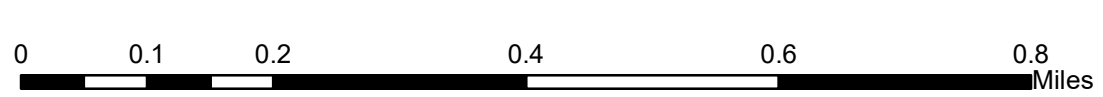
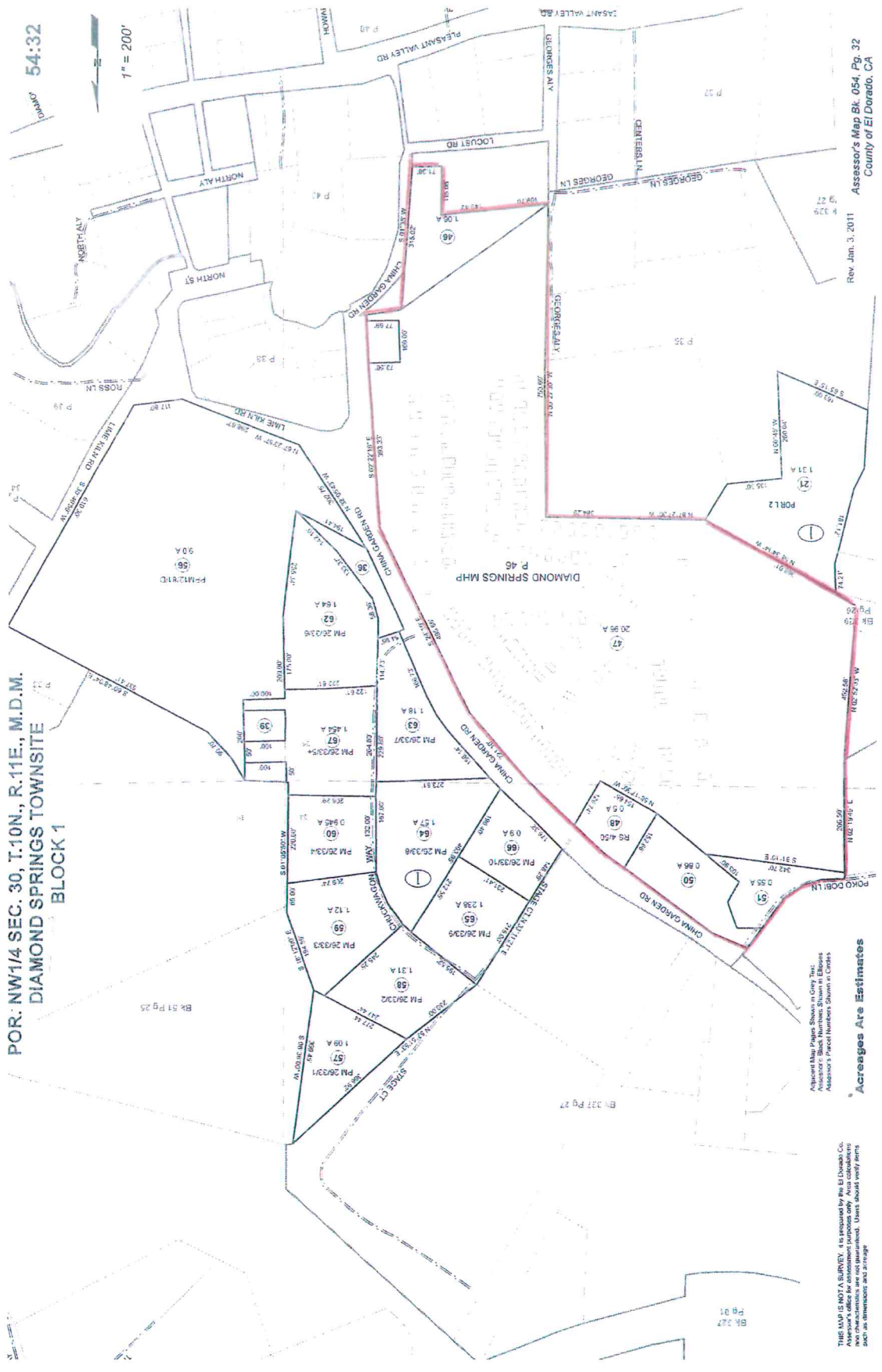


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



CUP-R19-0005 Exhibit A: Location/Vicinity Map



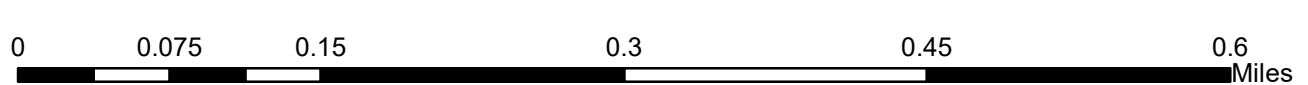
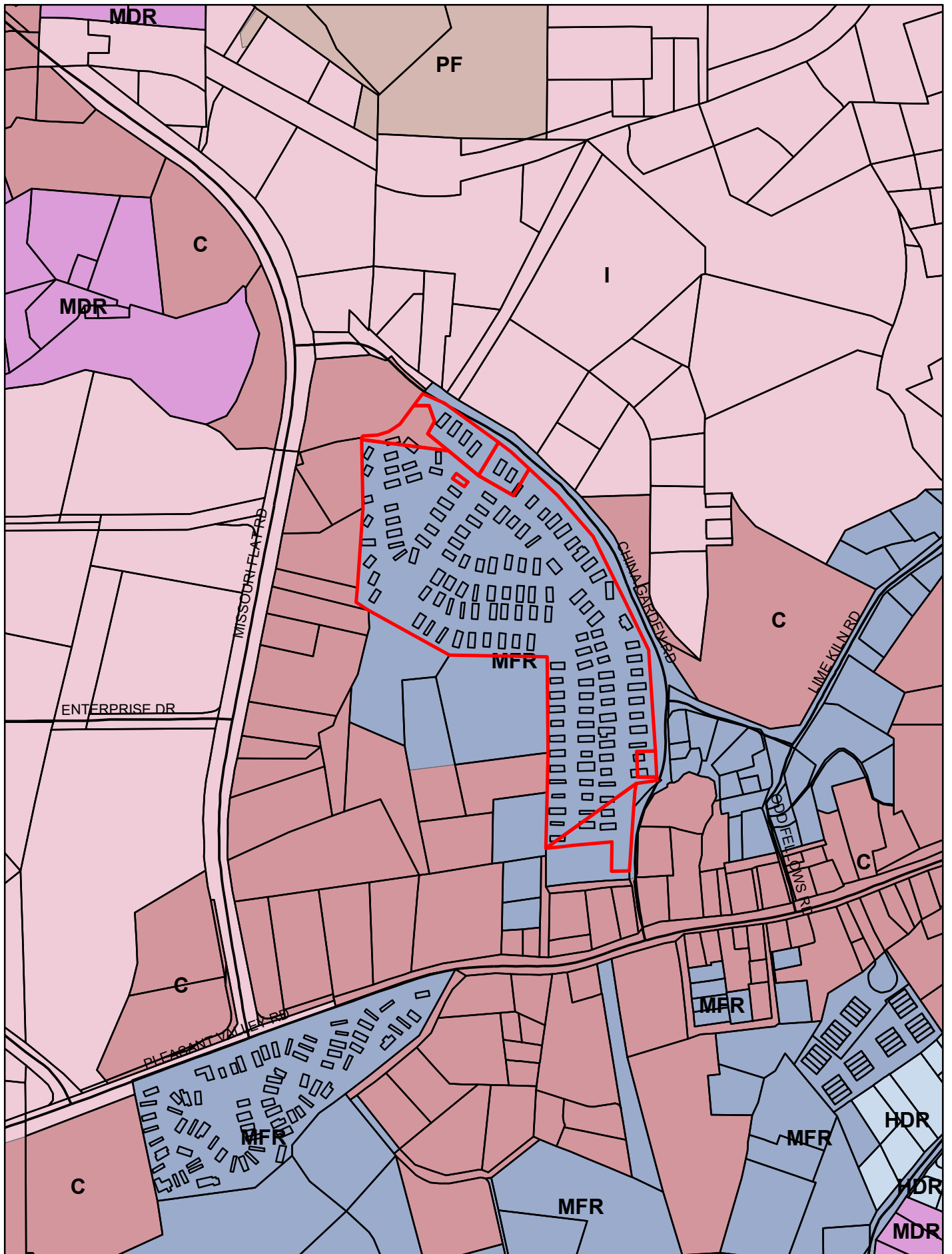
Adjacent Map Pages Shown in Grey Text
 Assessor's Black Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Acreages Are Estimates

