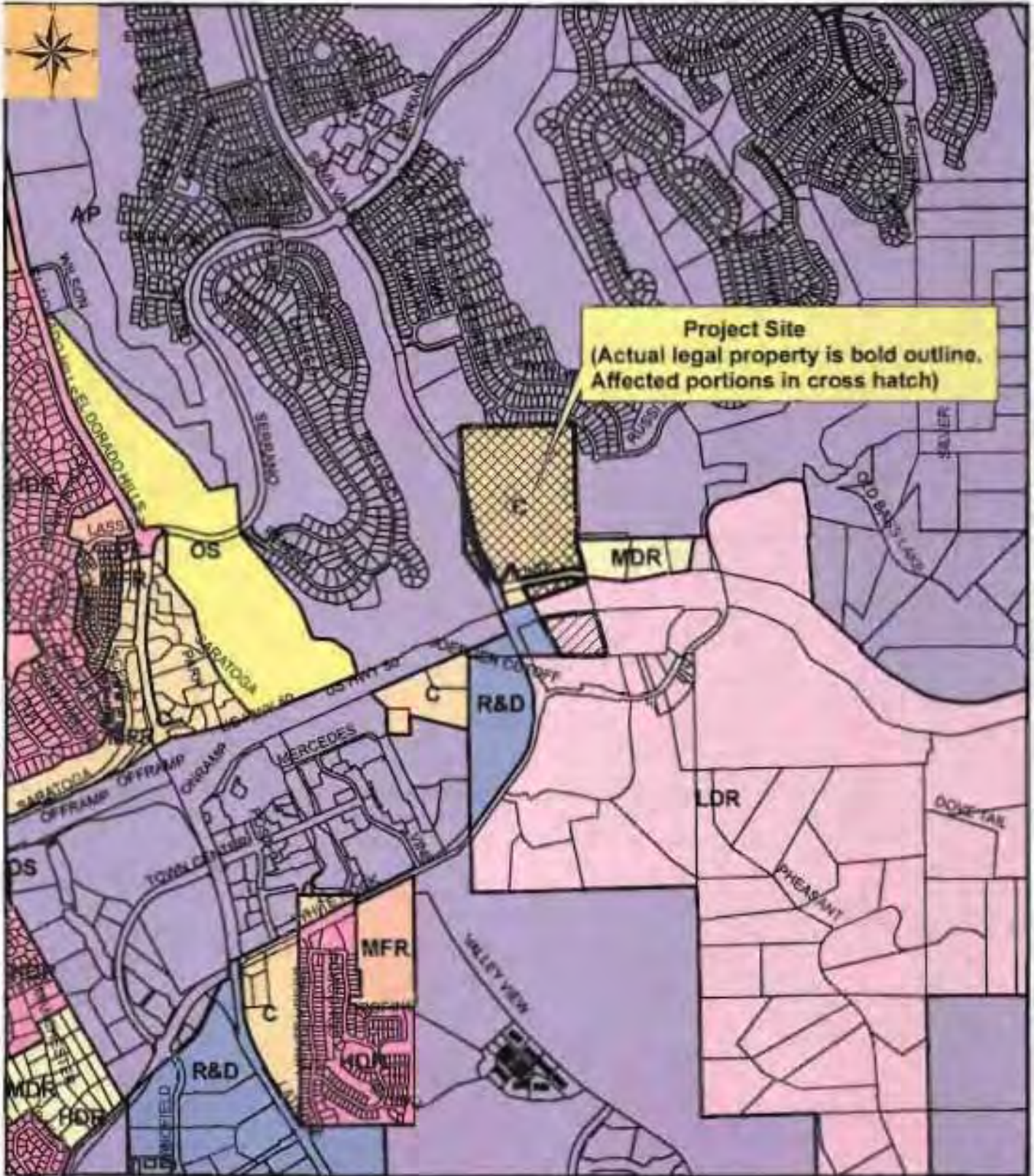


Assessor's Map No. 122, Pg. 72
County of El Dorado, CA

Rev. Apr. 6, 2019

Acreages Are Estimates

Village P Rezone File No. Z04-0016



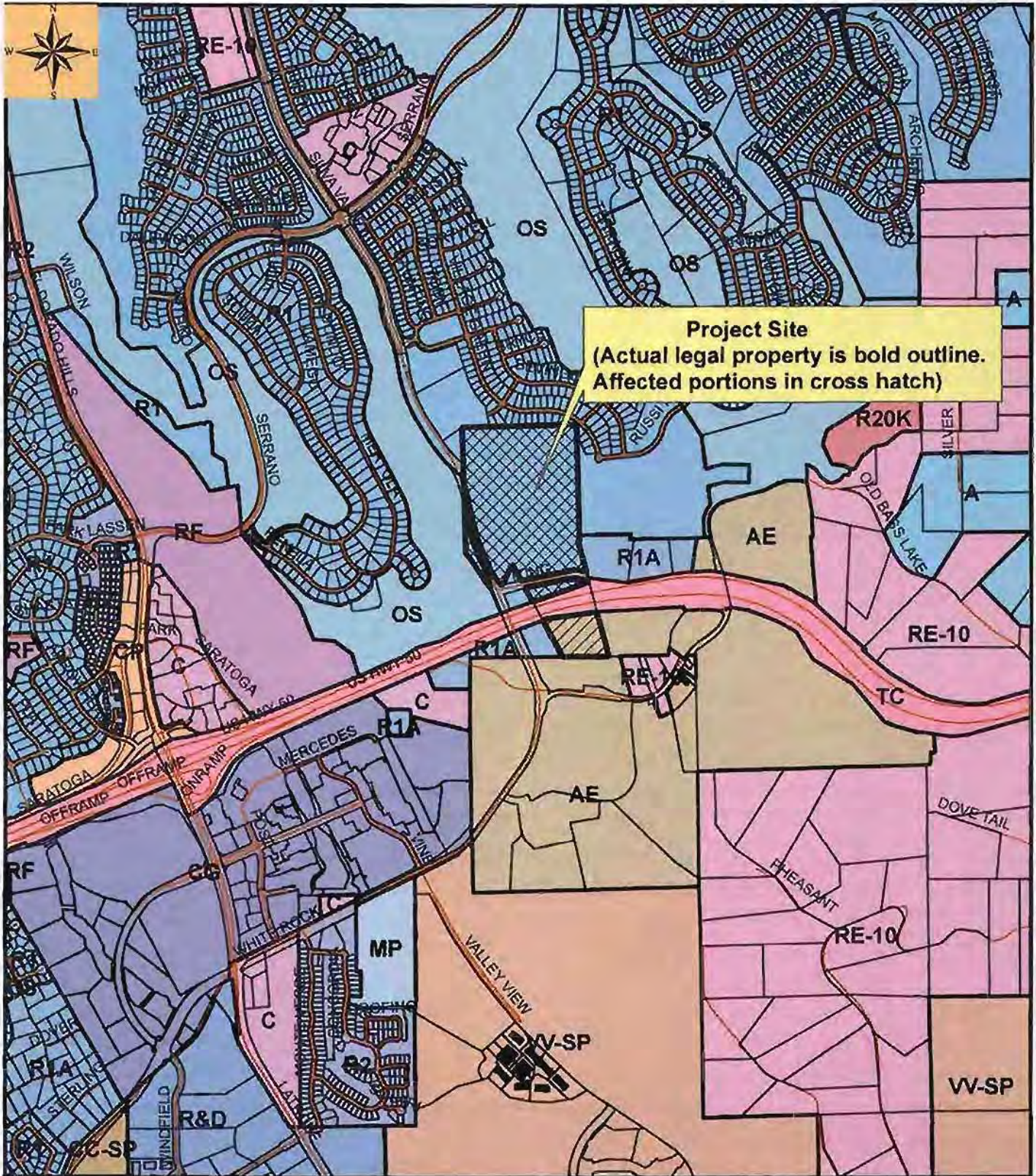
© 2006 SPS 1:200 Feet
Unpublished

Map prepared by
M. F. Payne
© Contra Costa
Development Services Planning

Exhibit C- General Plan Land Use Map

Village P Rezone

File No. Z04-0016



0 250 500 1,000 Feet

Map prepared by:
Mel Pabalinas
El Dorado County
Development Services Planning

Exhibit D- Zone Map

STAFF REPORT
12-0283.C.14

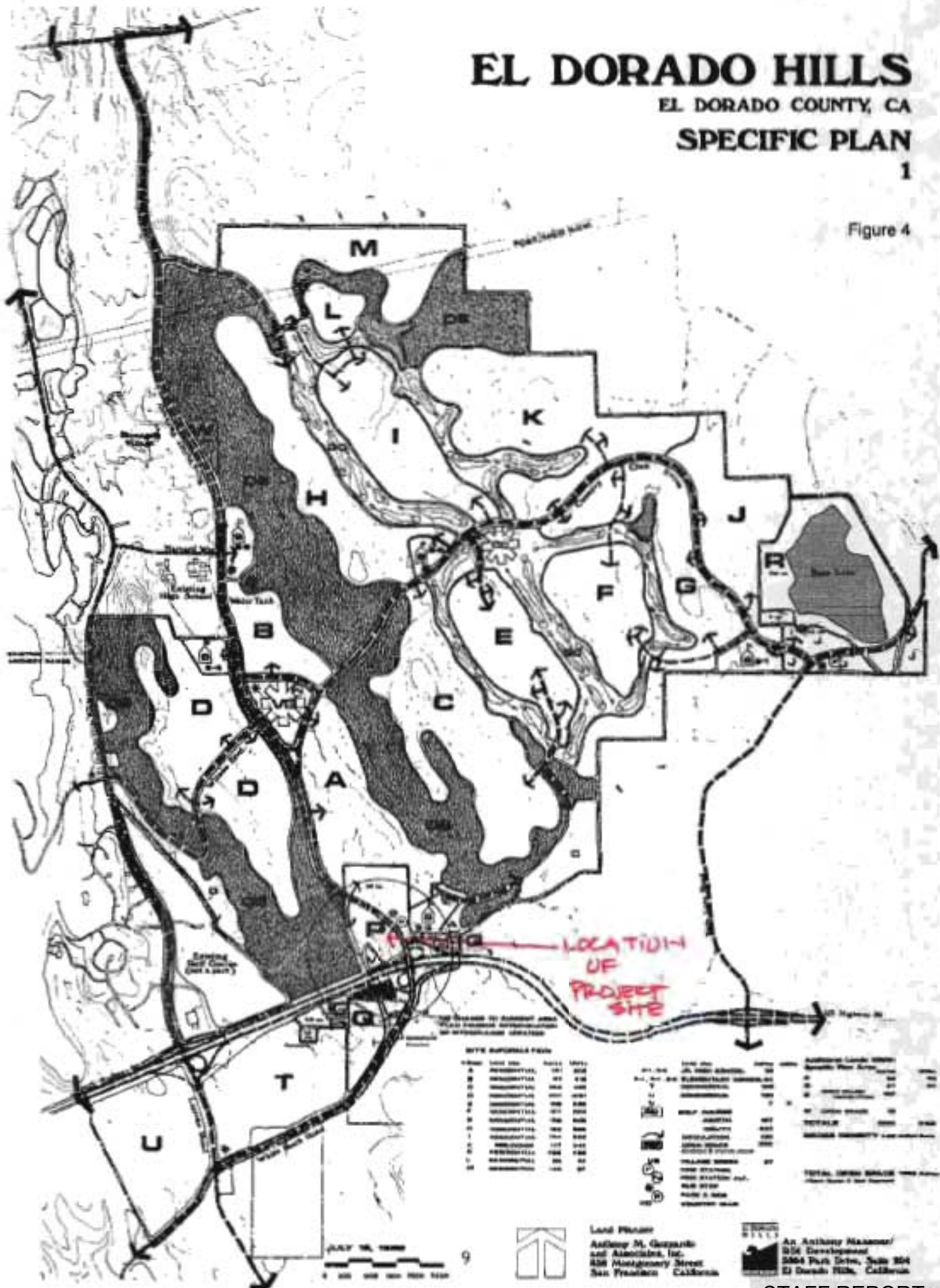
EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN

1

Figure 4



LOT AREA TABLE

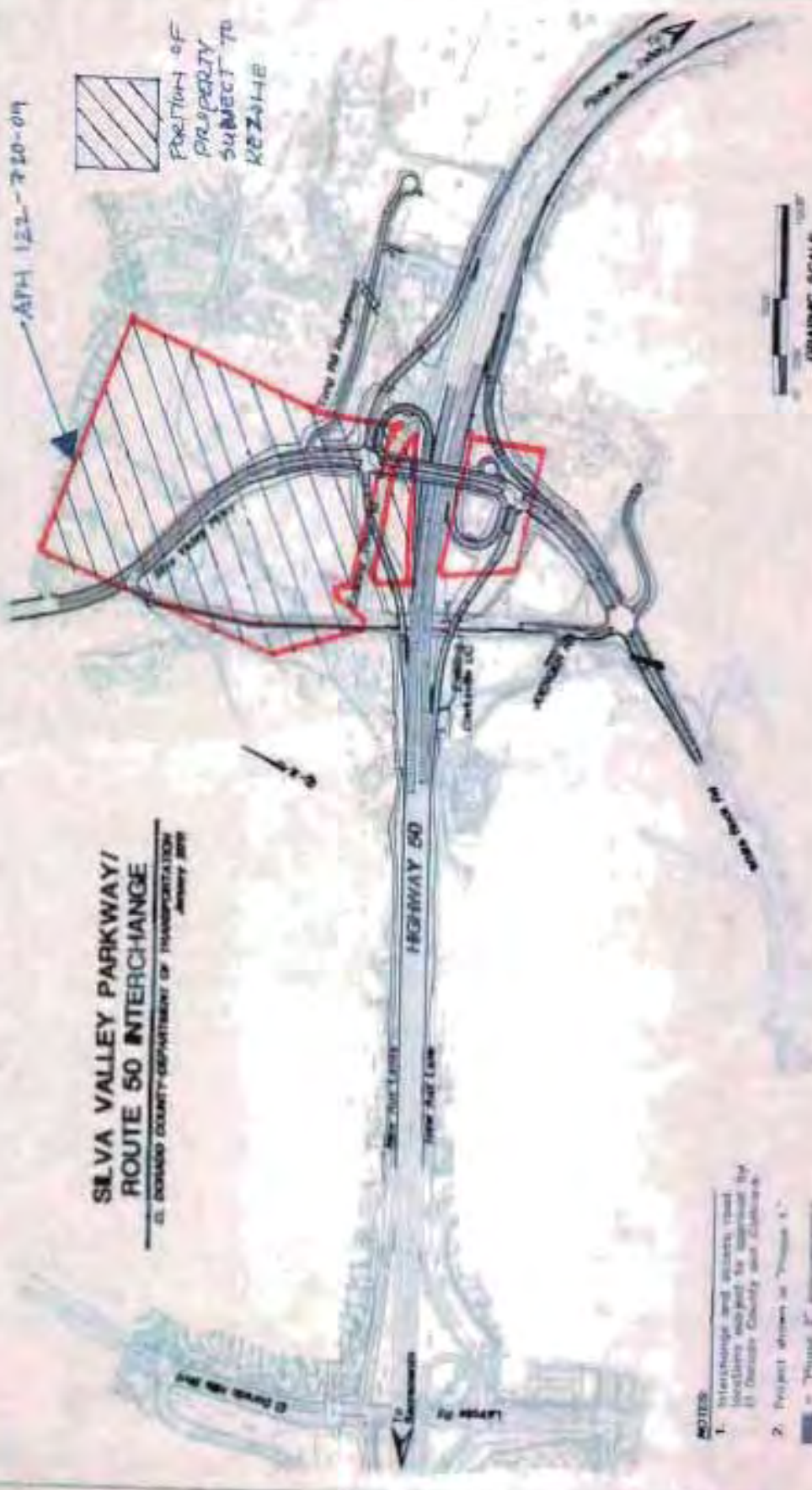
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97	1.00	43,560
98	1.00	43,560
99	1.00	43,560
100	1.00	43,560

**SILVA VALLEY PARKWAY /
ROUTE 50 INTERCHANGE**

CL. DOMINGO COUNTY DEPARTMENT OF TRANSPORTATION
January 2009



- NOTES**
1. Interchange and access road locations are just for information. (1) County Clerks and Clerk.
 2. Project shown as "Phase 1".
- = "Phase 2" improvements

LSA

PROJECT: CL. DOMINGO COUNTY DEPARTMENT OF TRANSPORTATION

DATE: 12/22/08

I. COMMERCIAL (C) DISTRICTS

17.32.010 Applicability. The regulations set forth in Sections 17.32.020 through 17.32.040 shall apply to all C districts (commercial districts) and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9413(part))

17.32.020 Uses permitted by right. The following uses are allowed by right, without special use permit or variance:

- A. Any use, except one-family and multiple-family dwellings and mobile home parks, allowed by right or special use permit in RT tourist residential zones;
