

File # _____

Date Filed: _____

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

Project Title Sophia Parkway Assisted Living Facility

Lead Agency _____

Name of Owner RAP Sunnyside, LLC Telephone (916) 826-3007

Address 2287 Morely Way, Sacramento, CA 95864

Name of Applicant RAP Sunnyside, LLC Telephone (916) 826-3007

Address 2287 Morely Way, Sacramento, CA 95864

Project Location El Dorado Hills, CA

Assessor's Parcel Number(s) 124-301-47

Acreage 3.6 AC Zoning CC-PD

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

1. Type of project and description: Proposed ±21,443 SF assisted living facility on ±3.6 AC of land.
Facility will provide 155 beds.

2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
80% 0 to 10% 3% 11 to 15% 3% 16 to 20% 4% 21 to 29% 10% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one?
No

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
0.1 mi Name of the water body? Unnamed drainage channel within the parcel

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

9. Will the project result in the physical alteration of a natural body of water or drainage way?

If so, in what way? No

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

Yes

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 70% Grass, 30% Trees

12. How many trees of 6-inch diameter will be removed when this project is implemented?

2

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills Fire Dept

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?

On-site fire hydrants

15. What is the distance to the nearest fire station? 1.6 mi (El Dorado Hills Fire Station 84)

16. Will the project create any dead-end roads greater than 500 feet in length?

No

17. Will the project involve the burning of any material including brush, trees and construction materials?

No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?

No

19. What types of noise would be created by the establishment of this land use, both during and after construction? Temporary construction noise and minor traffic noise after construction

AIR QUALITY

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

WATER QUALITY

21. Is the proposed water source: public or private, treated or untreated?

Name the system: El Dorado Irrigation District

22. What is the water use (residential, agricultural, industrial or commercial)?

Residential

AESTHETICS

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

ARCHAEOLOGY/HISTORY

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

SEWAGE

25. What is the proposed method of sewage disposal? septic system X sanitation district
Name of district: El Dorado Irrigation District

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

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

GENERAL

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

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

Question #10: An unnamed drainage channel runs along the north property line of the parcel,
and a seasonal and emergent wetland exists along the southwest corner of the property. Refer to
the wetland investigation report for the project.

MITIGATION MEASURES (attach additional sheets if necessary)

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

Form completed by: _____ Date: _____