THIS APM IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations are not guaranteed. Users should verify areas with an independent survey.

Rev. Jan. 3, 2011
 Assessor's Map Bk. 054, Pg. 32
 County of El Dorado, CA

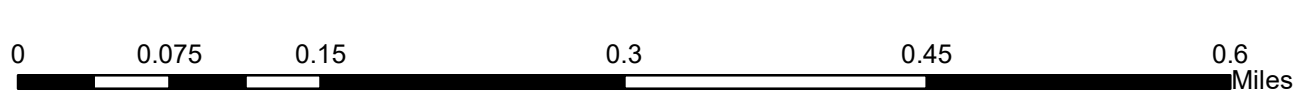
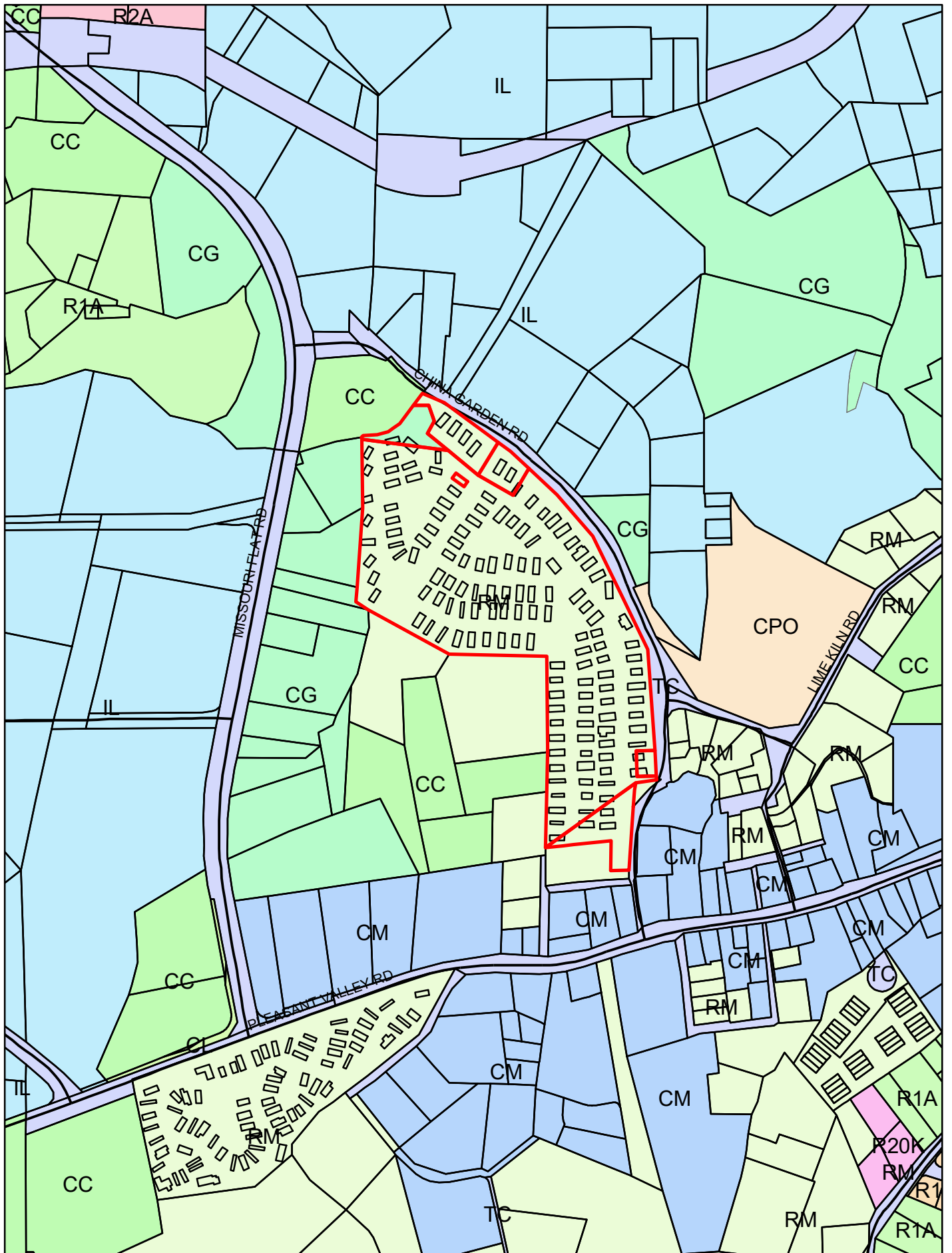
CUP-R19-0005 Exhibit B: Assessor's Parcel Map



