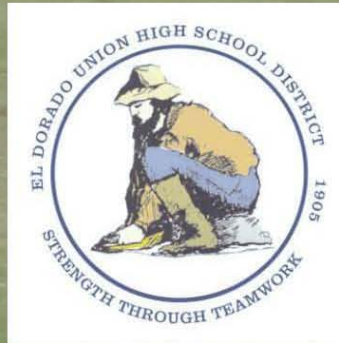


FINAL Mitigated Negative Declaration

Latrobe Road Property Annexation to El Dorado Irrigation District



*Lead Agency:
El Dorado Union High School District
4675 Missouri Flat Road
Placerville, California 95667*

June 2010



School Site Solutions, Inc.

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Appendices

- A State Clearinghouse Letter
- B Mitigation Monitoring Plan
- C April 2010 Draft IS/MND [electronic version]



428 J Street, Suite 370, Sacramento, CA 95814

916.930.0736 P

916.930.0788 F

1 Introduction

Pursuant to the California Environmental Quality Act (CEQA; *Public Resources Code* Section 21000, et seq. and CEQA Guidelines), the El Dorado Union High School District (EDUHSD) prepared an Initial Study (IS) to evaluate potential environmental impacts associated with the proposed annexation of an approximately 215-acre area owned primarily by the EDUHSD into the El Dorado Irrigation District (EID). The IS determined that although the project could have a significant impact on the environment, mitigation measures will be employed to ensure all impacts remain less than significant; therefore, the EDUHSD prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND).

On April 14, 2010, to initiate public review of the Draft IS/MND, the EDUHSD filed a Notice of Completion (NOC) for the project with the Governor's Office of Planning and Research (State Clearinghouse) and released the Draft IS/MND for a 30-day public review. The State Clearinghouse identified the project with SCH #2009112061. The public review period was established between April 14 and May 13, 2010, with copies of the Draft IS/MND available for review at the EDUHSD office, 4675 Missouri Flat Road in Placerville; and the El Dorado County Library, 7455 Silva Valley Parkway in El Dorado Hills. The *Placerville Mountain Democrat* published the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration on April 14, 2010. Comments and responses to comments received during the public review period may be found in **Section 2** of this Final MND.

This Final MND was prepared according to CEQA Guidelines and incorporates all comments received by the State Clearinghouse and the EDUHSD during the public review period. The purpose of this document is to clarify facts set forth in the Draft IS/MND, as necessary, to ensure accuracy.

This Final MND contains the following sections:

Section 2 Comments and Responses to Comments

Section 3 Revisions to the Draft IS/MND

Section 4 Supporting Information Sources

A complete copy of the CEQA compliance documents for the project, including the April 2010 Draft IS/MND and this June 2010 Final MND, is provided in electronic version as **Appendix C**.



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2 Comments and Responses to Comments

During the 30-day public review period (April 14 – May 13, 2010), the EDUHSD received one agency comment. The EDUHSD received notice from the State Clearinghouse indicating no State agency comments were received during the public review period (**Appendix A**).

A Negative Declaration for the project was previously circulated in 2009. Three agency comments were received.

The EDUHSD has reviewed and considered the most current comments from each agency:

- Comment Set A (Responses **A-1 and A-2**): El Dorado County Local Agency Formation Commission. Erica Sanchez, Policy Analyst. April 26, 2010.
- Comment Set B (Response to all): Native American Heritage Commission. Katy Sanchez, Program Analyst. November 30, 2009.
- Comment Set C (Responses **C-1 through C-4**): El Dorado County Environmental Management. December 15, 2009.



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Comment Set A

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667

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

lafco@edcgov.us • www.edlafco.us

April 26, 2010

Patty McClellan
Director of Facilities
El Dorado Union High School District
4675 Missouri Flat Road
Placerville, CA 95667

Re: Draft Mitigated Negative Declaration for the EDUHSD Latrobe Road Property Annexation to EID

Dear Ms. McClellan:

Thank you for the opportunity to provide comments regarding the new Draft Initial Study / Mitigated Negative Declaration for the proposed El Dorado Union High School District Latrobe Road Property Annexation to the El Dorado Irrigation District. LAFCO has reviewed the Draft MND and would like to once again submit the following comments:

The discussion on impacts to water supply (Section XVI – Utility and Service Systems) provides an approximation of the amount of water that would likely be required to adequately serve the new high school and 15 residences at maximum build-out; however, it does not identify the amount of water that is currently available in this EID supply region for comparison. Include an account of the water availability in EID's El Dorado Hills Supply Area, based on current infrastructure limitations and EID's contractual commitments, including the recent amendment to defer approximately 1,300 EDUs of contractual commitments until December 31, 2014.

A-1

A similar discussion is necessary to address the potential impacts regarding wastewater. Identify the estimated total wastewater generation at maximum residential build-out and compare it to the available treatment capacity of EID's El Dorado Hills Wastewater Treatment Plant.

A-2

Once again, thank you for giving LAFCO the opportunity to comment; we look forward to receiving the final document with the above inclusions.

Please contact me at (530) 295-2707 if you have any questions.

Sincerely,

Erica Sanchez
LAFCO Policy Analyst

S:\Projects\OPEN\2009-09 El Dorado Union HSD\2009-09 DRAFT MND Comment Letter.doc

COMMISSIONERS

Public Member: Francesca Loftis • Alternate Public Member: Norm Rowett

City Members: Jerry Birdwell, Carl Hagen • Alternate City Member: Mark Acuna

County Members: Ron Briggs, James R. Sweeney • Alternate County Member: Ray Nutting

Special District Members: Ken Humphreys, Harry J. Norris • Alternate Special District Member: Michael Cooper

STAFF

José C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst

Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel



Response to Comment Set A

- A-1 As of January 1, 2009 (most recent data available), the water meter availability in the El Dorado Hills Supply Area is 3,597 equivalent dwelling units (EDUs). Commitments as of March 12, 2010 total 2,889 EDUs, leaving 708 EDUs available above and beyond existing contractual commitments (2009 Water Resources and Service Reliability Report and First Amendment).

The EDUHSD has consulted with the El Dorado Irrigation District (EID) to obtain a Facility Improvement Letter (FIL0410-009), which reflects the current water resources report and amendment. The Latrobe Road property may reflect a water demand of 35 EDUs—20 EDUs to serve the District's proposed high school campus and up to 15 EDUs of residential development based on existing zoning standards. The existing available water supply in the El Dorado Hills Supply Area well exceeds the potential demand of foreseeable development on the Latrobe Road property.

The El Dorado Hills Water Treatment Plant current has available capacity to treat 26 million gallons per day (MGD), which would provide the needed supply to the Latrobe Road property.

- A-2 As of spring 2010, the existing capacity of the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) is 4.0 MGD average dry weather flow (ADWF). Based on a flow rate of 240 gallons per day (GPD)/EDU for demand from 35 EDUs, the discharge from the Latrobe Road Property may be estimated at 8,400 GPD. EID's current Wastewater Master Plan (2001 Update) projects ADWF will reach 4.0 MGD in 2025; it is expected that recent improvements to the EDHWWTP will account for the demand of the proposed project and future projects in the El Dorado Hills Basin.



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Comment Set B

STATE OF CALIFORNIA

Arnold Schwarzenegger, GOVERNOR

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



November 30, 2009

RECEIVED

DEC 04 2009

FILED
RECEIVED

Patty McClellan
El Dorado Union High School District
4675 Missouri Flat Road
Placerville, CA 95667

RE: SCH#2009112061 Latrobe Road Property Annexation to El Dorado Irrigation District;; El Dorado County.

Dear Ms. McClellan:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez
Katy Sanchez
Program Analyst
(916) 653-4040

CC: State Clearinghouse



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Native American Contact
El Dorado County
November 30, 2009

Shingle Springs Band of Miwok Indians
John Tayaba, Vice Chairperson
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
(530) 676-8010
(530) 676-8033 Fax

United Auburn Indian Community of the Auburn
Tribal Preservation Committee
10720 Indian Hill Road Maidu
Auburn, CA 95603 Miwok
530-883-2320
530-883-2380 - Fax

El Dorado County Indian Council
P.O. Box 564 Miwok
El Dorado, CA 95623 Maidu

April Wallace Moore
19630 Placer Hills Road Nisenan - So Maidu
Colfax, CA 95713 Konkow
530-637-4279 Washoe

Todd Valley Miwok-Maidu Cultural Foundation
Christopher Suehead, Cultural Representative
PO Box 1490 Miwok
Foresthill, CA 95631 Maidu
tvmmcf@foothill.net

Shingle Springs Band of Miwok Indians
Nicholas Fonseca, Chairperson
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
nfonseca@ssband.org
(530) 676-8010
(530) 676-8033 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2009112061 Latrobe Road Property Annexation to El Dorado Irrigation District; El Dorado County.



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Response to Comment Set B

For the 2002 EIR, Proposed Sixth High School, EDUHSD completed a Cultural Resources Survey, which included a record search at the North Central Information Center of the California Historical Resources Information System (CHRIS). A prehistoric rock art site, CA-ELD-69, may be located within ¼-mile of the Site.

EDUHSD consultants also contacted local Native American interests and conducted a field survey; two historic rock features were recorded. The EIR did not identify any cultural resources associated with the proposed 65-acre high school site.

The current CEQA analysis considers the potential environmental impacts that could result from residential development of the balance of EDUHSD property with up to 15 dwelling units. As this development is speculative at best, a new cultural resources survey was not conducted; rather, any future development designed for the Site (other than the proposed high school) may require subsequent assessment by a qualified archaeologist.