- B. Office, bank, studio, eating and drinking establishment and used retail sale other than those enumerated in subsection E of this section, retail repair and service exclusive of automobile service, service station, parking lot;
- C. Accessory use and structure;
- D. Two signs not exceeding fifty square feet in total area of any one display surface, or one sign not exceeding eighty square feet in area, advertising authorized activities on the premises;
- E. Places of entertainment, appliance store and repair (new and used), antique store and furniture store, second-hand store, when they are fully enclosed in a building;
- F. Reserved;
- G. Health facility;
- H. Community care facility. (Ord. 3992 §1(part), 1988: Ord. 3606 §41, 1986: Ord. 3419 §12, 1984: prior code §9413(a))

17.32.025 Uses requiring a planned development.

- A. Mixed-use development, (subject to provision in 17.02; Planned Development General Provision, 17.04; Planned Development Procedure, and 17.14.230; Miscellaneous Development Requirements for Mixed Use Development). (Ord. 4836 §2, 2009)

17.32.030 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefore from the planning commission:

- A. New and used automobile sale and repair, bulk petroleum sale and storage; provided, however, that used automobile sale and repair shall not be deemed to include automobile dismantling, junking or wrecking operation;
- B. Animal clinic or shelter;
- C. Mobile home park;
- D. All uses enumerated in subsection E of Section 17.32.020 when they are not fully enclosed in a building;
- E. Other sign sizes and applicable general provisions as itemized in Chapters 17.14, 17.16 and 17.18;
- F. Airports, heliports and their accessory uses and structures;
- G. Reserved;
- H. Recreational vehicle parks, campgrounds and their accessory uses and structures. (Ord. 4836 §2, 2009: Ord. 3992 §1(part), 1988: Ord. 3606 §42, 1986: prior code §9413(b))