N



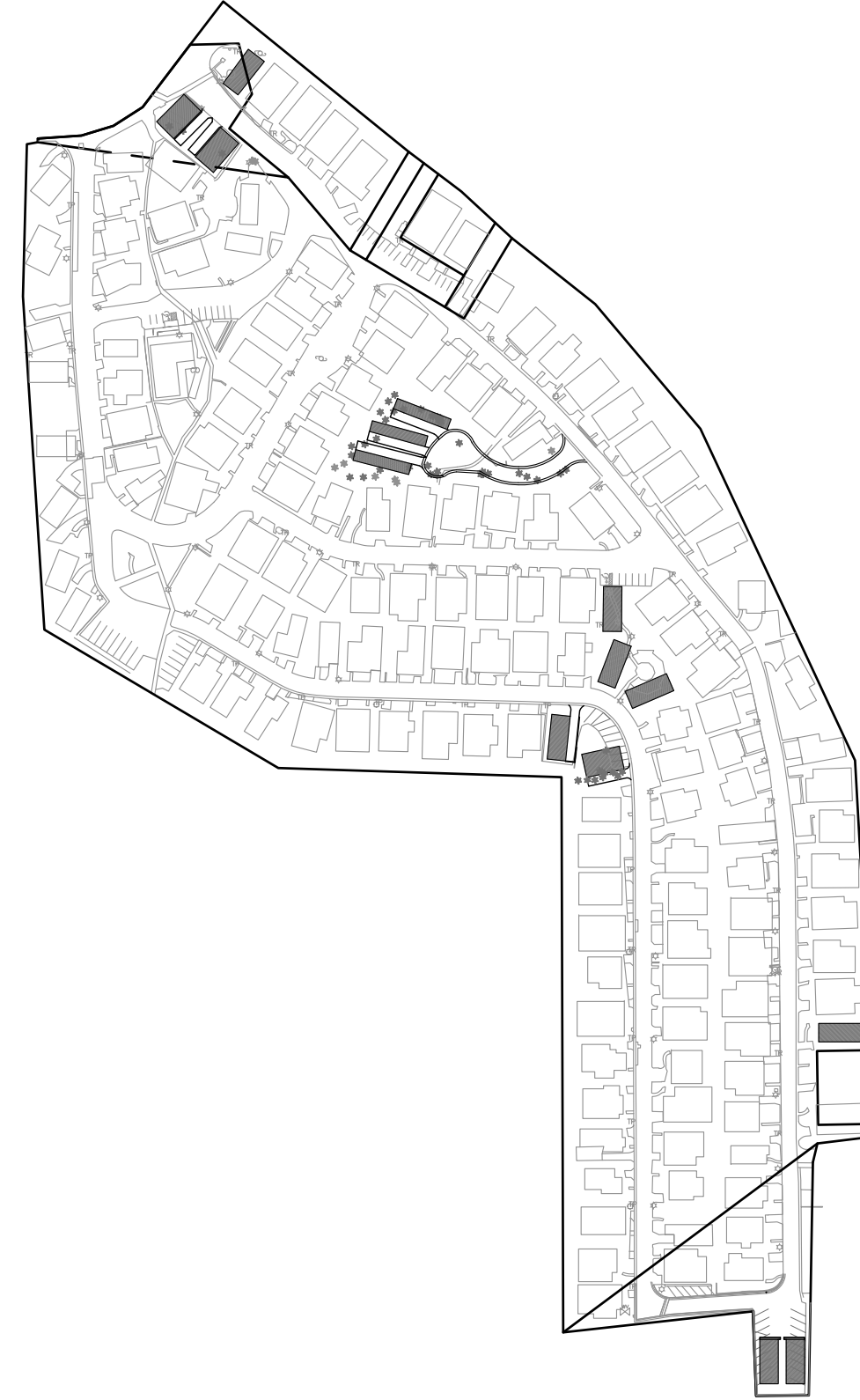
CUP-R19-0005 Exhibit C: General Plan Land Use Designation Map



CUP-R19-0005 Exhibit D: Zoning Map

DIAMOND SPRINGS MOBILE HOME PARK PROPOSED PARK EXPANSION

3550 CHINA GARDEN RD
PLACERVILLE, CA 95667



D&Z
Structural Engineering, Inc.
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
Fax: (530) 677-0901
www.dz-engineering.com



Diamond Springs Mobile Home Park
3550 China Garden Rd.
Placerville, CA 95667

Owner		Diamond Springs MHP	
Revisions	Sym	Description	By
Designed		MB	
Drawn		MB	
Date		01/19	
Title Cover Sheet			
Sheet		T1	

PROJECT TEAM

OWNERS:
DIAMOND SPRINGS ASSOCIATES, LLC
3333 MICHELSON DRIVE, SUITE 430
IRVINE, CA 92660
PHONE: (949) 797-9133 EXT. 104
FAX:
CONTACT: TROY SHADIAN, MANAGER
EMAIL: troy@reacc.com

6565 NORTH LAKEWOOD, LLC
3333 MICHELSON DRIVE, SUITE 430
IRVINE, CA 92660
PHONE: (949) 797-9133 EXT. 104
FAX:
CONTACT: TROY SHADIAN, MANAGER
EMAIL: troy@reacc.com

AUTHORIZED AGENT
J&H ASSET PROPERTY MGT, INC.
22880 SAVI RANCH PKWY
YORBA LINDA, CA 92887
PHONE: (714) 974-0397 EXT. 116
FAX:
CONTACT: THOMAS PACELLI
EMAIL: thomas@jandhgmt.com

DESIGNER
D&Z STRUCTURAL ENGINEERING, INC.
3389 MIRA LOMA DR. #3
CAMERON PARK, CA 95682
PHONE: (530) 677-0900
FAX: (530) 677-0901
CONTACT: JIM DILLINGHAM
EMAIL: jdillingham@dz-engineering.com

PROJECT INFORMATION

ADDRESS: 3550 CHINA GARDEN RD
PLACERVILLE, CA 95667

APN: 054-321-46, 054-321-47, 054-321-48, 054-321-50 & 054-321-51

APPLICABLE CODE:
2013 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN STANDARDS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION AND THE LATEST VERSION OF ALL OTHER CODES ADOPTED BY THE LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT. THIS PROJECT REQUIRES COMPLIANCE WITH THESE CODES.