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Comment Set C



EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT
PLACERVILLE OFFICE
2850 FAIRLANE CT, BLDG C
PLACERVILLE, CA 95667
PHONE: (530) 621-5300
FAX: (530) 642-1531

Interoffice Memorandum

12/15/09

TO: Patty McClellan, Director of Facilities
El Dorado Union High School District

FROM: Environmental Management Staff

SUBJECT: LATROBE ROAD PROPERTY ANNEXATION
TO EID
State Clearinghouse #2001072007

Environmental Management Department staff have reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Cathy Toft x 6651):
No comments.

Air Quality Management (Dennis Otani x 5804):
El Dorado County Air Quality Management District (AQMD) concurs with the stated conclusions in the Initial Study Checklist.

The only comments the AQMD has relates to the Environmental Settings narrative as follows:

Under **Environmental Setting**, page 13, first paragraph, sixth line, the sentence "The project area is in severe non-attainment for the state and national 1-hour ambient air quality standard (AAQS) for ozone and non-attainment for the state 24-hour PM₁₀ AAQS should be changed to:

"The project area is in severe non-attainment for the state and national 8-hour ambient air quality standard (AAQS) for ozone and non-attainment for the state 8-hour PM₁₀ AAQS and nonattainment for the federal standard of PM_{2.5} as of November 13, 2009".

C-1



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Under Environmental Setting, page 14, first paragraph, second sentence, beginning with "The Clean Air Plan ... updated" should be changed to:

C-2

"The Clean Air Plan" currently known as the "Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan was updated and adopted by the California Air Resources Board on March 27, 2009."

Hazardous Materials/Solid Waste (Dave Johnston x 5896):

If this school will store reportable quantities of hazardous materials (55 gallons, 500 lbs or 200 cubic feet) or generate hazardous waste for swimming pool sanitation or any other use, prior to commencing operations the owner/operator must:

- Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
- Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
- Train all employees to properly handle hazardous materials and wastes.
- Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

C-3

Provide enough space for both a trash dumpster and a recycling dumpster. All solid waste, including animal waste must be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal. Any and all infectious medical waste and sharps must be properly handled, stored, transported and disposed of in accordance with the California Medical Waste Management Act.

C-4

Patty McClellan
Director of Facilities
4675 Missouri Flat Rd
Placerville CA 95667

State Clearinghouse
P O Box 3044
Sacramento CA 95812-3044



Response to Comment Set C

- C-1 The requested change has been made; see **Section 3**.
- C-2 The requested change has been made; see **Section 3**.
- C-3 When built, the high school would store and handle hazardous materials in accordance with County standards.
- C-4 Design for the proposed high school would include space for designated trash and recycling dumpsters. The school would dispose of all solid waste in accordance with County standards.



3 Revisions to the Draft IS/MND

Following are revisions to the April 2010 Draft IS/MND. Text deletions are shown as ~~strikethrough text~~, while text additions are shown as *italicized text*.

Section 3, III. Environmental Setting

The project area is in severe non-attainment for the state and national 4 8-hour ambient air quality standard (AAQS) for ozone, ~~and non-attainment for the state 24 8-hour PM₁₀ AAQS, and non-attainment for the federal standard of PM_{2.5} as of November 13, 2009.~~

Section 3, III. Environmental Setting

“The Clean Air Plan,” currently known as the “Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan,” was updated and adopted by the California Air Resources Board on March 27, 2009. ~~is currently in the process of being updated.~~

Section 3, VIII. c)

Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The project itself will not emit hazardous air emissions or handle hazardous materials, substances or waste. Prior to the construction of a school, the EDUHSD would consult with the El Dorado County Air Pollution Control District to determine whether any hazardous air emitters are located in proximity to the proposed school site. *Design for the proposed high school would include space for designated trash and recycling dumpsters. The school would dispose of all solid waste and store and handle all hazardous materials in accordance with County standards.*

Section 3, XVII. b)

Would the project 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?

Less Than Significant with Mitigation Incorporated. The project may require or result in the construction of a 6” force main sewer line [connection] and pump or lift station; however, it is expected the existing El Dorado Hills Wastewater Treatment Plant (EDHWWTP; approximately 4,600 feet northwest of the Site) would serve the project.

As of spring 2010, the existing capacity of the EDHWWTP is 4.0 MGD average dry weather flow (ADWF). Based on a flow rate of 240 gallons per day (GPD)/equivalent dwelling unit (EDU) for demand from 35 EDUs, the discharge from the Latrobe Road Property may be estimated at 8,400 GPD. EID’s current Wastewater Master Plan (2001 Update) projects ADWF will reach 4.0 MGD in 2025; it is expected that recent improvements to the EDHWWTP will account for the demand of the proposed project and future projects in the El Dorado Hills Basin.

As discussed above, all extensions of and improvements to facilities would require EID’s approval and direction as to specifications (e.g., size, location, etc.) to ensure impacts are less than significant. The EDUHSD or any other developer would be



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required to meet all service conditions of the EID. Any residential development proposed for the Site would require the project proponent to obtain a Facility Improvement Letter (FIL) or equivalent approval from EID if water and/or wastewater connections are desired. The potential impact to local and regional water supply would be mitigated by the proponent of residential development, once a plan is designed. Connections of new residences to EID-purveyed water and/or sewer would require EID's approval of a Facility Improvement Letter Request (FIL) or Facility Plan Report (FPR) and associated Extension of Facilities Application.

Mitigation Measure

Implementation of the following mitigation measure will ensure that the impact to utilities and service systems remains less than significant.

MM-4: The EDUHSD has applied for an extension to the obtained a Facility Improvement Letter (FIL) issued on February 27, 2008 dated April 19, 2010 from the El Dorado Irrigation District, specific to the development of a high school. Any required improvements, whether on or off the Site shall require specific surveys for the improvement to avoid any potential impacts, including but not limited to cultural and biological resources and wetlands. The EDUHSD shall receive direction from EID as to the extent and timing of future utility improvements.

Section 3, XVII. d)

Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. The Site proposes to receive water from the EID via the existing and/or upsized lines in Wetsel-Oviatt and Latrobe Roads and would not have a significant impact on available water supply. The EID's Facility Improvement Letter (FIL0410-009) estimates the equivalent dwelling unit impact of the school to be 30 20 EDUs, for a potential total of 45 35 EDUs on the total Site if 15 rural residences are developed. The EDUHSD or any other developer would be required to meet all service conditions of the EID, including those related to available water supply at the time of project implementation.

As of January 1, 2009 (most recent data available), the water meter availability in the El Dorado Hills Supply Area is 3,597 EDUs. Commitments as of March 12, 2010 total 2,889 EDUs, leaving 708 EDUs available above and beyond existing contractual commitments (2009 Water Resources and Service Reliability Report and First Amendment).

The El Dorado Hills Water Treatment Plant currently has available capacity to treat 26 million gallons per day (MGD), which would provide the needed supply to the Latrobe Road property. The existing available water supply in the El Dorado Hills Supply Area well exceeds the potential demand of foreseeable development on the Latrobe Road property.



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4 Supporting Information Sources

D. Corcoran, El Dorado Irrigation District, personal communication, May 6, 2010.

El Dorado Irrigation District. (2010, April 19). Facility Improvement Letter FIL0410-009.

El Dorado Irrigation District. (2010, March 12). First Amendment to the 2009 Water Resources and Service Reliability Report. Available electronically at:
http://www.eid.org/02_dist_info/di_doclib.htm

El Dorado Irrigation District. (2010, February 22). 2010-2014 Capital Improvement Plan. Available electronically at: http://www.eid.org/02_dist_info/di_doclib.htm

El Dorado Irrigation District. (2009, July 13). 2009 Water Resources and Service Reliability Report. Available electronically at:
http://www.eid.org/02_dist_info/di_doclib.htm

El Dorado Irrigation District. (2001, November). Wastewater Master Plan Update. Available electronically at: http://www.eid.org/02_dist_info/di_doclib.htm

Appendix A
State Clearinghouse Letter

MAY-20-2010 12:13

STATE CLEARINGHOUSE

P.002



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

May 18, 2010

Patty McClellan
El Dorado Union High School District
4675 Missouri Flat Road
Placerville, CA 95667

Subject: Latrobe Road Property Annexation to El Dorado Irrigation District
SCH#: 2009112061

Dear Patty McClellan:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on May 13, 2010, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Morgan".
Scott Morgan
Acting Director, State Clearinghouse

MAY-20-2010 12:13

STATE CLEARINGHOUSE

P.003

Document Details Report
State Clearinghouse Data Base

SCH# 2009112061
Project Title Latrobe Road Property Annexation to El Dorado Irrigation District
Lead Agency El Dorado Union High School District

Type MND Mitigated Negative Declaration
Description EDUHSD proposed the annexation of a 215 acre area into the El Dorado Irrigation District (EID). A proposed high school project may be located on ~65 acres, and was analyzed in a 2002 EIR (2001072007). The current analysis considers the potential environmental impacts that could result from the full development of the Site; the zoning and General Plan land use designations indicate that the 150 acre balance of the Site not utilized for school purposes could be developed with up to 15 dwelling units.