17.32.040 Development standards. The following provisions shall apply to all C districts, except for Mixed-use developments (subject to provision in 17.02; Planned Development General Provision, 17.04; Planned Development Procedure, and 17.14.230; Miscellaneous Development

Requirements for Mixed Use Development) and unless and until a variance is obtained from the planning commission:

- A. Minimum lot area, five thousand square feet;
- B. Maximum building coverage, sixty percent of the lot;
- C. Minimum lot width, fifty feet;
- D. Minimum yard: front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening; provided, however, that all hotels, motels or multifamily dwellings shall have at least five feet side and rear yards;
- E. Maximum building height, fifty feet. (Ord. 4836 §2, 2009: prior code §9413(c))

II. PROFESSIONAL OFFICE COMMERCIAL (CPO) DISTRICTS

17.32.050 Purpose. The purpose of the CPO districts is to provide land use areas for the development and use of professional, administrative and business offices and related uses located in proximity to residential uses. It is intended that Sections 17.32.050 through 17.32.080 shall provide for an environment which will be in harmony with adjacent existing and proposed developments and shall provide a transition or buffer zone between residential and more intensive land uses. (Prior code §9413.2(A))

17.32.060 Uses requiring site plan approval.

- A. The following uses are permitted without special use permit, but only after obtaining approval of the site plan therefore, from the planning director who shall act thereon within fifteen days after submittal. The planning director shall find that the proposed uses, architectural design, building siting, landscaping, parking and signs will be compatible and harmonious with existing and proposed adjacent developments and any contiguous like uses. If the applicant is not satisfied with the requirements or actions of the planning director, the applicant may request a review by the planning commission which shall hear the site plan review within thirty days of the request. Decisions of the planning commission may be appealed pursuant to the provisions of Chapter 17.08.
- B. The provisions of Chapters 17.14, 17.16 and 17.18 shall apply to such uses as listed below:
 - 1. Dental clinics;
 - 2. Professional offices for the use of accountants, architects, attorneys, banks, dentists, doctors, engineers, insurance, investment companies, real estate companies, savings and loan companies, surveyors and general business offices of an administrative or service nature to the exclusion of on-site retail or wholesale trade;
 - 3. Coffee shops, newsstands, similar service accessory use to be located totally within an office building with no entrance directly from the street nor a sign visible from the street and of such a scope and nature as may be expected to generate patronage substantially from tenants of the office complex or building;
 - 4. Drug and prescription sales accessory to a medical office or clinic to be located totally within an office building with no entrances directly from the street nor any sign visible from the street;
 - 5. Reserved;
 - 6. The following sign regulations shall apply in all professional office commercial zones:
 - a. No sign shall face any adjacent residential zoning district,



El Dorado County Resource Conservation District

100 Forni Road, Suite A • Placerville, CA 95667 • Phone (530) 295-5630, Fax (530) 295-5635

June 7, 2011

Development Services Department
Mr. Mel Pabalinas, Project Planner
2850 Fairlane Rd.
Placerville, CA 95667

Re: Z 04-0016 – EDH 52/ Village P (EDH 52, A California General Partnership/Properties,
LLC/Cooper Thorne and associates)

In response to your request for our review of the above-mentioned project, the Resource
Conservation District has reviewed the project and we have no comments at this time.

For: Carlan Meyer, President
Board of Directors


By: Mark Egbert
District Manager
El Dorado County & Georgetown Divide Resource Conservation Districts
100 Forni Road, Suite A
Placerville, CA 95667
(p) 530-295-5630
(f) 530-295-5635
Mark.Egbert@ca.usda.gov



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



Preliminary Comments

Date: June 20, 2011
To: Mel Pabalinas, Project Planner
From: Eileen Crawford, DOT Transportation Planning 
Subject: Z 04-0016
Project: EDH 52/Village P
Location: Northeast corner of Silva Valley Road and Tong Road
APN: 122-720-09

Project Description: DOT has reviewed the above referenced application for a request to amend the Land Use Designation from One Family Residential (R1) to Commercial General (CG) with the Planned Development (PD) overlay.

Site Plans: These comments are based on a review of the information provided by the applicant dated May 2011.

Grading & Drainage: Since there is no development being proposed with the Rezone, Grading & Drainage plans would not be required. However, any future development of the parcel will most likely require Grading & Drainage plans.

Traffic: Depending on what type of commercial development is proposed on the site in the future, a traffic study may be required. DOT recommends submittal for a DOT Initial Review once a project is identified. This will allow DOT to determine if a Traffic Study is required to adequately assess the proposed project's potential impacts. Depending on the results of a traffic study, additional offsite improvements or mitigations may be necessary.

Silva Valley Parkway and Tong Road Drive are County maintained roadways. The project is located in the El Dorado Hills Community Region.

Since the project does not include development, DOT does not place conditions on the project but instead defer conditioning until an application for development is submitted.



El Dorado Hills Fire Department

June 30, 2011

Mr. Mel Pabalinas, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

Re: Z 04-0016 EDH 52/VILLAGE P

Dear Mr. Pabalinas:

The El Dorado Hills Fire Department has reviewed the above referenced development. Please review the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code.

1. A secondary means of egress shall be provided prior to any construction.
2. This development shall provide a minimum of two unobstructed access roadways during construction.
3. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. Any home larger than 6,200 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13R and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
4. The required fire flow rate for fire protection of the proposed referenced development is 2,500 gpm with a 20 psi residual for a two hour duration. This flow rate is in addition the highest maximum daily consumption and is based on the premise that a commercial, retail, fire sprinklered building is to be of masonry construction and shall not exceed 30,000 square feet in size.

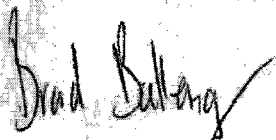
5. Commercial buildings shall have fire sprinklers installed in accordance with NFPA-13, 2010 edition, and Fire Department requirements. Fire sprinkler plans shall be turned in for review and approval prior to installation.
6. This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet for residential structures and 300 feet for commercial buildings. The exact location of each hydrant shall be determined by the Fire Department.
7. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
8. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
9. The fire access roadways servicing the building shall be designed to accommodate a 40 foot inside and a 56 foot outside turning radius.
10. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
11. Gates shall meet the El Dorado Hills Fire Department Gate Standard B-002.
12. All driveways shall conform to the El Dorado County Land Development Manual and the State Fire Safe Regulations.
13. Lots that back up to wild land open space shall be required to use non-combustible type fencing.
14. This development shall be conditioned to develop, implement, and maintain a Wild Land Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wild land areas that surround this development.
15. A complete preplan will be provided to the Fire Department at time of final.

16. A KNOX box shall be installed on commercial buildings to contain the master key to open all exterior doors. The KNOX box order form is available at the El Dorado Hills Fire Department, 1050 Wilson Blvd, El Dorado Hills.
17. All commercial trash enclosures shall be located a minimum of 10 feet from a building wall and shall be contained in an enclosure.
18. The fire alarm system shall be installed per the California Building Code and the California Fire Code, 2010 editions as well as NFPA 72, 2007 edition. Alarm plans shall be turned in for review and approval prior to installation.

If you have any additional questions or concerns, please contact me at (916) 933-6623 Ext.29.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT



Brad Ballenger
Division Chief/Fire Marshal

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667

Phone: (530) 295-2707 • Fax: (530) 295-1208

lafco@edlafco.us • www.edlafco.us

JUN 23 AM 11:25
RECEIVED
PLANNING DEPARTMENT

June 21, 2011

Mel Pabalinas
Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

RE: EDH 52 / Village P (Z 04-0016)

Dear Mr. Pabalinas:

Thank you for the opportunity to review and provide comments on the EDH 52 / Village P rezone from One Family Residential to Commercial General with a Planned Development overlay.

As you are aware, APN 122-720-09 is not within the boundaries of the El Dorado Irrigation District (EID) nor the El Dorado Hills County Water District (EDHCWD). However, contrary to information provided on the initial consultation form, the applicant does not currently have an active application with LAFCO to annex to either district. Several years back, LAFCO began processing a petition to annex this parcel into EID and EDHCWD (LAFCO Project No. 02-10); however that project was closed on November 20, 2006 due to incomplete application materials.

Though there is no specific proposed development associated with this parcel at this time, any future development, commercial or otherwise, will eventually require water, wastewater, fire protection and emergency medical services. Therefore, LAFCO requests that any future development be conditioned to require annexation into EID and EDHCWD prior to final approval. In addition, because the environmental review that will be prepared for this rezone will not include any future development, please continue to include LAFCO as a responsible agency for this project when any subsequent environmental review is prepared.

I can be contacted at (530) 295-2707 if you have any questions or if the applicant would like to discuss reinitiating the reorganization application.

