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? Yes

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: X public or __private, X 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  ____ 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:

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Form completed by: ____________________________ Date: __________________________