Lead Agency Contact

Name Patty McClellan
Agency El Dorado Union High School District
Phone (530) 622-6081 x 7215
Fax
email
Address 4675 Missouri Flat Road
City Placerville **State** CA **Zip** 95667

Project Location

County El Dorado
City
Region
Lat / Long 38° 36' 25" N / 121° 2' 34" W
Cross Streets Latrobe Rd and Wetsel-Oviatt Rd
Parcel No. 117-020-03, 25
Township 9N **Range** 8E **Section** 25 **Base** MDB&M

Proximity to:

Highways
Airports
Railways former SPRR
Waterways Deer Creek and other minor features
Schools Private only
Land Use Vacant/ RE-10, RA-80/Rural Residential

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Recreation/Parks; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Management Agency, California; California Highway Patrol; Caltrans, District 3; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 04/14/2010 **Start of Review** 04/14/2010 **End of Review** 05/13/2010

**Appendix B
Mitigation Monitoring Plan**

MITIGATION MONITORING PLAN
FOR THE PROPOSED LATROBE ROAD PROPERTY ANNEXATION TO EID
LATROBE ROAD AT WETSEL-OVIATT ROAD, EL DORADO HILLS, EL DORADO COUNTY, CALIFORNIA

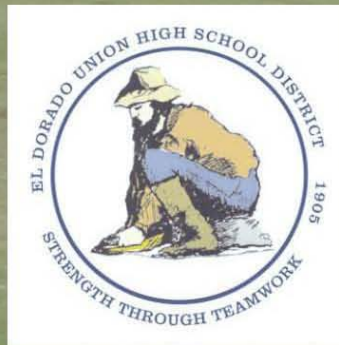
Mitigation Measure	Responsible Party	Timeline for Implementation
MM-1: When formally designed, the EDUHSD shall direct the Project Architect to select and install stadium lighting that minimizes off-site spill by shielding or another comparable method, as much as practicable.	Director of Facilities	During project design development, prior to plan submittal to the Division of the State Architect (DSA).
MM-2: Prior to any construction on the Site, the EDUHSD shall retain a qualified biologist to delineate all wetlands. If wetlands are identified, the EDUHSD shall either avoid any impact to the delineated area or obtain the required permits or approvals from the U.S. Army Corps of Engineers. The EDHUSD shall fully comply with the permits and shall avoid all impacts to wetlands unless authorized by the permits.	Director of Facilities	During project design development, for building placement.
MM-3: At such time as the plan for development of the Site is formalized, the EDUHSD shall engage a qualified professional to provide necessary engineering drawings, which shall include any erosion control measures as physical implements. Construction-phase erosion control measures shall be specified by the contractor and implemented during all ground disturbance activities.	Director of Facilities; Contractor	Prior to bidding project construction.
MM-4: The EDUHSD has obtained a Facility Improvement Letter (FIL) dated April 19, 2010 from the El Dorado Irrigation District, specific to the development of a high school. Any required improvements, whether on or off the Site shall require specific surveys for the improvement to avoid any potential impacts, including but not limited to cultural and biological resources and wetlands. The EDUHSD shall receive direction from EID as to the extent and timing of future utility improvements.	Director of Facilities	During project design development, for offsite improvements.

Appendix C
April 2010 Draft IS/MND
[electronic version]

(see back cover)

DRAFT
Initial Study/
Mitigated Negative Declaration

Latrobe Road Property
Annexation to El Dorado
Irrigation District



Lead Agency:
El Dorado Union High School District
4675 Missouri Flat Road
Placerville, California 95667

April 2010



School Site Solutions, Inc.

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Figure 1 EID Boundary Change

Figure 2 Site Location Map – Geographic

Figure 3 Site Location Map – Topographic

Appendices

A EIR Documentation for Proposed High School

B Site Photos



1 Introduction

The El Dorado Union High School District (EDUHSD) is proposing the annexation of a 215-acre area to the El Dorado Irrigation District (EID). The Site, identified by Assessor's Parcel Numbers (APNs) 117-020-03 and -25, is located on the western edge of unincorporated El Dorado County approximately 4 miles south of Highway 50 and the town of El Dorado Hills, west of Latrobe Road at Wetsel-Oviatt Road. As shown on **Figure 1**, APN 117-020-03 consists of approximately 214.99 acres owned by the EDUHSD. APN 117-020-25 is owned by El Dorado Investment Co. LLC, and consists only of the portion of the existing Wetsel-Oviatt Road that bisects the EDUHSD property (approximately 0.01 acres). Pursuant to the California Environmental Quality Act (CEQA; *Public Resources Code* Section 21000, et seq. and CEQA Guidelines), the EDUHSD has prepared this Initial Study (IS) to consider the potential environmental impacts that might result from the build-out of the Site to County General Plan guidelines.

An Environmental Impact Report (Environmental Science Associates, 2002) was adopted for the implementation of a Proposed High School on approximately 65 acres of the 215-acre Site. This EIR is identified by State Clearinghouse #2001072007. A copy of the EIR documentation is provided in electronic copy as **Appendix A**.

At the request of the El Dorado Local Agency Formation Commission (El Dorado LAFCO), the EDUHSD is acting as the Lead Agency for CEQA compliance on this project, which is specific to the annexation to EID and the potential residential development of the balance of the Site not used for school purposes, approximately 150 acres.

Initially, the EDUHSD prepared an Initial Study and Negative Declaration for the Project (November 2009). This document was circulated for public review and identified by State Clearinghouse #2009112061. During the public review, the EDUHSD determined that mitigation measures may be needed in order to satisfy the CEQA needs of the El Dorado Irrigation District as a Responsible Agency. The EDUHSD also considered comments from El Dorado LAFCO as a Responsible Agency.

The Initial Study findings were subsequently reevaluated to include mitigation measures to ensure all environmental impacts remain less than significant. The EDUHSD has determined that the annexation and potential residential development will not have a significant impact on the environment after the mitigation measures provided herein are implemented. As a result, a Mitigated Negative Declaration (MND) is the appropriate CEQA compliance document for this project.

This Draft IS/MND contains the following sections:

- Section 2** Initial Study Findings
- Section 3** Initial Study Checklist
- Section 4** Supporting Information Sources

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2 Initial Study Findings

1. **Project title:**
Latrobe Road Property Annexation to El Dorado Irrigation District
2. **Lead Agency name and address:**
El Dorado Union High School District (EDUHSD)
4675 Missouri Flat Road
Placerville, CA 95667
3. **Contact person and phone number:**
Patty McClellan (530) 622-5081 x7215
4. **Project location:**
The approximately 215-acre area ("the Site") owned primarily by the EDUHSD is located on the western edge of unincorporated El Dorado County approximately 4 miles south of Highway 50 and the town of El Dorado Hills, west of Latrobe Road at Wetsel-Oviatt Road; APN 117-020-03 and 25 (**Figures 1 through 3**)
5. **Project sponsor's name and address:**
Same as Lead Agency
6. **General Plan designation:**
Rural Residential (RR)
7. **Zoning:**
RE-10, RA-80
8. **Description of project:**
The EDUHSD proposes the annexation of the above-described property into the El Dorado Irrigation District (EID). Annexation to EID is necessary in order to obtain water, wastewater and/or recycled water services for a future high school project to be located on approximately 65 acres within the 215-acre area.
An Environmental Impact Report (EIR) for the construction of the future high school ("Proposed High School") was adopted in 2002 and is identified by State Clearinghouse #2001072007. The current analysis considers the potential environmental impacts that could result from the full development of the Site. Based on the highest density currently zoned in the area (one dwelling unit per 10 acres), the zoning and General Plan land use designations indicate that the 150-acre balance of the Site not utilized for school purposes could be developed with up to 15 dwelling units. Although no residential development is currently proposed or planned in this area, the CEQA analysis must consider the potential impacts of the maximum allowable development under existing zoning.
9. **Surrounding land uses and setting:**
Research and Development (Carson Creek Business Park) to the north; Rural Residential to the south and east; Industrial (Doug Veerkamp General Engineering, Inc.'s construction recycling facility) to the west, including a private [former Southern Pacific] rail line that runs west and south of the Site. The planned residential developments Valley View and Deer Creek Estates are located north and east of the Site on the east side of Latrobe Road; students generated from these residential developments would be served at the Proposed High School.



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10. Other public agencies whose approval is required:

Annexation of the Site into the EID requires approval by the El Dorado County Local Agency Formation Commission (El Dorado LAFCO). The proposed annexation also requires approval from the EID Board of Directors, making EID a Responsible Agency for purposes of CEQA compliance on this project.

As a condition for receiving State funds for the construction of a future school project, EDUHSD will obtain approval from the California Department of Education (CDE), including clearance from the Department of Toxic Substances Control (DTSC), and the Division of the State Architect (DSA). EDUHSD would comply with applicable local, state and federal regulations as related to the permits needed for project construction and implementation.



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

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


Patty McClellan, Director of Facilities

4.5-10
Date



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 substantial evidence 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 (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist



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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 significance.

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3 Initial Study Checklist

I. AESTHETICS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or 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		

Environmental Setting

The site and surrounding topography are shown on **Figures 1 through 3**. The approximately 215-acre area (“the Site”) and immediate vicinity are comprised of rolling hills generally unused or occupied by rural residences (south); the elevation of the site is about 500-640 feet above mean sea level (msl). Doug Veerkamp General Engineering, Inc.’s construction recycling facility is located west of the Site. The nearest significant surface water body is Folsom Lake, approximately 8 miles north of the site. Small creeks are located throughout the area, most notably Deer Creek to the south. Site photos are provided in **Appendix B**.

a) *Would the project have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. The lands on and nearby the Site are overwhelmingly vacant, leaving the property with a long and aesthetically pleasing line of sight. The addition of up to 15 dwelling units spaced over the Site would not have a substantial adverse effect on the existing scenic vistas.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact. There are no designated or eligible state scenic highways located in proximity to the site; Highway 50 is a designated state scenic



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highway east of Placerville. Trees and rock outcroppings located on the Site could be damaged as a result of school and/or residential development; however, these impacts are not expected to be significant.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. See response to a) above.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant with Mitigation Incorporated. Aesthetics impacts associated with the development of the high school (e.g., stadium lighting) were analyzed in the 2002 EIR and were not determined to be significant. Potential impacts associated with additional lighting, especially with lighted athletic fields, can be mitigated by the use of shielded fixtures and other glare-reducing methods. It is expected that lighting associated with the potential residential development of the remaining property would be minimal (e.g., for personal security purposes) and therefore less than significant.