Sincerely,

Erica Sanchez

Erica Sanchez
LAFCO Policy Analyst

cc: MJM Properties, LLC
Lori Grace, El Dorado Irrigation District
Chief David Roberts, El Dorado Hills County Water District

S:\Projects\MISC\TAC Items\2011 TAC Comments\EDH 52-Village P.doc

COMMISSIONERS

Public Member: Don Mette • Alternate Public Member: Norm Rowett
City Members: Bruce Grego, Wendy Mattson • Alternate City Member: Carl Hagen
County Members: Ron Briggs, James R. Sweeney • Alternate County Member: Ray Nutting
Special District Members: Ken Humphreys, Harry J. Norris • Alternate Special District Member: Vacant

STAFF

José C. Henriquez, Executive Officer • Erica Sanchez, Policy Analyst
Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

STAFF REPORT

12-0283.C.27



El Dorado Hills
Area Planning Advisory Committee
 1021 Harvard Way
 El Dorado Hills, CA 95762

2011/12 Board

Chair

John Hidahl

Vice-chairman

Jeff Haberman

Secretary/Treasurer

Alice Klinger

Kathy Prevost

August 16, 2011

Mel Pabalinas
 Project Planner
 2850 Fairlane Court
 Placerville, CA 95667

Subject: Z 04-0016 EDH 52/ Village P

The full El Dorado Hills Area Planning Advisory Committee (APAC) on Wednesday, August 10, 2011 and reviewed the request for a rezone from One Family Residential (R1) to Commercial General (GG) with the Planned Development (PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 122-720-09, consists of 51.45 acres, and is located on the northeast corner of Silva Valley Road and Tong Road in the El Dorado Hills area.

The members voted unanimously (6 to 0) on a motion of support of the project.

APAC had some major concerns about this project but the developer's representative said these concerns would be addressed when the actual commercial project is proposed for the site. APAC's concerns are listed below:

1. The project requires a full EIR to address any impacts to the environment. (This request for land use changes and commercial project was not cover under the EIR for the El Dorado Hills Specific Plan.
2. The just completed Silva Valley interchange project EIR and final traffic operation study (Appendix G) does not address the proposed zoning change impacts and the traffic generated by a commercial project.
3. The commercial project would have a major negative impact on the school and residents located at the north end of the parcel.
4. A detailed commercial development plan for the 55+ acres must be provide to asses the impacts when a project is proposed for this site.
5. The County should purchase the land required for the interchange from this parcel at the lower value R1 Zoning.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,

John Hidahl
 APAC Chairman

cc: El Dorado County Planning Department
 APAC Read File

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

NEGATIVE DECLARATION

FILES: Z04-0016

PROJECT NAME: Village P Rezone

NAME OF APPLICANT: EDH 52

ASSESSOR'S PARCEL NO.: 122-720-09 **SECTION:** 1 T: 09N R: 8E

LOCATION: Northeast corner of Silva Valley Parkway and Tong Road in El Dorado Hills, El Dorado County

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** One-Family Residential (R1) District **TO:** Commercial- Planned Development District (C-PD)
- TENTATIVE PARCEL MAP**
- SUBDIVISION**
- 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. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title/Application No.: Village P Rezone (File No. Z04-0016)

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

Contact Person: Mel Pabalinas, Senior Planner **Phone Number:** (530) 621-5363

Property Owner's Name and Address: EDH 52, 7700 College Town Drive, Suite 101, Sacramento, CA 95826

Project Applicant's/Agent's Name and Address: Same as Owner's Information

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

Project Location: Northeast corner of Silva Valley Parkway and Tong Road in El Dorado Hills, El Dorado County

Assessor's Parcel Number(s): 122-720-09 (51.45 acre portion of 57.78 acre subject parcel)

Zoning: One-Family Residential (R1)/Exclusive Agricultural (AE)

Section: 1 T: 9N R: 8E

General Plan Designation: Adopted Plan (Commercial)- El Dorado Hills Specific Plan (C)/Low Density Residential (LDR)

Description of Project:
Rezone of northern 51.45-acre portion of subject property from One-Family Residential (R1) to Commercial-Planned Development (C-PD).

Surrounding Land Uses and Setting:
The vacant property is within the El Dorado Hills Community Region of the County where it is surrounded by both existing uses and vacant properties (Attachment A). Table 1 below describes the existing designation and uses of the property and its surroundings.

Table 1. Land Use Information

	General Plan	Zoning	Land Use/Improvements
Site	Adopted Plan (Commercial)- El Dorado Hills Specific Plan (C)/Low Density Residential (LDR)	One-Family Residential (R1)/Exclusive Agricultural (AE)	Vacant
North	Adopted Plan (Residential) - El Dorado Hills Specific Plan (EDHSP)	One-Family Residential-Planned Development (R1-PD)	Oak Meadows Elementary School/Residential
South	Low Density Residential (LDR)	Exclusive Agricultural (AE)	Vacant
East	Adopted Plan (Residential) - El Dorado Hills Specific Plan (EDHSP)/Medium	One-Family Residential-Planned Development (R1-PD)/ One-Acre Residential (R1A) District	Residential/Vacant lands

	Density Residential (MDR)/ Low Density Residential (LDR)		
West	Adopted Plan (Residential) - El Dorado Hills Specific Plan (EDHSP)/Research and Development (R&D)	Open Space/ One-Acre Residential (R1A) District	Vacant

Briefly Describe the environmental setting:

The subject site is predominantly flat with minor areas of rolling hills. The elevation of the site is within the 800-foot range with a natural drainage toward the southwestern portion of the property. According to the technical studies for the Silva Valley Interchange project, which evaluated the setting of the entire property, the biological habitat within the site predominantly consist of annual grassland with small stands of Blue Oak Woodland, and slivers of riparian and wetland areas along the western perimeter. An Elderberry Bush, which hosts the protected Valley Elderberry Longhorn Beetle, has been identified along the northwestern perimeter of the property. Though mostly undisturbed, small portions of the site have been traversed by the existing paved section of Silva Valley Parkway and Tong Road.

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

This consistency rezone is subject to a legislative action by the Board of Supervisors. Given that no specific development is proposed, no specific project conditions or mitigation measures would be imposed. There are no agencies involved in its approval. However, future development application proposal would be subject to further review and approval by various agencies including Department of Transportation (DOT), Local Area Formation Commission (LAFCO), and El Dorado Hills Fire Department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

Aesthetics		Agriculture and Forestry Resources		Air Quality
Biological Resources		Cultural Resources		Geology / Soils
Greenhouse Gas Emissions		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

which consist of Tract 1 located north of Highway 50 and Tract 2 south of the highway (Attachment D). Specifically, Tract 1, which is owned by the applicant, consists of 1.38 acre sliver of land west of Silva Valley Parkway, and a 1.93 acre and 48.14 acre areas east of Silva Valley Parkway. This tract is within the Community Region of El Dorado Hills, has Commercial land use designation and inconsistent zone district of One-Family Residential. On the other hand, Tract 2, which measures 6.33 acres and is legally owned by others, is within the Rural Region Planning Concept Area, designated as Low Density Residential (LDR) with a consistent zoning of Exclusive Agriculture (AE). The zone change would only affect Tract 1 portion of the property totaling 51.45 acres.

As described in Table 1 above, though predominantly surrounded by vacant lands, other adjacent uses include existing single-family residential development and an elementary school are located to the north. The site affected by the rezone is largely vacant except for the disturbed portions of the site from the existing right-of-ways for Silva Valley Parkway and Tong Road.

Project Characteristics

1. Transportation/Circulation/Parking

No development project is proposed with this rezone. However, future development project of the subject property could get direct access via Silva Valley Parkway and Tong Road. Details of road infrastructures would be further reviewed and verified during review of the actual development application.

2. Utilities and Infrastructure

No development project is proposed with this rezone. However, future development project of the subject property could be required to provide public utilities from existing public infrastructures adjacent the property. Details of utilities and infrastructures would be further reviewed and verified during review of the actual development application.

3. Population

The propose rezone would change the underlying zone to Commercial, which typically does not affect the population. However, the zone change could foster future commercial development that would provide services and goods that would serve the local area.

4. Construction Considerations

As there is no development is proposed with the requested rezone, no construction consideration is applicable. This application would require legislative action by the Board of Supervisors

5. Silva Valley Interchange Environmental Impact Report (EIR)

As applicable, this Initial Study for Village P Rezone references technical studies and reports utilized in the certified Environmental Impact Report (EIR) for the Silva Valley Interchange (SCH No. 1988050215). This county road project would affect a portion of the Village P property. Though no development or improvement is associated with this application, the studies would adequately provide a description of the setting of the subject property. The Silva Valley Interchange EIR can be viewed at the following website <http://edcgov.us/Government/DOT/CEQA.aspx> . The document is also available at:

Department of Transportation (DOT)
2850 Fairlane Court, 2nd Floor
Placerville, CA 95667

6. Initial Study Schedule

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 conclusion of the comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will 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. 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.
6. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

As applicable, this Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearinghouse Number 2009072001) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All applicable determinations that rely upon the El Dorado County 2004 General Plan EIR analysis are identified herein.
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. and b. **Scenic Vista and Resources.** The site is located along State Route Highway 50 in El Dorado Hills. According to the General Plan EIR, this highway corridor is not considered of important scenic resource. Future commercial development of the site would be evaluated for consistency with site and architectural design standards in effect at the time of the development application. No impact.
- c. **Visual Character.** The rezone would change the existing zoning from One-Family Residential to Commercial-Planned Development. Though no development is proposed with this application, this rezone would facilitate future commercial development of the site which, subject to a Planned Development permit, would be reviewed for applicable design and architectural standards including compatibility in the area and circulation. Impacts would be considered less than significant.
- d. **Light and Glare.** As discussed in subsection C. above, no development is proposed with this rezone; however, the resulting zone change would facilitate future commercial development of the site. A Development Plan would be required for future site development which would evaluate and minimize potential lighting effects from development. Impacts would be considered less than significant.

FINDING: Given that no development is proposed with this application, impacts to aesthetics either directly or indirectly could occur based on requested action. For this “Aesthetics” category, impacts would be less than significant.