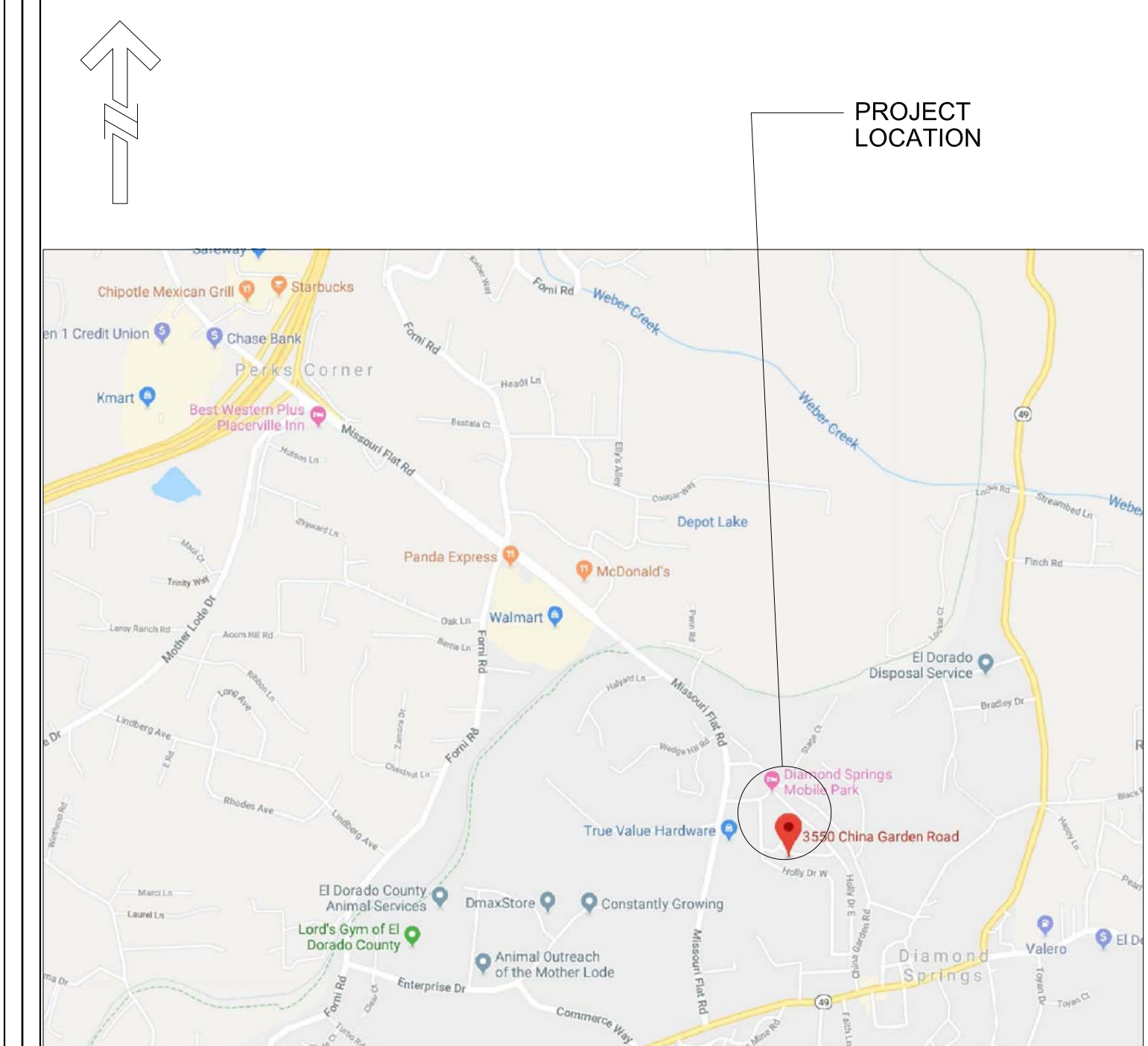
SCOPE OF WORK

DIAMOND SPRINGS MOBILE HOME PARK IS PROPOSING THE ADDITION OF 15 NEW RENTAL SPACES WITHIN THE EXISTING BOUNDARIES OF THE MOBILE HOME PARK. AN EXISTING OFFICE STRUCTURE ON SITE IS TO BE DEMOLISHED TO MAKE ROOM FOR THREE NEW SPACES, SIX NEW SPACES ARE TO BE CREATED AT VARIOUS LOCATIONS THROUGHOUT THE PARK ON VACANT LAND, THREE NEW SPACES ARE TO BE CREATED ON EXISTING PAVED PARKING AREAS, TWO NEW SPACES ARE TO BE CREATED AT UNDEVELOPED PAD LOCATIONS, AND AN EXISTING STICK FRAMED GARAGE STRUCTURE IS TO BE REMODELED INTO LIVING SPACE.

SHEET INDEX

- T1 TITLE COVER SHEET
- C0.1 OVERALL MOBILE HOME PARK SITE PLAN
- C1.1 OVERALL MOBILE HOME PARK SITE PLAN
- C1.2 ENLARGED SITE PLAN
- C1.3 ENLARGED SITE PLAN
- C1.4 ENLARGED SITE PLAN
- C1.5 ENLARGED SITE PLAN
- C2.1 DRAINAGE BMP'S
- U1.1 (E) EID WATER & SEWER MAINS

VICINITY MAP



General Notes - Roadwork, Grading and Drainage

1. Materials, construction quality, and methods for this project are subject to the County of El Dorado Design and Improvement Standards Manual Standard Plans, and the State of California Department of Transportation Standard Plans and Standard Specifications.
2. All work shall be accomplished to the satisfaction of the Development Services Division Director, County of El Dorado or his authorized representative.
3. All reference to DSD shall mean the Development Services Division Director, County of El Dorado or his authorized representative.
4. All reference to the Standard Specifications shall mean the State of California Department of Transportation Standard Specifications dated July 2006
5. The Contractor shall have a responsible party, who shall have full authority to represent and act for the Contractor on site at all times during working hours.
6. The Contractor shall notify DSD 48 hours in advance of commencing work to schedule a pre-construction conference and inspection with the Engineer and DOT. No work shall begin until after the pre-construction conference and inspection have been completed.
7. The Contractor's attention is directed to section 7, "Legal Relations and Responsibility" of the Standard Specifications.
8. Rights to enter and construct shall be obtained prior to constructing any off-site work shown in these plans. Copies of such documents shall be kept on-site at all times during the performance of off-site work.
9. The Contractor shall contact Underground Service Alert (USA) 1800-642-2444 prior to performing any excavation on the project site. The owner(s) of identified existing underground facilities shall also be contacted prior to construction.
10. The contractor shall not construct any work without adequate construction staking. As a minimum, the following staking shall be required: 1) clearing limits, 2) slope stakes, 3) water line stakes, 4) sewer line stakes, 5) storm drain stakes, 6) finished grade stakes. Additional staking may be required by DSD due to the nature and/or complexity of the work. Lost or damaged stakes shall be replaced to the satisfaction of DSD whether resulting from construction procedures, vandalism, or any other cause.
11. The Contractor's attention is directed to County of El Dorado Resolution No. 199-91, which contains specific requirements for the protection and preservation of oak trees and wetlands. The Contractor shall remove only those trees shown on the plans to be removed. The Contractor shall install protective fencing at the drip line of all remaining trees within 50 feet of any grading, and otherwise comply with the provisions of said ordinance.
12. Construction hours shall be limited from Monday through Saturday, 7:00 a.m. to 7:00 p.m. (Or sunset), unless otherwise specified by separate agreement (Subdivision Grading Agreement, Subdivision Improvement Agreement, Road Improvement Agreement, etc.). All heavy equipment and any internal combustion engines shall be fitted with adequate mufflers.
13. The Contractor shall provide, place and maintain all lights, signs, delineators, barricades, temporary traffic striping, flagmen, detours or other devices necessary to provide for the safe and convenient passage of public vehicle and pedestrian traffic through the construction site.
14. The Contractor shall obtain the express written consent of DSD prior to implementing any lane closure or detour on a County maintained street or highway. All lane closures or detours shall conform to Chapter 5, "Traffic Controls for Construction and Maintenance Work Zones" of the State of California Department of Transportation Traffic Manual (latest edition).
15. The Contractor shall be responsible for Dust Control during construction. At least one water truck shall be on site at all times. Additional equipment may be required as determined by DOT.
16. The Contractor shall obtain an approved fugitive dust control plan, including provisions for asbestos hazard mitigation, if required, from the County of El Dorado Environmental Management Department prior to beginning of work.
17. If unusual amounts of stone, bone, or artifacts are uncovered during construction, all work shall be stopped within one hundred feet (100') of the find, and a qualified archaeologist consulted for an on-site evaluation. If the bone appears to be human, the El Dorado County Coroner and the Native American Heritage Commission (phone 916-322-7791) must be contacted.
18. If the presence of serpentine rock (SaF) is discovered during construction, the Contractor shall immediately notify the Owner, DOT