If the balance of the site (approximately 150 acres) were developed for residential purposes pursuant to existing zoning, it is likely that the use of special lighting at the high school stadium would adversely affect nighttime views; however, the infrequent use of such lighting suggests the impact would be less than significant. It is estimated that stadium lights would typically be turned off by 7:00-8:00 PM on practice days or for soccer games and by 10:00 PM on nights when they are in use for football games. There are typically five home football games per year. Light and glare impacts are further reduced by directional lighting downward toward the playing field, thereby reducing spill light away from off-site uses.

Mitigation Measure

Implementation of the following mitigation measure will ensure that the impact to aesthetics remains less than significant.

MM-1: When formally designed, the EDUHSD shall direct the Project Architect to select and install stadium lighting that minimizes off-site spill by shielding or another comparable method, as much as practicable.

End of aesthetics impact review



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II. AGRICULTURE AND FOREST RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (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	



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Environmental Setting

Portions of the Site are identified as Farmland of Local Importance and Grazing Land on the Department of Conservation's map for El Dorado County Important Farmland 2006 (the most recent year for which data is available); however, the site has not been used for formal agricultural production and has not been used as grazing land since 1985.

The El Dorado County Agricultural Commissioner reviewed the school project proposal as part of the 2002 EIR (**Appendix A**).

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The site is not utilized as any type of farmland or designated as farmland of Statewide Importance or better.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. The Department of Conservation's map for El Dorado County Williamson Act Lands 2008 (the most recent year for which data is available) does not identify the Site as subject to a *Williamson Act* contract. Although the site is partially zoned for "Residential Agricultural" use, the site has not been used for agricultural purposes or grazing since 1985.

- 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))?*

No Impact. The Project Site is not located on or near forest lands or timberland of any kind.

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. See response to c) above.

- e) *Would the project 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?*

Less Than Significant Impact. Although the Site is suitable for agricultural use and identified partially as Farmland of Local Importance, the conversion of unused land to a non-agricultural use is not considered significant since the Site and vicinity land use supports residential uses. El Dorado County's Right to Farm Ordinance (Chapter 17.13) protects potential future agricultural activities on land zoned for "Residential Agriculture."

There are no formal agricultural operations on neighboring properties that would be impacted by the construction of the school or residential build-out of the remaining Site area.

End of agriculture and forest resources impact review



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III. AIR QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Environmental Setting

The site is located within the El Dorado County Air Pollution Control District (EDCAPCD) and Mountain Counties Air Basin (MCAB), which is comprised of Plumas, Sierra, Nevada, Placer (middle portion), El Dorado (western portion), Amador, Calaveras Tuolumne and Mariposa counties. The air pollutants of primary concern in El Dorado County are ozone, inhalable particulates (PM₁₀), carbon monoxide (CO), nitrogen dioxide (NO₂) and sulfur dioxide (SO₂). The project area is in severe non-attainment for the state and national 1-hour ambient air quality standard (AAQS) for ozone and non-attainment for the state 24-hour PM₁₀ AAQS.

The primary emissions associated with the development of the Site would be from indirect sources (e.g., motor vehicle trips) and equipment operation (including dust generation) during the construction phase. The operation of the Proposed High School



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and/or up to 15 dwelling units across the Site would not emit significant pollutants from onsite activities.

To comply with the *California Clean Air Act*, EDCAPCD participated in the Sacramento Regional Clean Air Plan (1994). The Clean Air Plan is currently in the process of being updated.

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The project does not conflict with or obstruct the Clean Air Plan.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact. Project construction activities would create short-term increases in emissions of particulate matter and ozone precursors; however, the limited nature of the site disturbance indicates any air quality impact would be less than significant. Standard best management practices and control measures such as periodic wetting of the Site to reduce dust will help to mitigate construction impacts to air quality. Motor vehicle trips to and from the high school or residences potentially located on the Site (indirect emissions sources) would not constitute a volume that would contribute substantially to existing or projected air quality violations.

Using the Urbemis model (Version 9.2.4), the calculated sum of area source and operational (vehicle) emissions estimates for the potential residential component (defined as 15 dwelling units on 150 acres with 0% pass-by trips) is 3.39 lbs/day of reactive organic gases (ROG) and 2.77 lbs/day of oxides of nitrogen (NO_x), well below the EDCAPCD's significance criteria for ozone precursors of 82 lbs/day. The impact to air quality is not considered significant.

- c) *Would the project 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)?*

Less Than Significant Impact. Refer to response b) above. The size of the project and limited nature of construction activities expected to impact air quality suggests incremental emissions associated with the project would not be significant.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. As described above, pollutant concentrations would be restricted to the construction phase of the project and would not significantly impact the few rural residences currently located in the vicinity.

- e) *Would the project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. The continued operation of the school/residences is not expected to create any objectionable odors. Odors that may be created during construction (e.g., exhaust) will be temporary and are therefore considered less than significant.



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Although no active agricultural operations currently exist in the immediate vicinity, the site and surrounding area zoned for "Residential Agricultural" use would be subject to El Dorado County's Right to Farm Ordinance (Chapter 17.13). Potential future agricultural activities could create odors; however, residential buyers would be advised of the provisions of the Right to Farm Ordinance by written disclosure statement prior to purchase. Odors from potential future agricultural activities are not expected to constitute a nuisance or significant impact to a future school or residences on the Site.

End of air quality impact review



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IV. BIOLOGICAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 US 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	



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IV. BIOLOGICAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Environmental Setting

The Site consists primarily of annual grassland habitat (non-native annual grasslands and forbs) with isolated native trees. The dominant plant species in this community include ripgut brome, soft brome, English ryegrass, wild oat and Medusa-head. The grassland nature of the Site is depicted in **Appendix B**. Grasslands provide potential habitat for many species of birds, reptiles and mammals, including some which may be protected. Wetland swale habitat is also present on the Site, and would be fully delineated prior to development in order to determine the existence of wetlands.

The previous EIR analysis identified the following potentially occurring special status species: big-scale balsamroot, northwestern pond turtle, tricolored blackbird, Swainson’s hawk, western burrowing owl and white-tailed kite. Areas of construction-related disturbance for the potential school and/or residential development would be assessed by a qualified biologist during the appropriate survey period prior to the start of work. It is expected that the low density residential development that could result from this project would avoid any “take” of special status species. For the proposed school project, all mitigation measures identified in the existing EIR would be implemented.

- a) *Would the project 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?*

Less Than Significant Impact. As discussed above, special status species are potentially occurring in the immediate Site area. The annexation to EID and potential residential development of the balance of the site not proposed for school use is expected to avoid impacts to special status species and/or habitat, including wetlands. Avoidance would be achieved by physically locating any improvements away from delineated habitat features, as recommended by the 2002 EIR. Where an impact may be found to be unavoidable, the proponent of the development (school or residential) would minimize impacts and undertake mitigation measures and/or fees



as appropriate. Given the relatively low density of potential development at the Site, it is considered most likely that development could be reasonably located so as to avoid habitat impacts altogether.

- b) *Would the project 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 US Fish and Wildlife Service?*

Less Than Significant Impact. See response to a) above.

- c) *Would the project 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?*

Less Than Significant with Mitigation Incorporated. A pre-construction wetlands delineation verified by the U.S. Army Corps of Engineers would identify any wetland habitat within the Site. It is expected that the annexation to EID and potential residential development of the balance of the site not proposed for school use would avoid any impacts to wetlands as discussed above.

Mitigation Measure

Implementation of the following mitigation measures will ensure that the impact to biological resources remains less than significant.

MM-2: Prior to any construction on the Site, the EDUHSD shall retain a qualified biologist to delineate all wetlands. If wetlands are identified, the EDUHSD shall either avoid any impact to the delineated area or obtain the required permits or approvals from the U.S. Army Corps of Engineers. The EDHUSD shall fully comply with the permits and shall avoid all impacts to wetlands unless authorized by the permits.

- d) *Would the project 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?*

Less Than Significant Impact. At this time, the Site does not support an identified wildlife corridor or wildlife nursery site. If such a use were to become apparent prior to construction, it is expected that the limited scope of the project would provide for avoidance of any impacts.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant Impact. The project does not conflict with any local ordinances protecting biological resources; it is not expected that tree removal would be needed in order to implement the limited residential project. El Dorado County has an adopted Oak Woodland Management Plan that would apply to construction activities near native trees that might be located on the site. An arborist survey and/or Tree Mitigation Plan would be developed and implemented as needed, per the 2002 EIR.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*



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No Impact. The El Dorado County Integrated Natural Resources Management Plan is currently under preparation. If approved prior to construction, the project would be designed to ensure compliance with this plan.

End of biological resources impact review



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V. CULTURAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 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	

Environmental Setting

According to the previous EIR analysis, the original occupants of the Site area were the Nisenan, Maidu Native Americans of the Penutian-speaking tribes. The Nisenan who lived in the Sierra Nevada foothills commonly located their villages near streams and were greatly impacted during California's Gold Rush.

A records search at the North Central Information Center (NCIC) indicated there are no known prehistoric or historic cultural resources on the Site. Two historic rock features of unknown age were identified during the 2001 field survey and recorded in the previous EIR's Cultural Resources Report. It is not expected that these rock features would be impacted by the proposed project.