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

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the California Air Resources Board. Would the project:			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X
d. Result in the loss of forest land or conversion of forest land to non-forest use?			X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X

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.** The site is not identified to be within any mapping associated for farmland or lands containing prime farmland. No impact.
- b. **Williamson Act Contract.** The portion of property is not subject to a Williamson Act Contract nor is agriculturally zoned. The resulting rezone would facilitate commercial zone district consistent with the commercial land use designation anticipated in the area. 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. **Loss of Forest land or Conversion of Forest land.** No forest land exists on site. No impact.
- e. **Conversion of Prime Farmland or Forest Land.** No prime farmland exists on site. No impact.

FINDING For this “Agriculture” category, there would be no impact.

III. AIR QUALITY. Would the project:			
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			X

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III. AIR QUALITY. <i>Would the project:</i>			
projected air quality violation?			
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.

- Air Quality Plan.** There is no development or improvement proposed along with the request to rezone the property to commercial. Future development proposal on the site would be subject to review for conformance to applicable local plans enforced by Air Quality Management Plan. Impact is considered less than significant.
- Air Quality Standards.** No development is proposed with this rezone. Future development of the site would be reviewed for adherence to Air Quality standards. Impact is considered less than significant.
- Cumulative Impacts.** No development is proposed with this rezone. Along with other development projects, future development of the site would be reviewed for cumulative impacts to air quality in the area. Impact is considered less than significant.
- Sensitive Receptors.** Though no actual development is proposed, the rezone to commercial would result in future commercial development of the site. Given the predominant residential uses in the area, which are typically considered to sensitive receptors, future planned development air quality effects would require detailed analysis of its specific effects to sensitive receptors. Impact is considered less than significant.
- Objectionable Odors.** No development is proposed with this rezone. Regardless of actual uses proposed with the future commercial development on the site, that project would be further analyzed for specific effects involving emission of objectionable odors. Impacts would be less than significant.

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FINDING: Though no actual development is proposed, the resulting rezone to set forth various uses under Commercial-Planned Development district. Further air quality analysis would be required on future development. Impact is considered less than significant

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;
- 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.

The Biological Resource Analysis conducted for the Silva Valley Interchange Project details the existing biological conditions of the property. Specifically, the reports describe the portion of the site predominantly composing of annual grassland with areas of riparian and wetlands traversing the site from north to south along the central and western portions. These conditions provides for various types of potential habitat for Valley Elderberry Longhorn Beetle (with identified presence of the plant), Western Turtle Pond, California Red-Legged Frog, and select species of migrating raptors. As

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discussed above, the proposed rezone does not include any specific development and, therefore, no physical impact to these habitat and/or species would occur. However, future commercial development of the site would be required to submit technical reports analyzing its specific impacts to these and other resources.

a-f. **Special Status Species, Riparian Habitat, Migration Corridors, and Local Policies.** The reports referenced above describe the potential habitats and its associated species. However, given no specific development is proposed, no impacts would occur. Future commercial development of the site would be required to evaluate its impacts.

The County currently does not have a Habitat Conservation Plan. Specific General Plan Policies and El Dorado County Zoning Ordinance standards provides for protection of biological resources including protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. Future development of the site would be reviewed for conformance to these policies and standards. Impact is considered less than significant.

FINDING: No physical impacts would occur with this rezone. For this 'Biological Resources' category, impact is considered less than significant.

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.

The updated Cultural Resource Study conducted for the Silva Valley Interchange Project details the existing cultural and historic resources on the affected portions property based on historical records and updated surveys. As discussed above, the proposed rezone does not include any specific development and, therefore, no physical impact would occur. However, future commercial development of the site would be required to submit technical reports analyzing its specific impacts to these and other resources

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a-d. Historic, Archeological Resources, and Human Remains. Based on the Cultural Resources Study in the Silva Valley Interchange EIR, the historical or archeological resources exist. No development is proposed and therefore, no physical impact would occur. Future commercial development would be required to analyze and mitigate its impacts as part of project implementation. Impact is considered less than significant.

FINDING: Given the history and resources in the area, significant cultural and historical resources were identified on the site. Though future development could occur with the as a result of rezone to Commercial, however, no development is proposed with this rezone and therefore no impacts would take place. This project would have a less than significant impact within the Cultural Resources category.

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;

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- 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.

Though no development is proposed, the rezone would set forth future commercial development of the site. The development would be required to meet applicable County provisions, which are normally verified prior to issuance of any construction permits.

a. Seismic Hazards.

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

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

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

iv) All future grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. Soil Erosion. The primary soil composition falls within the Auburn Series (AwD), which is generally characterized to exist within 2 to 3% slopes, silty loam, and have a medium to rapid surface runoff. Erosion hazard is moderate to high. However, no development or improvement is proposed with this rezone application. Future development of the site would require submittal of a formal application including technical reports (e.g Geotechnical Reports) subject to technical review by the County and affected agencies for implementation of measures minimizing erosion hazards. Impacts would be less than significant.

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

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

e. Septic Capability. Future commercial development project would be served by EID for wastewater services. There would be no impacts related to septic systems.

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FINDING: A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the future commercial development, subject to applicable construction and building standards. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. For this 'Geology and Soils' category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

a and b. Generate Greenhouse Gas Emissions. Given no specific development, the change of zoning to Commercial would anticipate commercial development that would require specific review and analysis for Greenhouse Gas Emissions. Impacts would be less than significant.

FINDING: For this category, since no specific development is proposed, impacts from Greenhouse Gas emissions would be considered less than significant.

VIII. 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			X

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
areas or where residences are intermixed with wildlands?			

Discussion:

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

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

- a.-b. **Hazardous Materials.** With proposed commercial rezone, future commercial development may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would typically only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local regulatory and permitting standards associated with the handling and storage of hazardous materials. The impact would be a less than significant level.
- c. **Hazardous Materials Near Schools.** The site is abuts Oak Meadow Elementary School to the north. Though no development is proposed, this rezone to Commercial-Planned Development would accommodate a range of commercial uses under the district. As part of a Development Plan, future development proposal would be evaluated for environmental impacts, including its effects to schools. Schools and other affected agencies would be consulted for comments on future development proposal. Impact would be a less than significant level.
- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e.-f. **Aircraft Hazards and Private Airstrips.** The project site is not within any airport plan, nor is it in any public or private airport. There would be no impact.
- g. **Emergency Plan.** As there is no development proposed there is no circulation is proposed. The site is surrounded by existing roads and future planned roads from which future development can coordinate emergency access. Impacts would be less than significant.
- h. **Wildfire Hazards.** Future commercial development proposal on the site would be required to analyze effects fire hazards, subject applicable local and State fire provisions. Impacts would be less than significant.

FINDING: With proposed commercial zoning, an array of future commercial uses could be proposed on site that could potentially have inherent hazards. Development proposals shall be reviewed for such hazardous effects through review of requisite studies and reports. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

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IX. 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
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.

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- a. **Water Quality Standards.** No development is proposed with this rezone. Future commercial development activities would require adherence to El Dorado County Grading, Erosion Control, and Sediment Ordinance. Specifically, these standards would require implementation of common Best Management Practices (BMP's) ensuring minimization of water quality degradation during construction. Impacts would be less than significant.
- b. **Groundwater Supplies.** No development is proposed with this rezone. However, as required for commercial projects in Community Region areas of the county, future development project would be required to connect to public water provided by El Dorado Irrigation District. Construction activities may have a short-term impact as a result of groundwater discharge; however, adherence to the Grading Ordinance would ensure that impacts would be less than significant.
- c.-f. **Drainage Patterns.** As discussed in the 'Biological Resources' category above, the site contains slivers of wetlands and drainage areas. No impacts would occur to these features as no development is associated with this rezone. Future development proposal would be required to evaluate drainage pre- and post-development in accordance with the El Dorado County Grading, Erosion Control and Sediment Ordinance, subject to review by the Department of Transportation and other affected agencies. Construction and environmental permits from State and Federal agencies would be required prior to any construction activities. Impacts would be less than significant.
- g.-j. **Flood-related Hazards.** The site, which is identified within the 06017C0725E panel of the Flood Insurance Rate Map (FIRM), is designated within Flood Zone X. This designation describes areas that are outside of any mapped 100-year or 500-year flood areas. Future development would be required to adhere to applicable construction and building standards involving flood prevention. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: No impacts are expected with this rezone as there is no development proposed. Future site development would be reviewed for conformance with applicable standards that would address erosion and sediment control. For this "Hydrology" category, impacts would be less than significant.

X. 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;

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- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The proposed rezone would not divide the established residential community. The site is within the Community Region of El Dorado Hills where intensive and urbanized uses are expected to occur. Though adjacent to existing residential neighborhood, the site is located along an existing arterial road (Silva Valley Parkway), future Silva Valley Interchange, and north of State Route Highway 50 where commercial uses would be considered ideal. There would be no impact.
- b. **Land Use Consistency.** Portions of the property involved in this rezone have a land use designation of Commercial in the El Dorado Hills Specific Plan and General Plan. The zone change from One-Family Residential District (R1) to Commercial-Planned Development (C-PD) would ensure consistency with the land use designation. There would be no impact.
- c. **Habitat Conservation Plan.** El Dorado County currently does not have a Habitat Conservation Plan Program. However, future development of the site would be required to evaluate impacts on specific habitat identified on the subject site. There would be no impact.

FINDING: For the 'Land Use Planning' category, the rezone would have no impact.