- and the El Dorado County Department of Environmental Management that serpentine rock is present on the site. Additionally, the Contractor shall implement the Asbestos Hazard Mitigation Provisions of the Fugitive Dust Plan prior to continuation of earthwork in areas where serpentine rock is present.
19. Upon job completion, it shall be the responsibility of the contractor to provide information to D&Z Structural Engineering, Inc. regarding any material changes made during construction as well as any other information required to be shown on the Record Drawings by DSD, the El Dorado Irrigation District (EID), other utility companies, or other responsible agencies.
20. Clearing and Grubbing shall conform to the provisions of section 16, "Clearing and Grubbing" of the Standard Specifications. Roots, stumps, trees, rocks or other deleterious substances shall be disposed of off-site and in a lawful manner.
21. Earthwork shall conform to the provisions of Section 19, "Earthwork" of the Standard Specifications. Widening of embankments and flattening of slopes, which result in an increased area of grading, will not be permitted without express written approval of DOT.
22. Aggregate Base shall conform to the provisions of section of section 26, "Aggregate Base" of the Standard Specifications for Class 2 Aggregate Base, 3/4" maximum gradation. Aggregate base shall not be placed until the prior grading plane has been approved by DOT.
23. Asphalt Concrete shall conform to the provisions of section 39, "Asphalt Concrete" of the Standard Specifications for Type B Asphalt Concrete. Asphalt binder shall be Performance Grade 64-16. Aggregate for the top lift shall be 1/2" maximum, medium gradation. Aggregate for lower lifts shall be 3/4" maximum, medium gradation. Lift thickness shall conform to the provisions of section 39-6, "Spreading and Compaction" of the Standard Specifications. Asphalt concrete shall not be placed until the prior grading plane has been approved by DOT, and all utilities within the paved area have been placed, tested, and approved.
24. After acceptance of the final lift of asphalt concrete, and prior to the end of the warranty period, all roadways shall be fog sealed in accordance with Section 37-1, "Seal Coats" of the Standard Specifications. Asphaltic Emulsion shall be Slow-Setting Type, Grade SS1, conforming to the requirements of Section 94, "Asphaltic Emulsions" of the Standard Specifications. All projects that have re-striping due to traffic staging or new lane lines shall be sealed with a Type III Slurry Seal after the existing striping is removed by grinding or sandblasting or shall be overlaid.
25. Subgrade - When asphalt concrete or asphalt concrete base is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above or below the grade established by the Engineer. When subbase or base material (other than asphalt concrete base) is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above the grade established by the Engineer.
26. Precast concrete structures shall conform to Section 70-1.02H "Precast Concrete Structures" of the Standard Specifications.
27. Where type B drop inlets exceed 5 feet in height, reinforcing steel shall be installed as shown on the plan detail. Reinforcing steel shall be # 4 bars, installed in the vertical walls at 12" O.C. (both directions). 3" clearance shall be maintained from the outside face of the walls. Under no circumstances will type B drop inlets be allowed in excess of 8 feet in height.
28. Where any portion of the structure excavation for vertical concrete structures (manholes, inlets, vaults, etc.) is within the street, material used to backfill such structures shall conform to Section 19-3.06, "Structure Backfill" of the Standard Specifications. Compaction tests will be taken every 2-3 feet vertically. Where cast-in-place structures are placed against undisturbed native material, this requirement shall not apply.
29. All striping (centerline, edgelines, lanelines, channelizing lines, etc.) and all other pavement markings (limit lines, legends, crosswalk lines, arrows, legends, etc.) shall be thermoplastic, conforming to Caltrans Standard Specifications Section 84-2.
30. Before finalization of the project, the geotechnical engineer and the (Structural) design engineer, shall certify, respectively, that the walls on the plan were built in conformance with the respective geotechnical and structural recommendations for the project.
31. If blasting activities are to occur in conjunction with development, the developer shall ensure that such blasting activities are conducted in compliance with state and local regulations.
32. If burning activities are to occur during construction, the developer shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

33. Storm drains shall be televised when backfill reaches the point of 2 foot of compacted trench fill over the pipe. A copy of the videotape will be provided to the DOT inspector, and no paving over the pipe will be done without the inspector's authorization. Cost of televising will be included in the unit cost of construction.
34. Storm drains in public right-of-way, in irrevocable offers of dedications, or that are to be maintained by a zone of benefit (ZOB), service district (CSD), service area (CSA), or any other publicly administered agency will be of the following materials:
 - a. Reinforced concrete pipe (RCP)
 - b. High density polyethylene pipe (HDPE), 48" maximum
 - c. Corrugated steel pipe, but only under the following circumstances
 - (1) 48" maximum
 - (2) Non-erosive flow velocities
 - (3) Aluminized
 - (4) Nominal thickness for 50 year life (AASHTO Designation M196)
 - (5) Polymerized asphalt (Sec. 66-1.03 Caltrans) or 4" reinforced concrete pad in bottom third
 - (6) In non-corrosive soils (including backfill)
 - d. Steel plate or steel arch with concrete or "soft" bottom.
35. Street name signs shall be installed at every intersection.
36. The contractor shall furnish and install Type F-2 markers at both ends of culverts. The culvert markers shall have a two inch wide black strip at the top of the marker. Above elevations 3,000 feet, the contractor shall furnish and install Type F markers with snow pole brackets on all dikes at 100 foot intervals and at both ends of culverts. Above elevation 3,000 feet, the contractor shall install metal marker posts with snow pole brackets near each fire hydrant.
37. Contractor shall not start any utility work until a joint trench composite plan has been approved by Development Services (water and sewer excepted). All utility work performed in the County right of way shall require an encroachment permit.
38. Water and sewer lines shall be tested and approved prior to placing pavement on the street.
39. Omissions and errors on plans shall not be valid, and all codes and laws must be complied with by the Owner, Engineer and Contractor.
40. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

SITE PLAN NOTES:

1. It is the responsibility of the contractor to ensure that the lots are laid out within the El Dorado County setback requirements.
2. Building contractor and/or landscape contractor shall discharge all roof drains to drainage swales shown on this grading plan (i.e. do not alter drainage patterns).
3. All grades shown hereon are finished grades unless otherwise stated.
4. Architect shall verify all finished floor elevations and verify any lot coverage calculations (if required).
5. Any walkways around the building not shown hereon are shown on architect's or landscape architect's plans.
6. All cuts and fills shown hereon are 2:1 max, unless otherwise stated, cuts and/or fills steeper than 2:1 require approval from a licensed soils engineer.
7. Topographical and boundary/property line data is from a survey provided by BCP 3D. D&Z Structural Engineering Inc. is not responsible for the accuracy of topographical or boundary data shown hereon.
8. For all down-sloped lots, it is important that the driveway, as well as any grading or landscaping, be sloped up for 5 feet behind the curb at 5% minimum prior to sloping down.
9. All fills shall be keyed-in and compacted according to all applicable local and state requirements.
10. The property shown hereon is subject to all easements, rights of way, restrictions, statutory conditions and similar matters pertinent to said property whether recorded or not. D&Z Structural Engineering, Inc. assumes no liability for the position, accuracy or character of such information as it was taken from public records, title reports, information provided by client and/or land surveys provided by others. This map is intended for engineering purposes only and is not intended to be used for title documentation.
11. Prior to foundation inspection, pad certification / compaction report shall be submitted to and approved by the El Dorado County Building Department.
12. Property corners shall be set in place by a licensed surveyor or a certificate of survey submitted.
13. All fill to be compacted to 95%. Compaction to be verified by soils engineer.