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?*

Less Than Significant Impact. The two identified historic rock features are not expected to be impacted by the project.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?*

Less Than Significant Impact. Although no resources are identified within the site, unidentified archaeological resources could be uncovered during construction. If cultural resources are encountered during site grading or other construction activities, all work would be halted within 50 feet of the discovery and a qualified



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archaeologist would be engaged to assess and protect the discovery as appropriate. No further soil disturbance would occur within the 50-foot buffer until the preceding assessment had been completed.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. There are no paleontological resources or unique geologic features identified or observed within the project site.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. The project site has not been identified as a burial location for human remains; however, should human remains be unexpectedly encountered, the requirements of California *Health and Safety Code* and *Public Resources Code* would be followed, as applicable. If human remains were determined to be Native American in origin, the archeologist would contact the Native American Heritage Commission to determine the most likely descendants.

End of cultural resources impact review



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VI. GEOLOGY AND SOILS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	



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VI. GEOLOGY AND SOILS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	

Environmental Setting

The Site is located in the foothills of the Sierra Nevada geomorphic province, where tectonic uplift of the Sierra Nevada Range has occurred since the late Triassic period. The Site is underlain by undifferentiated metavolcanic rocks of the Copper Hill Formation; the mapped soil types (USDA, 2009) in the immediate area include Argonaut very rocky loam, 3 to 30 percent slopes; Auburn very rocky silt loam, 2 to 30 percent slopes; Perkins gravelly loam, moderately deep variant, 2 to 5 percent slopes; and Whiterock gravelly silt loam, 3 to 50 percent slopes. There are no known active faults on the Site. The nearest potentially active fault is Bear Mountain, approximately 1.1 kilometers east of the Site.

- a) *Would the project 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?*
No Impact. No known active or potentially active faults traverse the site, which is not located in an Alquist-Priolo Fault-Rupture Hazard Zone. Ground rupture from faulting is not considered a significant hazard.
 - ii) *Strong seismic ground shaking?*
Less Than Significant Impact. Although the site will likely experience some strong ground shaking during the life of the project, substantial adverse effects are not expected.
 - iii) *Seismic-related ground failure, including liquefaction?*
Less Than Significant Impact. Based on a relatively shallow depth to bedrock and a lack of published historic evidence of liquefaction in the area, the geotechnical study completed for the previous EIR analysis indicated the liquefaction potential of the Site soils is low.
 - iv) *Landslides?*
Less Than Significant Impact. Although the site is comprised of rolling hills, it is expected that any potential development areas would include appropriate cuts and fills in order to ensure soil stability. These details would be provided in the project's grading plan, once designed.



b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact. While erosion does occur in El Dorado County, it is unlikely to pose a significant hazard to any development that might occur at the Site. Some grading will occur during construction; however, it is expected that Best Management Practices (BMPs) typically applied to grading activities will be specified by the contractor as needed in order to minimize erosion during construction.

c) *Would the project 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?*

Less Than Significant Impact. As discussed above, there is the potential for some degree of soil instability to impact the site; however, foundation systems and footings would be designed by a qualified engineer such that there would be no significant risk from soil instability.

d) *Would the project 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?*

Less Than Significant Impact. Some potentially expansive soils, including those with layers of clay material, are present on the Site; however, it is expected that floors and foundations would be engineered and placed so as to avoid any substantial risk to life or property.

e) *Would the project 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?*

Less Than Significant Impact. The proposed project annexes the Site into the El Dorado Irrigation District (EID) for the purpose of providing wastewater service to the Proposed High School and any rural residences that might be located on the balance of the Site. All new connections for the school and/or residences would need to be designed to County standards and approved by EID.

The distance from potential residences to existing wastewater lines may render the potential residential hookups cost prohibitive. If potential residences instead operate on private septic systems, they would be installed according to County standards, including those relating to the quality of soils. The geotechnical analysis completed for the previous EIR did not indicate any soil characteristics that would be adverse to the installation of private septic systems. The rocky and gravelly properties of Site soils indicate that the permeability would be sufficient to support septic systems.

A septic system that is properly designed and maintained will contribute clear water, nitrate and very small amounts of salts to the groundwater supply. Standards for new septic systems are designed to ensure that nitrate in groundwater and surface water never reach dangerous levels; therefore, the environmental impacts of septic systems are generally considered less than significant.

End of geology and soils resources impact review



VII. GREENHOUSE GAS EMISSIONS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	

Environmental Setting

The most common greenhouse gases are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulfur hexafluoride (SF₆). Of these, fossil fuel combustion is by far the dominant source of CO₂; greenhouse gas emissions of all types are commonly analyzed in terms of equivalent emissions of carbon dioxide (CO₂E).

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact. The project annexes acreage into EID and implies that residences may be developed according to existing zoning regulations. While the development of the balance of the Site with 15 residences would generate some greenhouse gas emissions, the Urbemis model (Version 9.2.4) indicates CO₂ production would be only 241.02 pounds per day, which would not cause or contribute significantly to an applicable ambient air quality standard.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact. The project would not conflict with or obstruction the Sacramento Regional Clean Air Plan.

End of greenhouse gas emissions impact review



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VIII. HAZARDS AND HAZARDOUS MATERIALS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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



VIII. HAZARDS AND HAZARDOUS MATERIALS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
i) Be located within 1,500 feet of a high-pressure pipeline that can pose a safety hazard?			X	

Environmental Setting

The EDUHSD retained Youngdahl Consulting Group, Inc. to complete a Phase I Environmental Site Assessment (“Phase I”) for the Site. The Phase I did not identify any conditions that would indicate an existing release, a past release or a threat of release of a hazardous substance or material. The Department of Toxic Substances Control (DTSC) concurred with the report’s findings and approved the Phase I in a letter dated July 19, 2001.

Although naturally occurring asbestos (NOA) is found in El Dorado County, the existing EIR identifies the Site location in an area mapped by the California Department of Conservation, Division of Mines and Geology as containing non-ultramafic rocks. Site exploration conducted by Youngdahl, including 33 test pits, did not reveal any evidence of asbestos. El Dorado County’s map of Asbestos Review Areas (2005) does not identify the immediate site vicinity as likely to contain naturally occurring asbestos; however, a site-specific assessment conducted by a Professional Geologist or other qualified person would be needed in order to fully characterize the Site. Prior to development of a school on the Site, the EDUHSD would be required to obtain current clearance from DTSC as a



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condition for receiving State funds for school construction. An assessment conducted under DTSC oversight would fully address the potential presence of NOA on the Site, including any remediation and/or mitigation that might be necessary in order to ensure human health and safety on the Site. Residential development that could occur on the remainder of the Site would be subject to Ordinance No. 4548, Section 8.44.060 of the EI Dorado County Code, specifying NOA disclosure requirements during the sale of real property.

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

No Impact. The proposed use of the Site for a high school and up to 15 residential units indicates it would be unlikely for hazardous materials to be routinely associated with the Site.

- b) *Would the project 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?*

No Impact. See response a) above. The Phase I report did not associate any hazardous materials with the Site.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The project itself will not emit hazardous air emissions or handle hazardous materials, substances or waste. Prior to the construction of a school, the EDUHSD would consult with the EI Dorado County Air Pollution Control District to determine whether any hazardous air emitters are located in proximity to the proposed school site.

- d) *Would the project 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?*

No Impact. The project would not create a significant hazard to the public or the environment, including if the Site were to be placed on a hazardous materials list (e.g., if NOA requiring remediation were identified during the DTSC site investigation). Sites throughout EI Dorado County have the potential to contain NOA and do not constitute a significant hazard. Proper site-specific investigation prior to the commencement of groundwork would identify any measures necessary to mitigate the potential threat from NOA exposure.

- 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 air port or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The Site is not located within two miles of an airport.

- 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?*

No Impact. The site is not located within two miles of a private airstrip.



- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project would not adversely affect an adopted emergency response plan or emergency evacuation plan.

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Less Than Significant Impact. Best management practices (BMPs) specified by the contractor would limit the potential for construction activities to contribute to wildland fire risk in the Site vicinity. Once operational, the school and/or residences are not expected to be exposed to a significant risk of loss. Adequate fire-flow and hydrants would be provided at the Site, including a storage tank if necessary.

- i) *Would the project be located within 1,500 feet of a high-pressure pipeline that can pose a safety hazard?*

Less Than Significant Impact. According to the National Pipeline Mapping System, the Site is not located within 1,500 feet of a high-pressure pipeline. There are no pipelines jurisdictional to the Office of the State Fire Marshal in El Dorado County. Gas pipelines in the vicinity are operated by Pacific Gas & Electric; the nearest PG&E transmission line is at White Rock Road and the Sacramento/El Dorado County line. A personal communication from PG&E (October 20, 2009) indicates the Site is clear of any gas or electric transmission lines within a 1,500-foot buffer.

EID-operated high-pressure water and recycled water lines on the site would not be expected to create a significant safety hazard. Only lines exceeding 12 inches in diameter would require formal analysis for purposes of securing approval of the Site from the California Department of Education.

End of hazards and hazardous materials impact review



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IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	



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IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Environmental Setting

According to the previous EIR, the Site is located within the Upper Deer Creek watershed, which is part of the Cosumnes River Basin. In the vicinity, there are many tributaries that flow into the Cosumnes River, including Deer Creek south of the Site; all runoff from the Site ultimately drains here.

The Site is located between 500 and 640 feet above mean sea level (msl). Groundwater in the vicinity is generally found between 150 and 300 feet below ground surface (bgs); however, it may also be found at much shallower depths. A geotechnical investigation



specific to the proposed development of the school/residences on the Site would fully characterize subsurface conditions and identify any necessary design considerations.