XI. 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?	[Shaded]	[White]	X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	[Shaded]	[White]	X

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a.-b. **Mineral Resources.** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

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

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XII.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
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

- a. **Noise Exposures.** No development is proposed of this rezone. However, future commercial development on the site would require specific analysis and mitigation of noise effects in excess of the noise standards, in particular, its potential effects given its adjacency to an elementary school and residential neighborhood to the north and exposure to State Highway 50 to the south. Impacts would be less than significant.
- b. **Ground borne Shaking:** Future development of the site may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00 pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. **Short-term Noise Increases.** Future development of the site would include construction activities for the grading of the site and construction of commercial buildings. Analysis would be required evaluating the specific noise effects. Application of Standard Conditions of Approval, as well as any specific mitigation measures, would seek to minimize any noise effects. Impacts would be considered to be less than significant.

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- d. Long-term Noise Increases.** No development is proposed as part of the rezone; however, commercial uses are expected to occur, if rezone is approved. Depending on specific commercial uses, an Acoustical Analysis would be required which would ensure that the proposed uses would not exceed the established thresholds. Mitigation measures would be required to reduce the noise impacts. Impacts would be less than significant.
- e.-f. Aircraft Noise.** The project site is not within any airport plan, located within the vicinity of public airport, or private airport. There would be no impact.

FINDING: For this ‘Noise’ Category, impacts would be less than significant.

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

Discussion:

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. Population Growth.** The proposed zone change to Commercial-Planned Development would provide a variety of uses as listed under the Commercial Zone District of the El Dorado County Zoning Ordinance (Chapter 17.32.V). Though no specific development proposal is proposed, commercial uses generally provides source of goods, service, and employment, which could induce population growth in the area. Future development proposal would be analyzed for further impacts to population and displacement of housing. Impact would be considered less than significant.
- b.-c. Housing Displacement.** The rezone would result in the consistency of commercial zone designation with the El Dorado Hills Specific Plan and General Plan. As the site is vacant, no displacement or relocation housing would result as part of the project. There would be no impact.

FINDING: It has been determined that there would be less than significant impacts to population growth and no significant impacts to population or housing displacement. For this “Population and Housing” category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES. *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:*

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.-d. Fire Protection, Police Protection, Schools and Parks. The site is currently not within the El Dorado Hills Fire Department Service Area. Future development proposal of the site would be require annexation (through LAFCO) into the service area and would be subject to the applicable standards enforced by the department.

Police services would continue to be provided by the El Dorado County Sheriff’s Department.

The site is within the Buckeye Union and El Dorado Union High School Districts. No school fees are taken for commercial project.

No park fees are taken for commercial project.

Impacts are considered less than significant.

e. Government Services. There are no governmental services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: No significant increase of services is anticipated with this request. For this ‘Public Services’ category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. 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. **Parks and Recreational Services.** The rezone to commercial designation would anticipate future commercial development. Park fees are not required of commercial development. Specific review would be conducted with submittal of formal of development applications. There would be no impact.

FINDING: No impacts anticipated to parks and/or park facilities would result from this rezone. For this ‘Recreation’ category, impacts would be less than significant.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?		X	

Discussion:

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

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

a, b, d.-f. **Traffic Effects, Level of Service, Design Hazards.** The rezone to Commercial would anticipate future development proposal at the site. Development projects would require submittal of technical reports including Traffic Impact Analysis (TIA), subject to review by DOT and/or Caltrans for general and project specific traffic and circulation issues. The agency would review existing and projected road infrastructure capacity in the area, effects on Level of Service (LOS), and conformance to standard road and circulation designs. As needed, project conditions of approval would imposed by agencies to ensure conformance to and implementation of standards. Impacts would be less than significant.

c. **Air traffic.** The project site is not identified in any airport plan, nor is it located within any public or private airport flight zones. There would be no impact.

FINDING: Future commercial development would be anticipated with the proposed rezone. Subsequent projects would be analyzed for its traffic and circulation effects. For the Transportation/ Traffic category, impacts would be less than significant.

XVII. 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		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X	

Discussion:

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.-c. Potable, Wastewater, and Stormwater Facilities.

The site is currently not within the El Dorado Irrigation District (EID) service area. Though no development is proposed with this rezone application, based on the submitted Facility Improvement Letter (FIL) from EID dated July 21, 2011, there is adequate amount of water that would be available for future site development. As of January 1, 2009, there are 3,597 equivalent dwelling units (EDU) available in the El Dorado Hills Water Supply Region. EID estimates 50 EDU's would be required for future site development. There is an existing 18" potable water main that is located within the existing Silva Valley Parkway. The FIL also states that there is adequate amount of capacity in the existing sewer system serving the area. Future site development would require connection to an existing 21" gravity sewer line along Silva Valley Parkway. Specific development proposal may be required to submit an updated FIL and be further reviewed for necessary utilities and infrastructures to serve the site. A Facility Plan Report (FPR) would ultimately be required and reviewed by EID prior to approval of Improvement Plan for the development. Future development would require an annexation to the EID service area through LAFCO.

Future development of the site would also be required to analyze its effects on drainage. As a part of Development Plan submittal, applications shall submit preliminary plans and reports in accordance with County design manuals evaluating drainage effects from the development. As needed, project conditions of approval would imposed by agencies to ensure conformance to and implementation of standards. Impacts would be less than significant.

f.- g. Solid Waste.

County Ordinance No. 4319 requires that new development provide for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables on site. Solid waste collection for the proposed lots would be handled through the local waste management contractor. No development is proposed with this rezone;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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however, future development proposal would be reviewed for furnishing adequate amount of trash and recyclable receptacles necessary to serve the site.

In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento.

Future development of the site would require trash collection service. Impacts would be less than significant.

FINDING: Future development would be specifically reviewed for adequate services needed to serve the development. For this 'Utilities and Service Systems' category, impacts would be less than significant.

XVIII. 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. Degradation of Environment.

No development or improvement is proposed with this rezone application, as such, no physical impacts would occur. The rezone, however, would anticipate future commercial development of the site which would require formal submittal of development application. Development application would be reviewed by the County and affected agencies for conformance to applicable development standards as well as its effects to its environment. As applicable, measures would be incorporated to minimize these impacts to less than significant. Impacts would be considered less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b.-c. Cumulative Effects.

Future development proposal would be reviewed along with past and present projects for cumulative effects to the environment and the general residential neighborhood. Application submittal would include project plans and reports which would be used as basis for evaluating various effects to the environment including aesthetic, traffic and safety, noise, air quality and utility usage. Various affected agencies would be consulted for specific comments or conditions of the development. Permits and other entitlements would be required through which implementation conditions and/or mitigations shall be further verified. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Silva Valley Interchange Environmental Impact Report is available: on-line <http://edcgov.us/Government/DOT/CEQA.aspx> or Department of Transportation (DOT), 2850 Fairlane Court, 2nd Floor Placerville, CA 95667