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www.dz-engineering.com



Diamond Springs Mobile Home Park
3550 China Garden Rd.
Placerville, CA 95667

Owner
Diamond Springs MHP

Revisions	Sym	Description	Date	By

Designed **MB**

Drawn **MB**

Date **01/19**

Grading Notes

Sheet

C0.1

Oak Resource Technical Report Legend

TREE TAG # CORRESPONDING TO OAK RESOURCES TECHNICAL REPORT PREPARED BY:
Mark Frizzell, Tree & Vegetation Consultants

Note: All existing site topography represented in these plan sheets was provided by BCP-3D.



Site Plan - 1" = 10'-0"

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3550 China Garden Rd.
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Owner
Diamond Springs MHP

Revisions	Sym	Description	Date	By

Designed MB

Drawn MB

Date 01/19

Enlarged Site Plan

Sheet

C1.2



Diamond Springs Mobile Home Park
 3550 China Garden Rd.
 Placerville, CA 95667

Owner
 Diamond Springs MHP

Revisions	Sym	Description	Date	By

Designed
 MB

Drawn
 MB

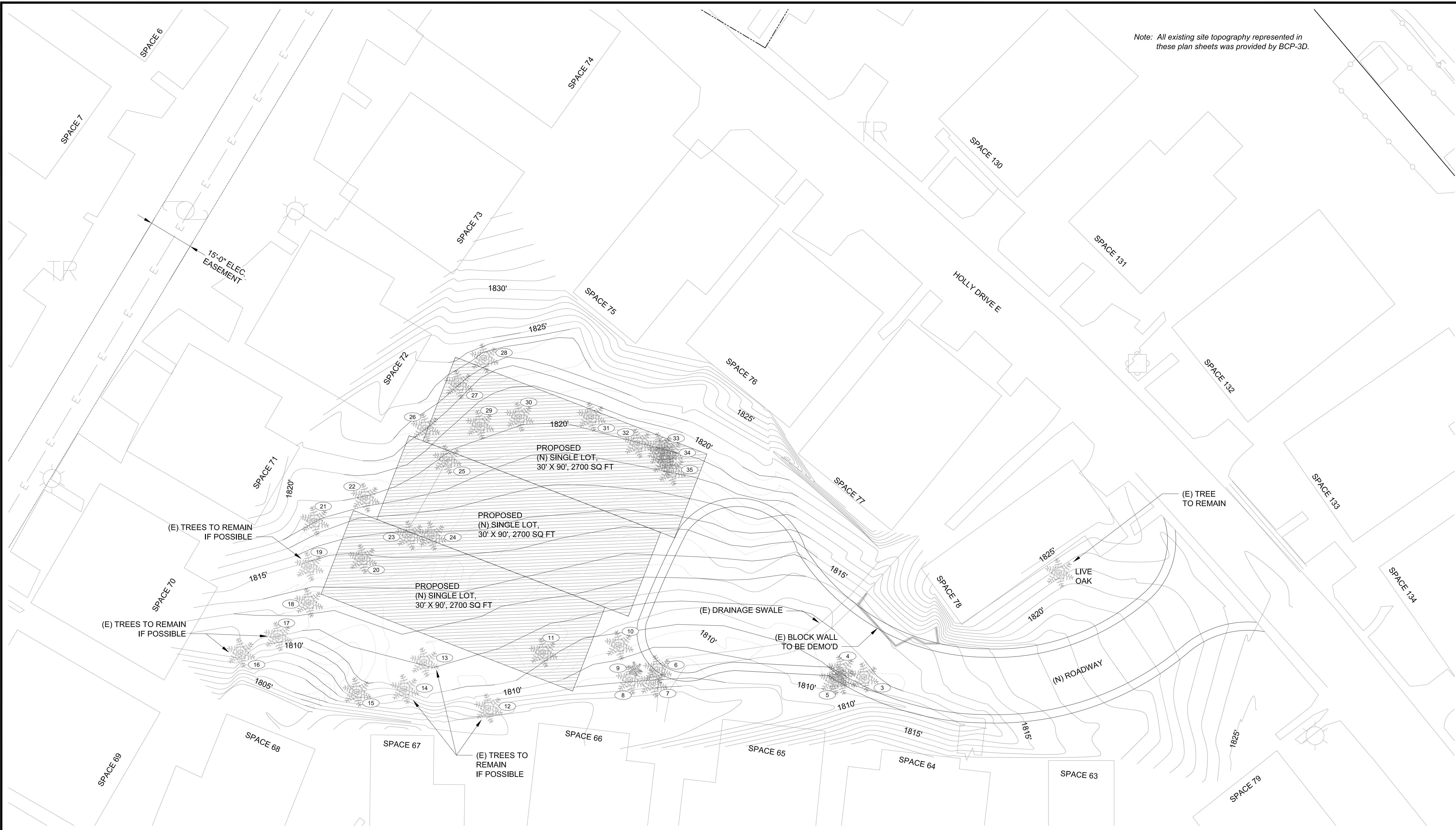
Date
 01/19

Enlarged Site Plan

Sheet

C1.3

Note: All existing site topography represented in these plan sheets was provided by BCP-3D.



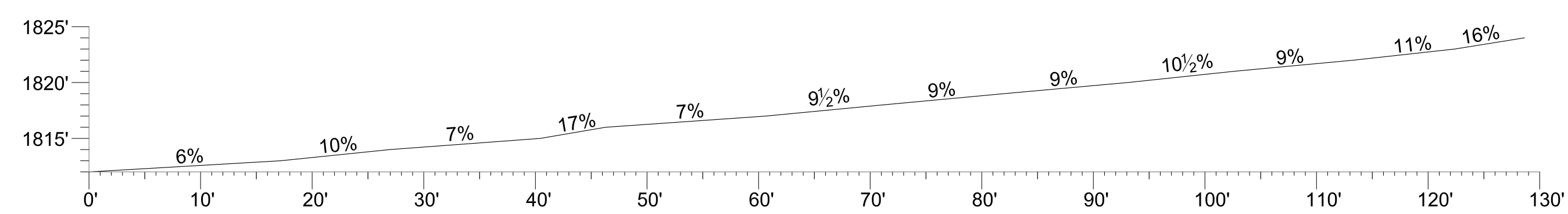
Oak Resource Technical Report Legend

TREE TAG # CORRESPONDING TO OAK RESOURCES TECHNICAL REPORT PREPARED BY: Mark Frizzell, Tree & Vegetation Consultants

ESTIMATED CUT/FILL

CUT = 348.9 CU. YD.
 FILL = 343.68 CU. YD.
 NET CUT/FILL = 5.23 CU. YD. CUT

- NOTES: 1. EARTHWORK CALCULATIONS ARE APPROXIMATE AND MAY VARY BASED UPON CHARACTERISTICS OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY. 2. THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY TRENCH DIRT FOR UTILITIES, WALL/FOUNDATION FOOTINGS, OR OTHER LANDSCAPING ITEMS. CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS.