- a) *Would the project violate any water quality standards or waste discharge requirements?*

No Impact. The project would be subject to the requirements of the *Clean Water Act*, including the National Pollutant Discharge Elimination System (NPDES) permit. Best Management Practices (BMPs) will be employed to minimize water quality impacts during the construction of the project; it is not expected that the operation of the Site for school/residential purposes would significantly impact water quality. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) would also serve to ensure water quality standards and waste discharge requirements are not violated.

- b) *Would the project 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)?*

Less Than Significant Impact. The project is not expected to have a significant effect on the underlying aquifer. It is not expected that the school site would operate a water well. If potential residential units utilized private wells, they would be constructed in compliance with applicable State laws and County ordinances. A County-issued permit would be required for any well construction; the permitting process would ensure that groundwater supplies and/or recharge would not be significantly impacted.

- c) *Would the project 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?*

Less Than Significant with Mitigation Incorporated. Drainage for the site will be designed by a qualified engineer (i.e., California Civil P.E.); the implementation of BMPs during the construction phase of the project will reduce for the potential for substantial erosion or siltation on- or off-site. BMPs for total erosion control may include the implementation of terraces, diversion structures and/or riparian strips; construction-phase BMPs may include surface roughening, vegetative cover, erosion blankets and/or dust control.

Mitigation Measure

Implementation of the following mitigation measures will ensure that the impact to hydrology and water quality remains less than significant.

MM-3: At such time as the plan for development of the Site is formalized, the EDUHSD shall engage a qualified professional to provide necessary engineering drawings, which shall include any erosion control measures as physical implements. Construction-phase erosion control measures shall be specified by the contractor and implemented during all ground disturbance activities.

- d) *Would the project 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*



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increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact. As discussed above, the drainage design and implementation of BMPs will reduce the potential for flooding on- or off-site.

- e) *Would the project 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?*

Less Than Significant Impact. Although the project would increase the amount of runoff water from the site, drainage systems of an appropriate capacity would be implemented prior to the construction of the project.

- f) *Would the project otherwise substantially degrade water quality?*

No Impact. The project is not expected to substantially degrade water quality.

- g) *Would the project 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?*

No Impact. The Site is not located within the 100-year floodplain; according to current FEMA maps (2008), the Site is located in Zone X, the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

- h) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. See response g) above.

- i) *Would the project 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?*

Less Than Significant Impact. The Site is located approximately 8 miles south of Folsom Lake and Dam, the most significant surface water body in the area.

- j) *Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?*

No Impact. The Site is not at risk from tsunami or seiche. The risk from mudflow is expected to be low.

End of hydrology and water quality impact review



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X. LAND USE AND PLANNING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Environmental Setting

The project is located south of the existing El Dorado Hills community. Planned residential development is located on the east side of Latrobe Road and it is expected that development of the school site would coincide with residential build-out in the area rather than induce residential development. The El Dorado County General Plan designates the site for rural residential use, which is compatible with the development of public school facilities.

a) *Would the project physically divide an established community?*

No Impact. Lands surrounding the Site are largely vacant. As residential development occurs in the site area, the school project would become a cornerstone for the community.

b) *Would the project 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?*

Less Than Significant Impact. As discussed above, the Site is zoned for rural residential use, which permits school development. Residential agricultural uses would also be permitted in proximity to the school site, should the EDUHSD choose to sell the balance of its property. El Dorado County’s Right to Farm ordinance indicates nearby agricultural activities would not present a nuisance or significant impact to the school.



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c) *Would the project Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The site is not located in a habitat conservation plan or natural community conservation plan. The El Dorado County Integrated Natural Resources Management Plan is currently under preparation. If approved prior to construction, the project would be designed to ensure compliance with this plan.

End of land use and planning impact review



XI. MINERAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Environmental Setting

The El Dorado County General Plan Draft EIR (2003) identifies the following mineral resources in the County: metallic minerals including silver, copper, nickel, chromite, zinc, tungsten, mercury, titanium, platinum and iron; and nonmetallic mineral resources including building stone, limestone, slate, clay, marble, soapstone, sand, and gravel. No significant mineral resources are identified on-site.

- a) *Would the project 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?*

No Impact. The Site does not have any known mineral deposits; the project would not result in the loss of availability of a known mineral resource.

- b) *Would the project 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?*

No Impact. No locally-important mineral resource recovery sites would be impacted by the project.

End of mineral resources impact review



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XII. NOISE— Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 levels?				X



XII. NOISE— Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Environmental Setting

Potential existing noise sources at the Site include vehicular traffic on Latrobe and Wetsel-Oviatt Roads, railroad activities on the private [former Southern Pacific] line to the south and industrial activities at Doug Veerkamp General Engineering, Inc.'s construction recycling facility to the west. It is not expected that any sensitive receptors (i.e., residences) would be located in the immediate site vicinity when construction commences.

- a) *Would the project result in 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?*

Less Than Significant Impact. Although the operation of the Site as a school and up to 15 residential units will not result in significant noise impacts, the construction of these projects may result in a temporary increase in noise levels in the project vicinity. Standard BMPs such as the use of appropriate noise suppression attachments (e.g., mufflers) on construction equipment will ensure impacts from construction noise are less than significant.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. During the construction of the project, the Site and immediate vicinity could be subject to groundborne vibration (e.g., from the movement of large pieces of equipment and loaded trucks); however, these impacts would be temporary and therefore less than significant.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact. Ambient noise levels associated with the operation of the school/residences would be higher than the existing (vacant) condition; however, the relatively small scale of the proposed development would not increase noise substantially.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*



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Less Than Significant Impact. As discussed above, the construction phase of the project would result in temporary, but not substantial, increases in ambient noise levels.

- 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 levels?*

No Impact. The Site is not located within two miles of an airport.

- 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?*

No Impact. The project is not located within the vicinity of a private airstrip.

End of noise impact review



XIII. POPULATION AND HOUSING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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

Environmental Setting

The EDUHSD proposes to annex its Latrobe Road property to the EID and develop a high school campus to serve proposed residential development in the area (i.e., on the east side of Latrobe Road). The maximum density currently zoned on the site is “Residential Estate,” which requires a 10-acre minimum lot size; therefore, up to 15 residential units could also potentially be developed on the EDUHSD property. While schools are attractive amenities for home buyers, they do not induce population growth per se; rather, schools are developed in order to serve an identified population of unhouseed students. Residential development proposed in the area south of El Dorado Hills indicates that a high school is needed in this area.

The proposed annexation of the Project Site to the EID may also increase development interest in the property; however, due to the relatively small size of the parcel and the reasonably foreseeable use (primarily as a high school campus), growth inducement associated with the project is considered less than significant. Any future residential development on the Project Site would be subject to further environmental review and project approval by the County of El Dorado.

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact. As discussed above, the project is a response to projected growth in the area and does not itself induce growth.



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b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The Site does not contain any existing dwellings.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The project would not displace any residents.

End of population and housing impact review



XIV. PUBLIC SERVICES—	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Environmental Setting

The project would be served by the El Dorado County Sheriff and the El Dorado Hills Fire Department. The nearest fire station is Station 87 located approximately 2.1 miles north of the site at 4680 Golden Foothill Parkway in El Dorado Hills.

a) *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:*

Fire Protection – Less Than Significant Impact. The project would not induce significant growth in the area; therefore, there would be no need for additional governmental facilities to provide fire protection. The increased number of calls that could result from additional students and residences on the property is not anticipated to be significant. The location of a new fire station only 2.1 miles from the Site indicates that response times may be in the four minute range. Consultation with the El Dorado Hills Fire Department did not yield any concern regarding response time to the Site. The school would be designed to ensure adequate fire access and water flow; potential residences on the Site would be required to meet access and flow requirements as required for permitting.

Police Protection – Less Than Significant Impact. The project would not induce significant growth in the area; therefore, there would be no need for additional governmental facilities to provide police protection. The increased number of calls that could result from additional students and residences on the property is not anticipated to be significant. Potential Site residents would be well aware of the potential response times resulting from the distance to the nearest station, which would not constitute a significant impact.



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Schools – Less Than Significant Impact. Annexation of the property to the EID provides for the potential development of a high school. Mitigation measures identified in the previous EIR analysis ensure the project results in less than significant environmental impacts.

Parks – Less Than Significant Impact. The potential development of rural residences on the Site may increase the demand for parks in the area; however, new facilities would not be required in order to accommodate this demand. In addition to school playfields, potential nearby residents could utilize existing and planned parks associated with residential development along the Latrobe Road corridor. Additionally, the proposed high school will include ball fields for the implementation of a comprehensive educational program and full varsity athletics. The EDUHSD may make these fields available for community use outside of school hours.

Other Public Facilities – Less Than Significant Impact. New on- or off-Site El Dorado Irrigation District facilities that may be constructed as a result of the proposed annexation project would be subject to the same development requirements as other Site uses, including the proposed school and any potential housing component. Appropriate surveys for cultural and biological resources, including wetlands, would be completed prior to any Site disturbance.

End of public services impact review



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XV. RECREATION—	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	

Environmental Setting

Neighborhood and community parks would be located in proximity to the site in the planned residential developments east of Latrobe Road, Valley View and Deer Creek Estates.

- 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?*

Less Than Significant Impact. The potential development of rural residences on the Site may increase the demand for parks in the area; however, new facilities would not be required in order to accommodate this demand. In addition to school playfields, potential nearby residents could utilize existing and planned parks associated with residential development along the Latrobe Road corridor.