Attachments

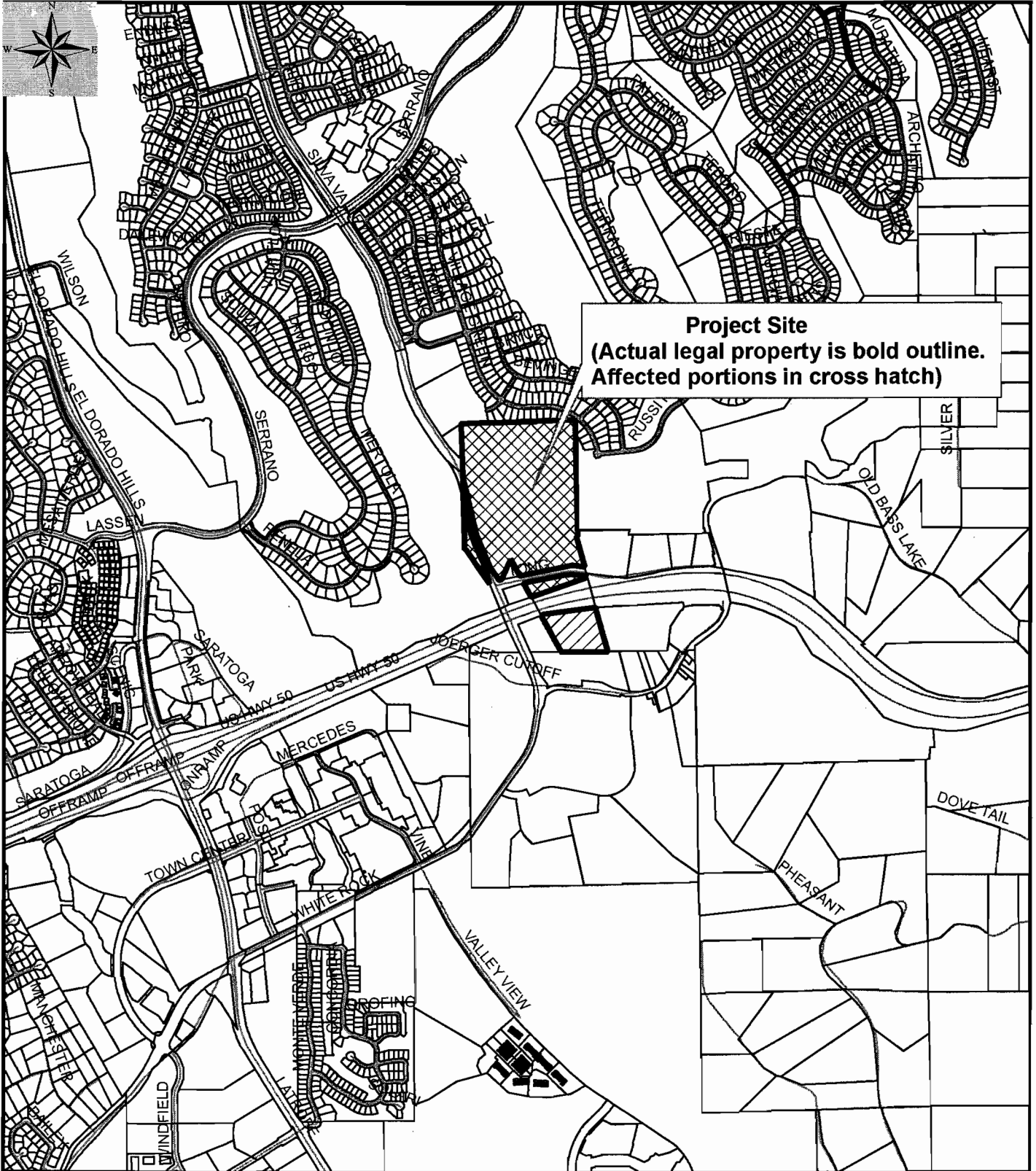
Attachment 1: Village P Location Map

Attachment 2: Village P Rezone Map

Attachment 3: Silva Valley Interchange Project Plan Layout

Attachment 4: Record of Survey

Village P Rezone File No. Z04-0016



ATTACHMENT 1 OF EXHIBIT K Location Map

Map prepared by:
Mel Pabalinas
El Dorado County
Development Services-Planning

STAFF REPORT
12-0283.C.56

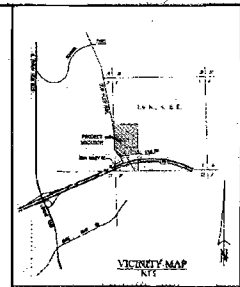
PROPOSED ZONE CHANGE EXHIBIT EDH 52 - VILLAGE "P"

A PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE 1"=100'

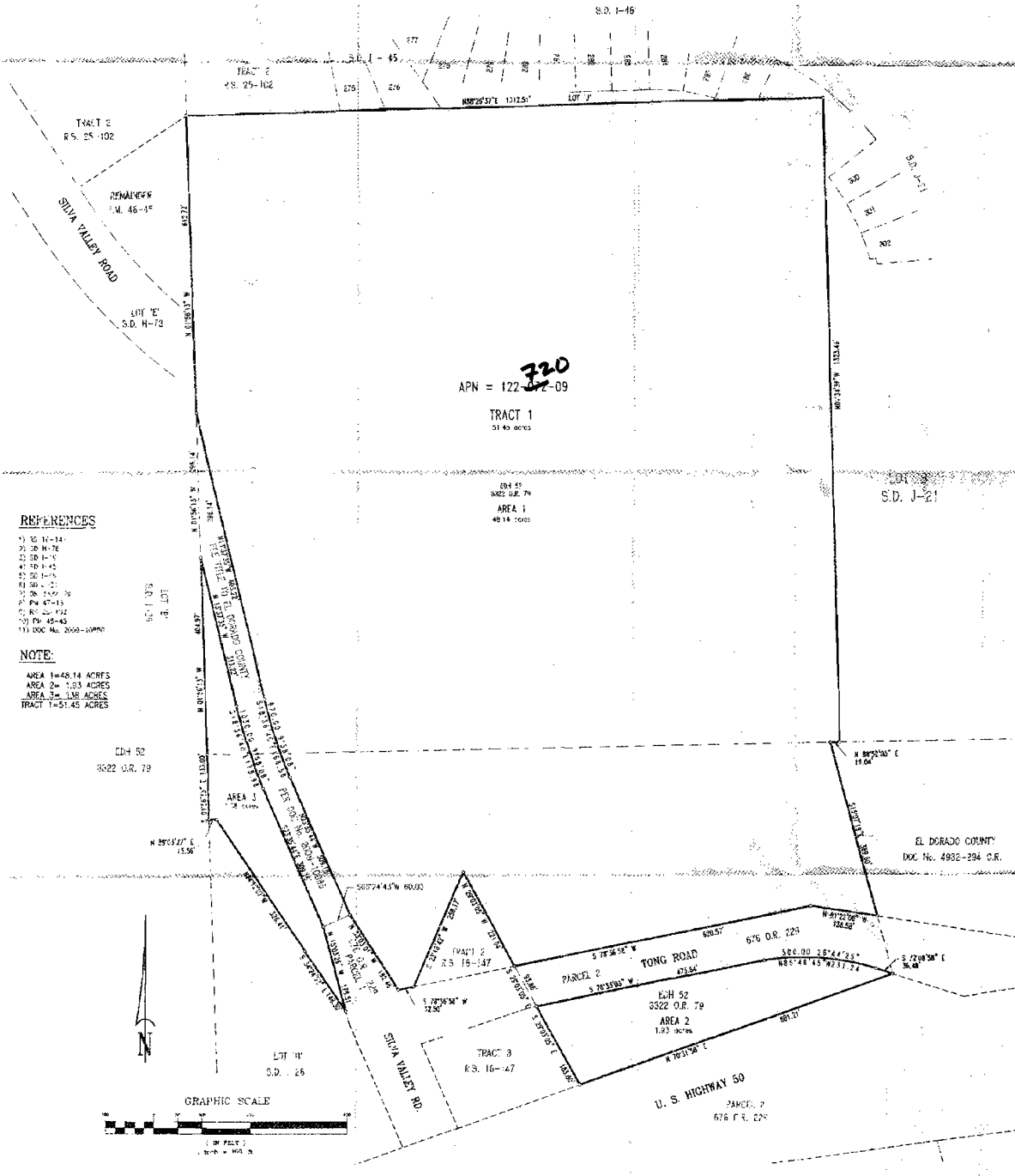
SHEET 1 OF 1

MAY, 2011



cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
Phone: (916) 428-1111 • Fax: (916) 428-3479 • www.cta.com

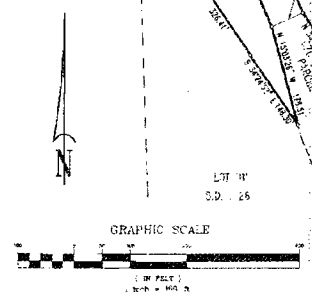


REFERENCES

- 1) 10 12-14
- 2) 20 11-78
- 3) 20 11-15
- 4) 10 11-42
- 5) 22 11-15
- 6) 20 11-21
- 7) 20 11-22
- 8) 20 11-15
- 9) 20 11-12
- 10) 20 11-12
- 11) 20 11-12
- 12) 20 11-12
- 13) 20 11-12

NOTE:

AREA 1=48.14 ACRES
AREA 2= 1.03 ACRES
AREA 3= 138 ACRES
TRACT 1=51.45 ACRES



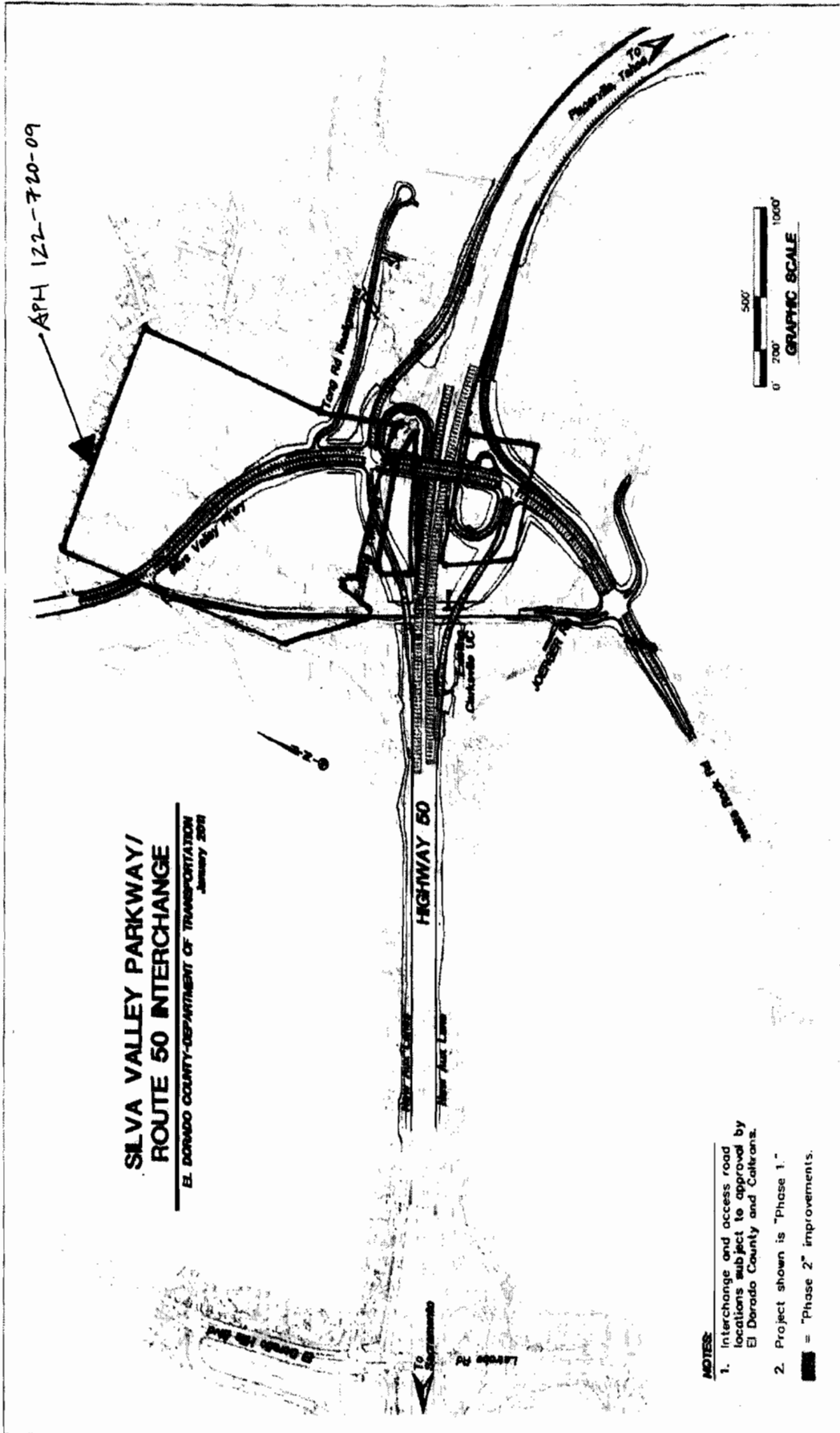
OWNER:
EDH 52, A CALIFORNIA GENERAL PARTNERSHIP
7700 COLLEGE TOWN DRIVE #101
SACRAMENTO, CA. 95826-2303