Roadway Profile - 1" = 10'-0"

Site Plan - 1" = 15'-0"

Note: All trees shown in above plan are to be removed unless individually indicated as 'to remain'.



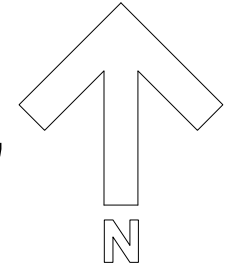
ESTIMATED CUT/FILL
 CUT = 46.65 CU. YD.
 FILL = 128.5 CU. YD.
 NET CUT/FILL = 81.825 CU. YD. FILL

NOTES: 1. EARTHWORK CALCULATIONS ARE APPROXIMATE AND MAY VARY BASED UPON CHARACTERISTICS OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY.
 2. THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY TRENCH DIRT FOR UTILITIES, WALL/FOUNDATION FOOTINGS, OR OTHER LANDSCAPING ITEMS. CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS.

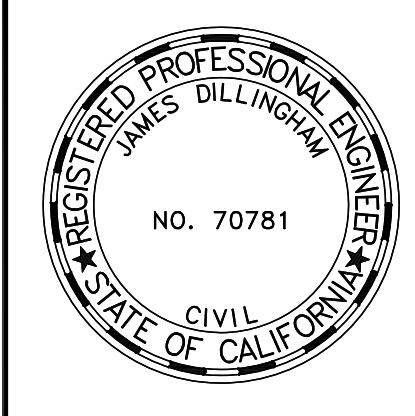
Note: All existing site topography represented in these plan sheets was provided by BCP-3D.

Note: All trees shown in above plan are to be removed unless individually indicated as 'to remain'.

Site Plan - 1" = 15'-0"



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Owner
 Diamond Springs MHP

Revisions	Sym	Description	Date	By

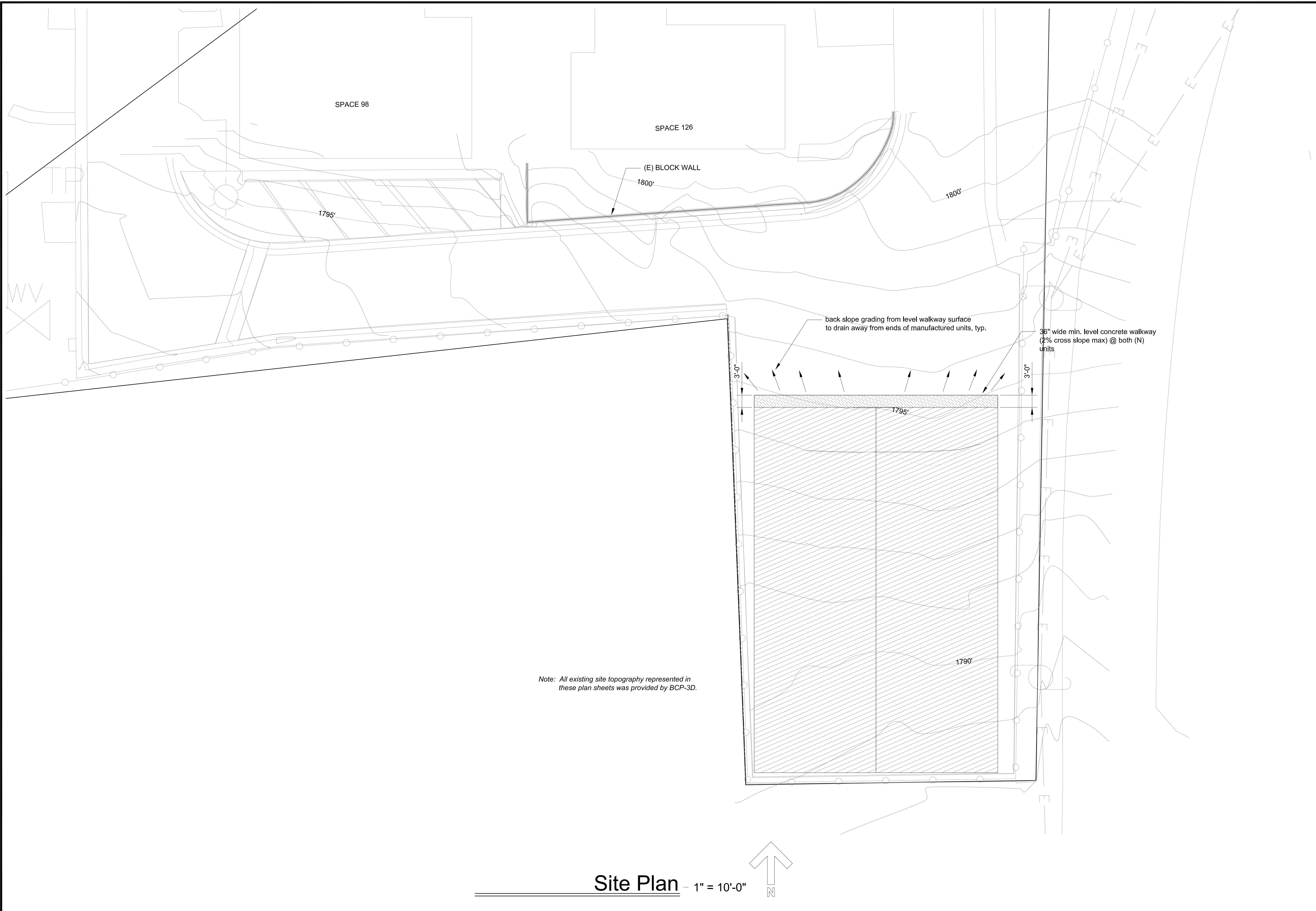
Designed **MB**

Drawn **MB**

Date **01/19**

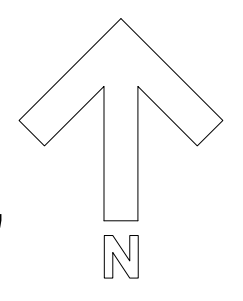
Enlarged Site Plan

Sheet
C1.4

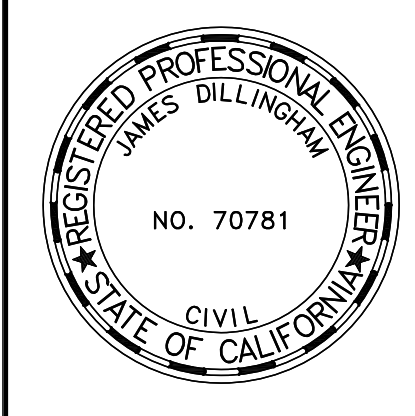


Note: All existing site topography represented in these plan sheets was provided by BCP-3D.