- 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?*

Less Than Significant Impact. The school portion of the project (for which there is an existing EIR) includes the development of an on-site gymnasium and playfields for the provision of a Physical Education program and extracurricular sports as well as for potential community use outside of school hours. Although the development of these facilities could have an adverse physical effect on the environment, the mitigation measures identified in the existing EIR will ensure the project results in less than significant environmental impacts.

End of recreation impact review



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XVI. TRANSPORTATION /TRAFFIC— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	



XVI. TRANSPORTATION /TRAFFIC— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
h) Be located within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor (as defined in Senate Bill 352, Chapter 668, Statutes of 2003)?				X
i) Be located within 1,500 feet of a railroad easement?			X	

Environmental Setting

The Site is located on the west side of Latrobe Road at Wetsel-Oviatt Road south of El Dorado Hills, El Dorado County. Latrobe Road is identified by the General Plan DEIR as a key county roadway that carries more than 1,000 peak-hour trips. Wetsel-Oviatt Road (identified on the Site as APN 117-020-25) is a private, undivided rural road used as a truck access from Latrobe Road to Doug Veerkamp General Engineering, Inc.'s construction recycling facility west of the EDUHSD property. This road will be rerouted once the development design of the Site is determined. The roads in the Site vicinity currently operate at an acceptable Level of Service (LOS).

The existing EIR for the EDHUSD's Proposed High School included a formal traffic study that analyzed potential impacts and necessary mitigation measures to ensure impacts to traffic/transportation from the school development are less than significant. The estimated additional trip generation from the construction of up to 15 single family homes is <20 in both the AM and PM peak hours. It is expected that residential access points would be from the school access/Wetsel-Oviatt Road [rerouted]. The EIR states that the intersection at Latrobe Road and the school access/Wetsel-Oviatt Road [rerouted] should be signalized when the school is constructed.

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

Less Than Significant Impact. Additional trips associated with the construction of the project will be temporary and are therefore considered less than significant. As



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described above, trips associated with the small number of potential residences on the property would not represent a significant increase in traffic.

- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact. Development of the Site is not expected to significantly degrade service in the vicinity.

- c) *Would the project 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?*

No Impact. The project is not located in proximity to an airport or airstrip and would have no impact to air traffic patterns based on the proposed height of facilities.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less Than Significant Impact. It is not expected that the Site development would include any component design features or incompatible uses that would increase hazards at the site or in the area. The rerouting of Wetsel-Oviatt Road would be done to safely accommodate truck and future traffic.

- e) *Would the project result in inadequate emergency access?*

Less Than Significant Impact. The Site development would be designed in conjunction with the El Dorado Hills Fire Department to ensure adequate emergency access.

- f) *Would the project result in inadequate parking capacity?*

Less Than Significant Impact. Parking considerations for the school were evaluated in the existing EIR. It is assumed that all potential residential parking on the site will be in private driveways.

- g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

No Impact. The project will not conflict with any efforts to encourage alternative transportation.

- h) *Would the project be located within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor (as defined in Senate Bill 352, Chapter 668, Statutes of 2003)?*

No Impact. The project is not located within 500 feet of a qualified traffic corridor.

- i) *Would the project be located within 1,500 feet of a railroad easement?*

Less Than Significant Impact. A private [formerly Southern Pacific] rail line is located approximately 1,000 feet south/southwest of the Site at the closest approach. If any portion of the proposed school project is located within 1,500 feet of the railroad easement, a Railroad Safety Study would be conducted as a condition for receiving site approval from the California Department of Education. Based on the availability of land, it is not expected that residential structures would be located



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within 1,500 feet of the easement. Further, the topography of the Site (which includes nearly 200-foot ridges) would provide substantial protection for any development on the property.

End of transportation/traffic impact review



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XVII. UTILITIES AND SERVICE SYSTEMS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	



XVII. UTILITIES AND SERVICE SYSTEMS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental Setting

Utilities in the project area include water, recycled water, sewer, electricity, natural gas, telephone and cable communications. There is an existing 6” water line on the Site (in Wetsel-Oviatt Road), with an 8” water line in Latrobe Road. For development of the school site, the EDUHSD would be required to meet minimum fire flow requirements by upsizing the existing water line; the EID estimates the length of upsized line to be approximately 7,200 feet in their existing Facility Improvement Letter (FIL 0208-010). At this time, the EDUHSD’s preliminary application to El Dorado LAFCO for annexation to the EID indicates a 6” force main sewer line is needed to provide sanitary sewer services to the Site. During the project design, the EDUHSD would prepare a Facility Plan Report for EID approval. All extensions of and improvements to facilities would require EID’s approval to ensure impacts are less than significant. Potential residential development that may be undertaken by a developer should the EDUHSD choose to sell the balance of the property would similarly require EID approval.

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less Than Significant Impact. It is not likely the project would exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.

- b) *Would the project 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?*

Less Than Significant with Mitigation Incorporated. The project may require or result in the construction of a 6” force main sewer line [connection] and pump or lift station; however, it is expected the existing El Dorado Hills Wastewater Treatment Plant (approximately 4,600 feet northwest of the Site) would serve the project. As discussed above, all extensions of and improvements to facilities would require EID’s approval and direction as to specifications (e.g., size, location, etc.) to ensure impacts are less than significant. The EDUHSD or any other developer would be required to meet all service conditions of the EID. Any residential development proposed for the Site would require the project proponent to obtain a Facility Improvement Letter (FIL) or equivalent approval from EID if water and/or wastewater connections are desired. The potential impact to local and regional water supply would be mitigated by the proponent of residential development, once a plan is designed. Connections of new residences to EID-purveyed water and/or sewer would require EID’s approval of a Facility Improvement Letter Request (FIL) or Facility Plan Report (FPR) and associated Extension of Facilities Application.



Mitigation Measure

Implementation of the following mitigation measure will ensure that the impact to utilities and service systems remains less than significant.

MM-4: The EDUHSD has applied for an extension to the Facility Improvement Letter (FIL) issued on February 27, 2008 from the El Dorado Irrigation District, specific to the development of a high school. Any required improvements, whether on or off the Site shall require specific surveys for the improvement to avoid any potential impacts, including but not limited to cultural and biological resources and wetlands. The EDUHSD shall receive direction from EID as to the extent and timing of future utility improvements.

- c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact. Appropriate storm water drainage would be designed by a qualified civil engineer with particular attention to potential wetland habitat on the Site and in the vicinity. All on-site wetlands would be delineated by a qualified biologist and their impacts addressed by oversight from the US Army Corps of Engineers.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. The Site proposes to receive water from the EID via the existing and/or upsized lines in Wetsel-Oviatt and Latrobe Roads and would not have a significant impact on available water supply. The EID's Facility Improvement Letter estimates the equivalent dwelling unit impact of the school to be 30 EDUs, for a potential total of 45 EDUs on the total Site if 15 rural residences are developed. The EDUHSD or any other developer would be required to meet all service conditions of the EID, including those related to available water supply at the time of project implementation.

- e) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. See response to b) above.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. Solid waste disposal at the site would be limited to construction debris and typical school-related materials (e.g., papers, school supplies and food waste), in addition to small amounts of residentially-generated waste materials, which are not expected to have a significant impact on local landfills. Solid waste disposal will occur at permitted landfills in accordance with federal, state and local regulations.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Less Than Significant Impact. The project will comply with all applicable regulations for solid waste.



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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Does the project 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?</p>			X	
<p>b) Does the project 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)?</p>			X	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	

a) *Does the project 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*



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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?

Less Than Significant Impact. As discussed in previous sections, the project is not expected to degrade the quality of the environment, substantially reduce or threaten natural habitat or eliminate important examples of the major periods of California history or prehistory.

- b) *Does the project 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)?*

Less Than Significant Impact. All of the potential impacts described in previous sections are considered less than significant or would be mitigated under requirements of the existing EIR and/or through Best Management Practices (BMPs) to a level that is less than significant. The project could be characterized as having a cumulative impact to air quality, noise and traffic; however the mitigation measures for this project reduce the project impact to a level that is less than significant.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant Impact. The project with mitigation will not cause substantial adverse effects on human beings.

End of mandatory findings of significance impact review

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4 Supporting Information Sources

California Department of Conservation. (2007, April). *El Dorado County Important Farmland 2006*. Available electronically at:
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<http://ohioline.osu.edu/aex-fact/0742.html>

Figure 1
EID Boundary Change

Basis of Bearings

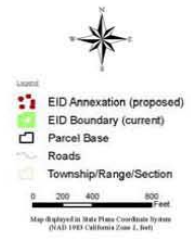
The Basis of Bearing of This
MAP is the Same As Shown
on Record of Survey Book 17 Page 25



- (1) S. 89° 06' 50" W. 497.41 feet
- (2) N. 00° 58' 29" W. 2969.14 feet
- (3) N. 88° 51' 44" E. 494.30 feet
- (4) N. 88° 39' 59" E. 2631.59 feet
- (5) N. 01° 02' 21" W. 78.99 feet
- (6) S. 40° 51' 06" E. 304.17 feet
- (7) S. 64° 41' 01" E. 48.30 feet
- (8) S. 21° 02' 54" W. 148.92 feet
- (9) S. 64° 47' 21" W. 97.63 feet
- (10) S. 77° 25' 40" W. 79.11 feet
- (11) S. 60° 47' 17" W. 175.56 feet
- (12) S. 01° 09' 21" E. 942.11 feet
- (13) S. 88° 56' 09" W. 1238.33 feet
- (14) S. 01° 14' 37" E. 2649.10 feet
- (15) S. 88° 58' 31" W. 1326.43 feet

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NOTES
1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.