APPLICANT:
MJM PROPERTIES, LLC
1037 SUNCAST LANE, SUITE 111
EL DORADO HILLS, CA. 95762

ENGINEER:
CTA Engineering & Surveying
3233 MONIER CIRCLE
RANCHO CORDOVA, CA. 95742

EXISTING ZONING = R1
PROPOSED ZONING = CO-PD Overlay

APH 122-720-09



**SILVA VALLEY PARKWAY/
ROUTE 50 INTERCHANGE**
EL DORADO COUNTY-DEPARTMENT OF TRANSPORTATION
January 2018


- NOTES:**
1. Interchange and access road locations subject to approval by El Dorado County and Caltrans.
 2. Project shown is "Phase 1."
 = "Phase 2" improvements.

FIGURE 3

Silva Valley Parkway Interchange
Planning Plan

SOURCE: El Dorado County Department of Transportation (2018)
P. 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

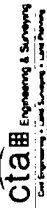
ATTACHMENT 3 OF EXHIBIT K

STAFF REPORT
12-0283.C.58

LSA

RECORD OF SURVEY

A PORTION OF THE SW 1/4 SECTION 1, T. 9 N., R. 8 E., M.D.M.
 County of El Dorado, State of California
 APRIL 2010 PAGE 1 OF 1 SCALE: 1"=200'



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▣ SET 5/8" REBAR WITH ALUMINUM CAP
- ▢ SET 1-1/2" C.I.P. STAMPED LS 5914 AS NOTED
- ◻ SECTION CORNER, FOUND AS NOTED
- ◊ QUARTER SECTION CORNER, FOUND/SET AS NOTED
- EXISTING FENCE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF EDM 52 IN JUNE, 2007.



KEVIN A. HERBERT, L.S. 5914

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 2nd DAY OF APRIL 2010.



DANIEL S. RUSSELL, L.S. 5017

DANIEL S. RUSSELL
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF APRIL 2010 AT 11:34 AM AT THE REQUEST OF
 IN BOOK 232 OF RECORD OF SURVEYS AT PAGE 133. AT THE REQUEST OF
 CTA ENGINEERING AND SURVEYING.

DOC. No. 2010-14736

William E. Schultz
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO, CALIFORNIA

By: *Shant Socha*
 DEPUTY

32-43

BASIS OF BEARINGS

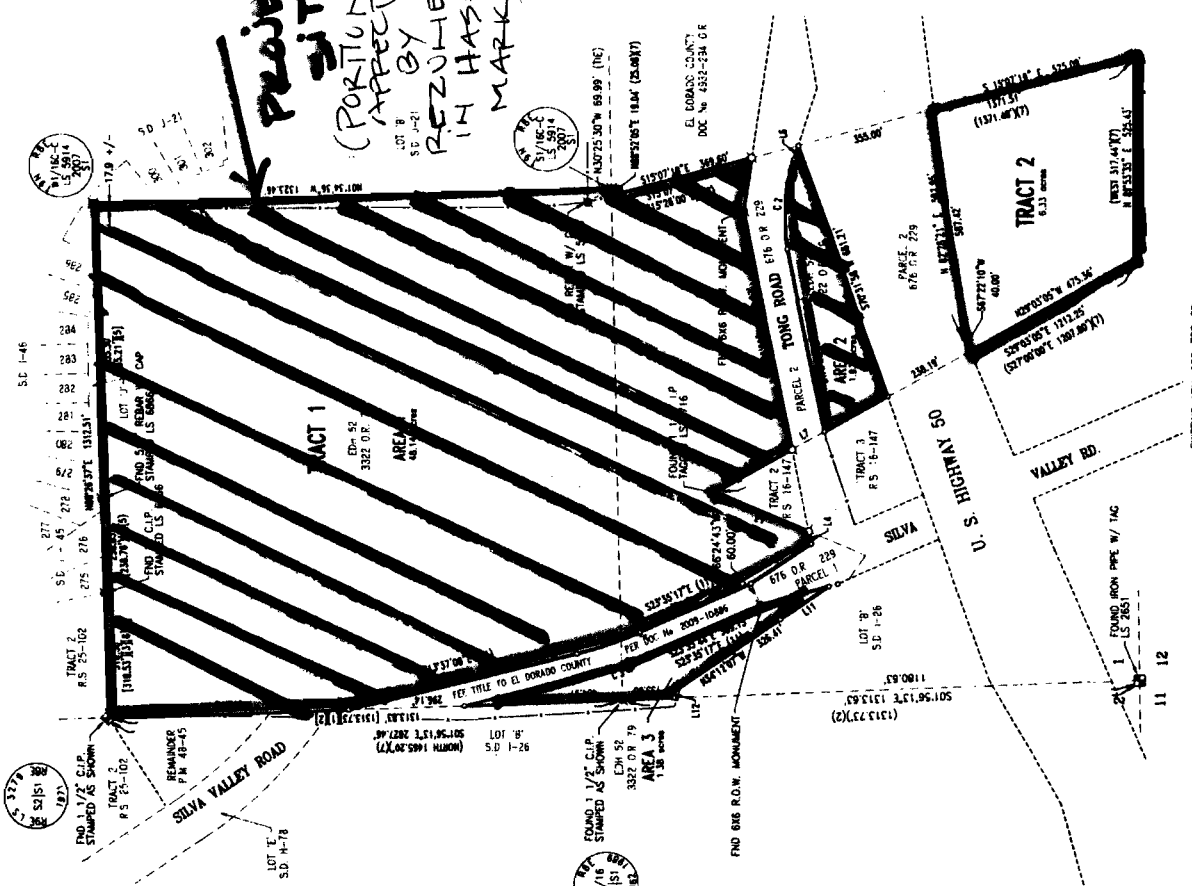
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF THE CERTAIN RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 16 OF SURVEYS, PAGE 147, WHICH IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II. ALL DISTANCES ARE GROUND DISTANCES. MULTIPLY DISTANCE SHOWN BY 0.99991 TO OBTAIN GRID DISTANCE.

NOTE

- 1) THE PURPOSE OF THIS SURVEY IS TO COMPLY WITH SECTION 8762(1)(4) OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- 2) TRACT 1 INCLUDES THE LANDS DESCRIBED IN BOOK 1322, COUNTY OF EL DORADO IN DOC. NO. 2009-10886. TRACT 2 REFLECTS THE BALANCE OF ASSESSOR'S PARCEL NO. 122-720-09. IT IS NOT THE INTENT OF THIS SURVEY TO REFLECT LINES OF ACTUAL OWNERSHIP.

REFERENCES

- 1) RS 16-147
- 2) SD H-78
- 3) SD I-18
- 4) SD I-45
- 5) SD I-46
- 6) SD J-21
- 7) OR 3322-79
- 8) PM 47-18
- 9) RS 75-102
- 10) PM 48-45
- 11) DOC. NO. 2009-10886



LINE	BEARING	DISTANCE	RECORD DATA
L1	S81°22'08"E	138.54'	
L2	N02°03'05"W	221.04'	N29°15'23"W (1) 220.67' (1)
L3	S82°18'42"W	256.17'	S16°00'00"W (1) 255.64' (1)
L4	N76°36'56"E	32.90'	
L5	S33°03'01"E	182.48'	
L6	N72°08'36"W	36.48'	
L7	N02°03'05"W	33.84'	
L8	N02°03'05"W	183.80'	S09°15'23"W (1) 183.89' (1)
L9	N1°37'55"W	313.22'	
L10	N12°02'45"W	178.51'	
L11	S32°28'52"E	148.50'	
L12	N06°03'37"E	133.56'	WEST (1) 52.80' (1)

CURVE	RADIUS	BEVELA	CHL BEARING	CH DISTANCE	RECORD DATA
C1	370.00'	02°34'30"E	S18°36'40"E	108.54'	S12.56'13"E (1)
C2	500.00'	28°44'25"E	N65°48'45"W	231.24'	
C3	1030.00'	09°26'08"E	S18°36'40"E	178.84'	S12.56'13"E (1)