Site Plan - 1" = 10'-0"



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Revisions	Sym	Description	Date	By

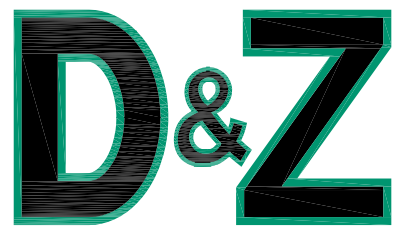
Designed MB

Drawn MB

Date 01/19

Enlarged Site Plan

Sheet
C1.5



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Revisions	Sym	Description	Date	By

Designed **MB**

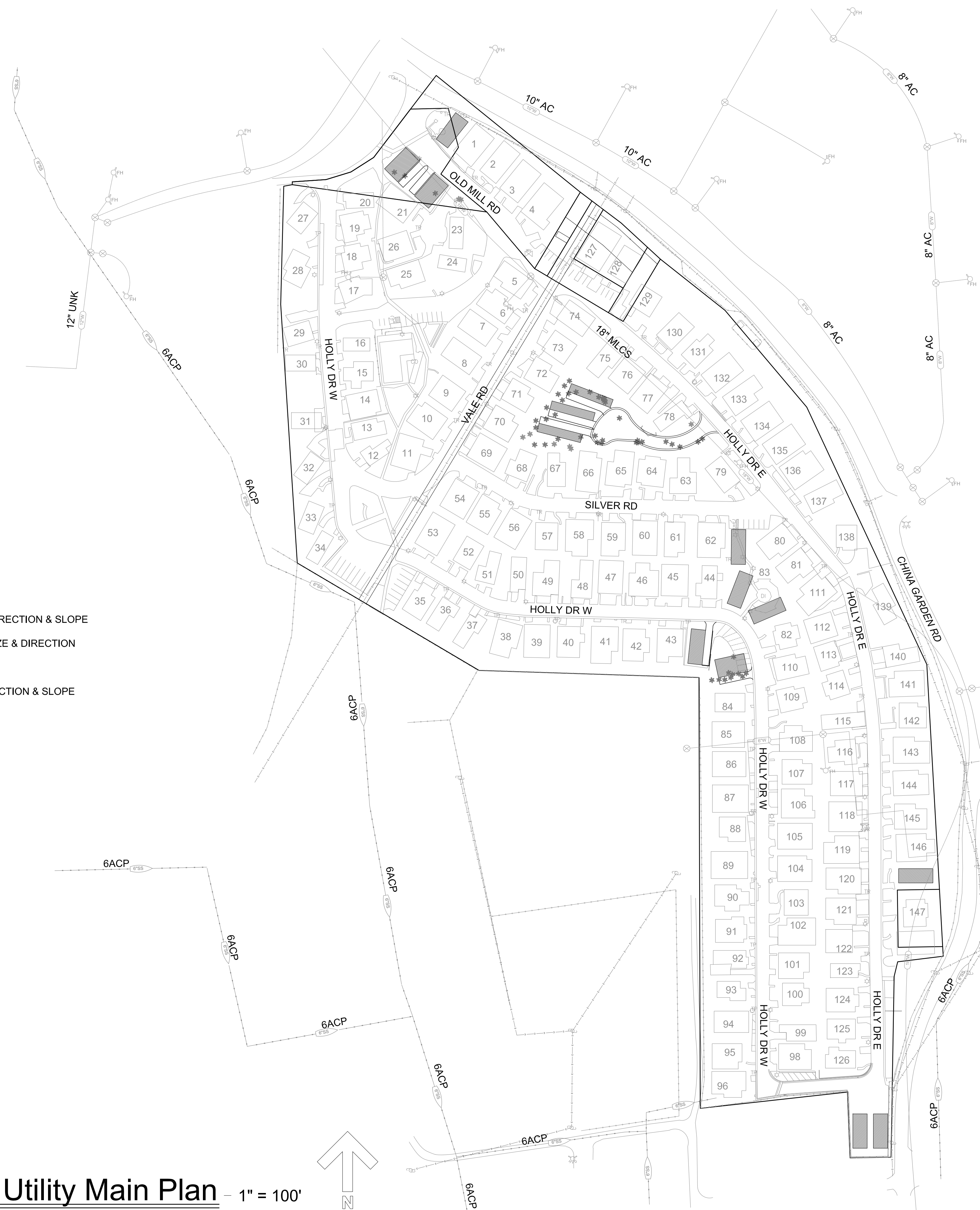
Drawn **MB**

Date **01/19**

(E) Utility Plan

Sheet

U1.1



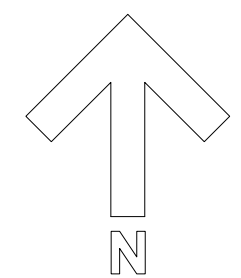
HATCHED IN CIRCLES ARE 300' RADIUS & CENTERED ON (E) FIRE HYDRANT LOCATIONS TO INDICATE MAX SPACING AND COVERAGE PER NFPA

UTILITY LINE LEGEND

EXISTING	NEW	
		FIRE WATER W/ SIZE
		DOMESTIC WATER W/ SIZE
		WATER MAIN W/ SIZE
		GRAVITY SEWER W/ SIZE, DIRECTION & SLOPE
		SEWER FORCED MAIN W/ SIZE & DIRECTION
		ELECTRICAL (OVERHEAD)
		STORM DRAIN W/ SIZE, DIRECTION & SLOPE
		GAS

(E) Utility Main Plan - 1" = 100'

Note: (E) EID Water & Sewer main information provided in the above plan are based on information provided by EID.



882 101

NEGATIVE DECLARATION



AREA PLAN: El Dorado/Diamond Springs FILE NO. S82-101

NAME OF APPLICANT: Diamond Springs Mobilehome Park (Frank Chapman, Jr.)

ASSESSOR'S PARCEL NO. 54-321-48 SECTION: _____ TOWNSHIP: _____ RANGE: _____

NEAREST COUNTY ROAD INTERSECTION: Missouri Flat Rd. & China Garden Rd.

GENERAL PLAN AMENDMENT: FROM: _____ TO: _____

REZONING: FROM: _____ TO: _____

TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT _____ ACRES INTO _____ LOTS

SUBDIVISION (NAME) _____

SPECIAL USE PERMIT TO ALLOW: additional units to existing mobilehome park

OTHER: _____

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

No significant environmental concerns were identified during the initial Study.

Other: _____

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby files this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing of this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file in the El Dorado County Planning Department, 360 Fair Lane, Placerville, CA 95667.

FOR USE BY COUNTY CLERK

12-17-82

Wanda S. ...

[Signature]
Prepared by

12/17/82
Date of Signature

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