BOUNDARY MAP
L.A.F.C.O. Project # 2009-09
El Dorado Union High School District
Annexation into
El Dorado Irrigation District
Portion's of
Section 25 Township 9 North Range 8 East M.D.M.
And
Section 30 Township 9 North Range 9 East M.D.M.
County of El Dorado
State of California

SURVEYORS STATEMENT

THIS EXHIBIT WAS PREPARED ON OCTOBER 9, 2009 AND IS FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

RICHARD L. BRINER, LS 5084 _____ DATED _____
DEPUTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRES 6-30-11

COUNTY SURVEYORS STATEMENT

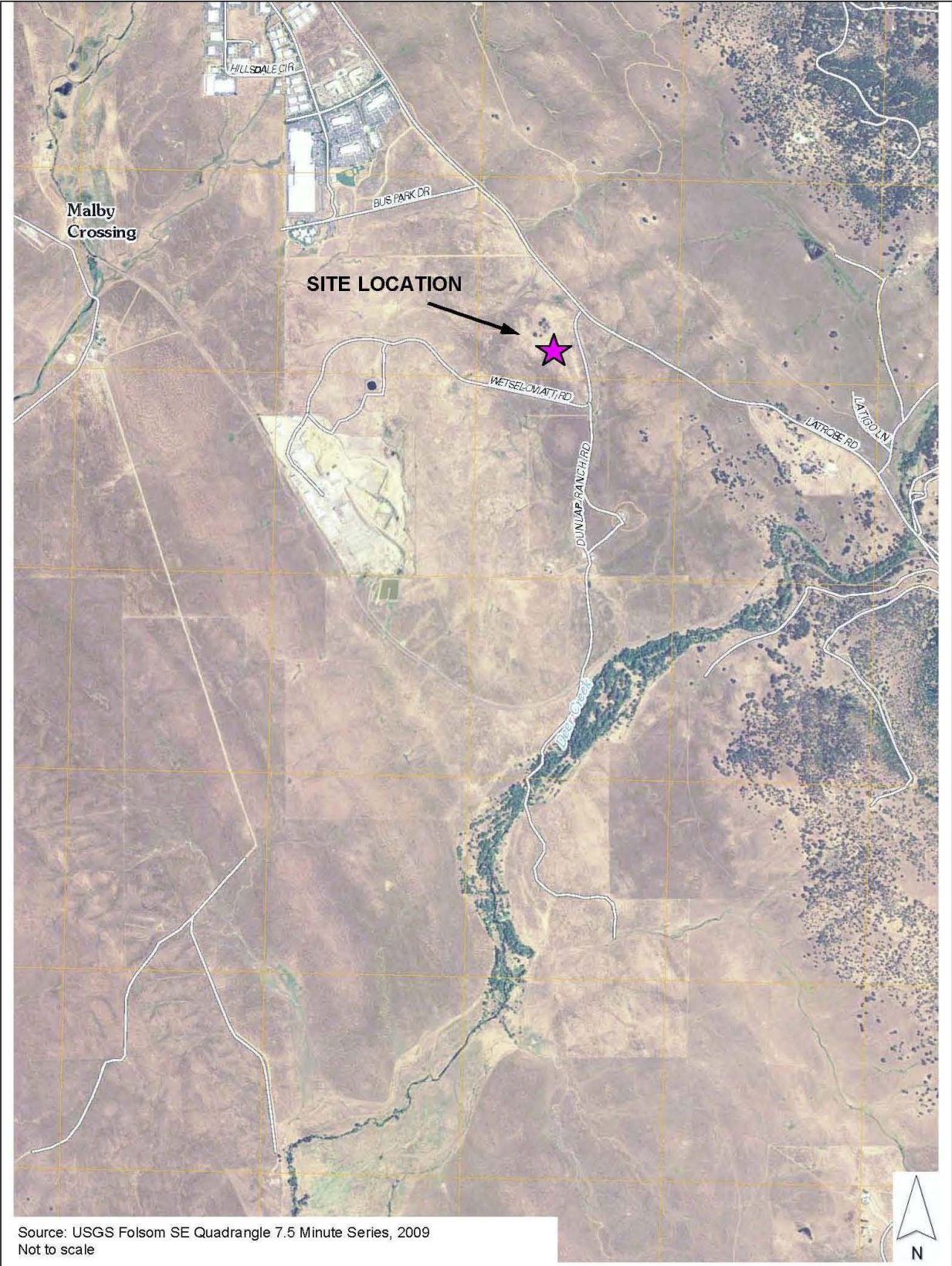
THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF EQUALIZATION, THE EL DORADO COUNTY RECORDERS OFFICE AND CONFORMS TO THE LINES OF ASSESSMENT.

DANIEL S. RUSSELL, LS 5017 _____ DATED _____
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRES 12-31-09

APPROVED BY
LOCAL AGENCY FORMATION COMMISSION
EL DORADO COUNTY CA 95667

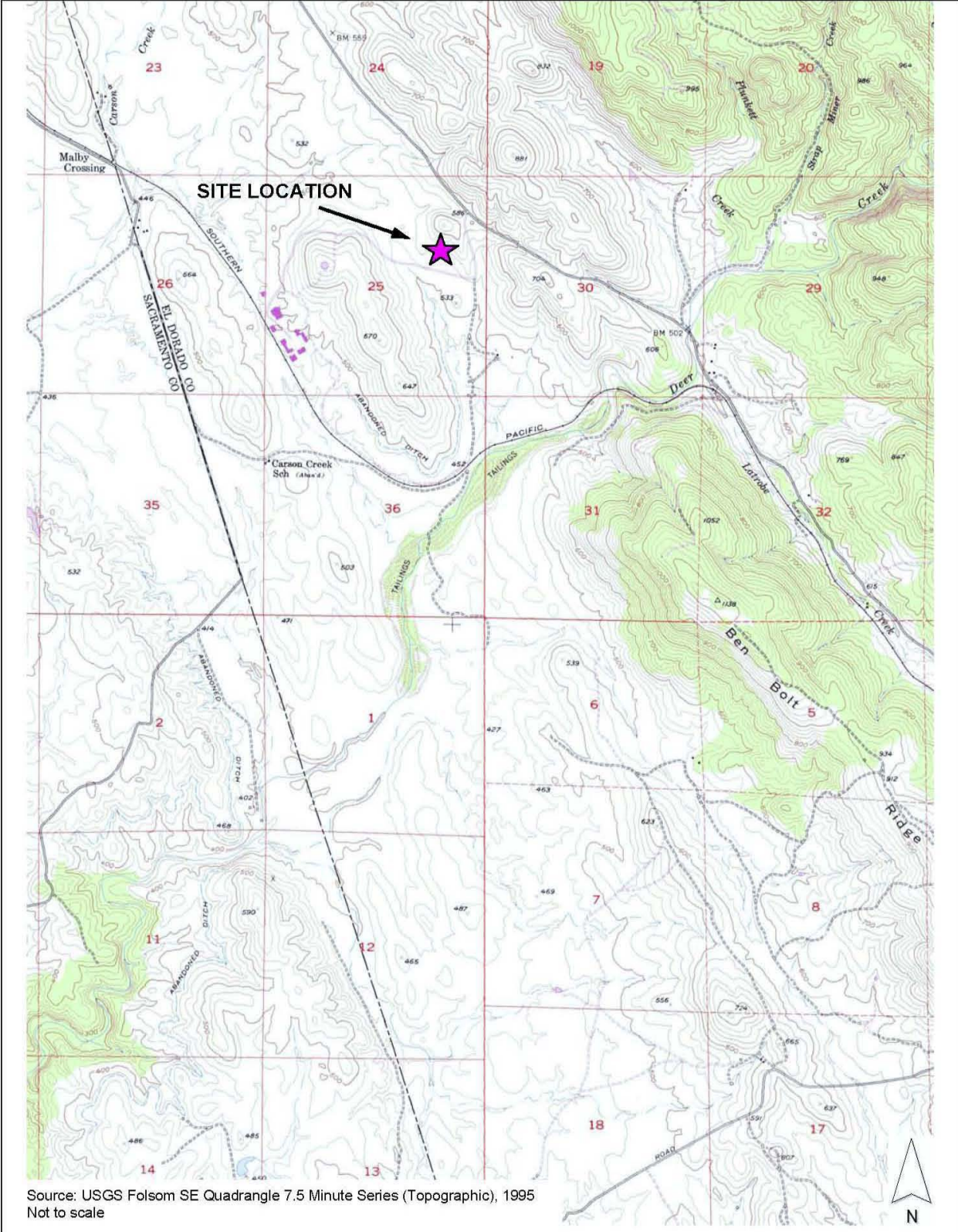
DATE: _____
ATTEST: _____
EXECUTIVE OFFICER

Figure 2
Site Location Map – Geographic



	<p>Site Location Map - Geographic El Dorado Union High School District Latrobe Road Property (Latrobe Road at Wetsel-Oviatt Road), El Dorado Hills</p>	<p>Figure 2</p>
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Figure 3
Site Location Map – Topographic



Source: USGS Folsom SE Quadrangle 7.5 Minute Series (Topographic), 1995
Not to scale

	<p>Site Location Map - Topographic El Dorado Union High School District Latrobe Road Property (Latrobe Road at Wetsel-Oviatt Road), El Dorado Hills</p>	<p>Figure 3</p>
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Appendix A

EIR Documentation for Proposed High School

See back cover

Appendix B
Site Photos (March 31, 2010)



From west side of site looking east toward Latrobe Road.



From west side of site looking southeast; Wetsel-Oviatt Road in foreground.



From Wetsel-Oviatt Road alignment looking south.



From Wetsel-Oviatt Road looking south.