MITIGATED NEGATIVE DECLARATION

CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL

SHINGLE SPRINGS CAMPUS

4741 BUCKEYE ROAD

OUR PROJECT NUMBER: SES120004

PREPARED FOR:

CALIFORNIA MONTESSORI PROJECT

NOVEMBER 6, 2012

OUR PROJECT NUMBER: SES120004

50 Goldenland Ct. #100 ▪ Sacramento, CA 95834 ▪ 916.928.4690 ▪ Fax 916.928.4697

November 6, 2012

MITIGATED NEGATIVE DECLARATION

CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL

SHINGLE SPRINGS CAMPUS

4741 BUCKEYE ROAD

OUR PROJECT NUMBER: SES120004

INTRODUCTION

This Mitigated Negative Declaration (MND) in conjunction with our original Initial Study (IS) dated September 19, 2012, serves as the complete IS/MND for this specific project. This report is being prepared as a subsequent article to the original draft IS and incorporates additional changes and edits to that document. These revisions and edits are based on the comments that we received during our 30 day review period and are intended to address and/or mitigate any issues of concern.

This document has been prepared by the California Montessori Project (CMP), lead agency to evaluate the potential environmental effect of the proposed Charter School Facility located the north side of Buckeye Road, approximately 800 feet east of Shingle Springs Road in Shingle Springs, California. The proposed project will cover an area approximately ten (10) acres in size. It is a portion of the El Dorado County Assessor's Parcel Number (APN) 090-220-26.

Because this action is discretionary in nature, it is subject to the California Environmental Quality Act (CEQA). This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

PROJECT DESCRIPTION AND LOCATION

The planned construction for the California Montessori Project includes construction of three (3) new school buildings. The approximate building sizes are proposed to be roughly 9,500 square feet, 8,900 square feet, and 6,300 square feet in size. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. Planned parking is provided in one main location. Forty five to fifty (45-50) on-site parking spaces are planned to be onsite.

The site is located in the city of Shingle Springs. Electricity and Gas will be provided by Pacific Gas and Electric (PG&E). El Dorado Irrigation District will supply water/wastewater services capable of supporting the intended schools usage. Garbage services will be provided by El Dorado Disposal. Fire services will be provided by Latrobe Fire Department. Police services will be provided by the El Dorado County Sheriff Department.

ENVIRONMENTAL DETERMINATION

An initial study was prepared to assess the potential effects of the California Montessori Project, and the respective significance of those effects. Based on the Environmental Checklist and the supporting environmental analysis provided in the document, completion of the proposed project would result in a less than significant impact for the following issues:

- Aesthetics
- Agricultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Population and Housing
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Completion of the proposed project would result in less than significant impacts following implementation of prescribed mitigation for the following issues:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Noise

DOCUMENTS AVAILABLE FOR REVIEW

The draft Mitigated Negative Declaration and Initial Study conducted for the proposed California Montessori Project was available for review at the following location:

California Montessori Project
5330A Gibbons Drive, Suite 700
Carmichael, Ca

California Montessori Project – school office
4645 Buckeye Road
Shingle Springs, Ca

PUBLIC REVIEW PERIOD

This proposed Initial Study/Mitigated Negative Declaration was available for a 30-day review period beginning September 28, 2012 and ending October 30, 2012. Written comments were to be submitted by 4:00 p.m. on October 28, 2012 to:

Robert Holmer, Principal Engineer
Neil O. Anderson and Associates
50 Goldenland Court, Suite 100
Sacramento, CA 95834

Comments were to be submitted by the same deadline by facsimile to (916) 928-4697. Comments could have also been submitted at the California Montessori Board Meeting, which was held at 6:30 p.m. on October 8th, 2012 at the California Montessori Project – Elk Grove Campus located at 8828 Elk Grove Blvd., Elk Grove, California or November 5th at 4:30 PM at the CMP Shingle Springs Campus located at 4645 Buckeye Road in Shingle Springs.

CHANGES AND EDITS TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Page 1

The site is located within Section ~~6~~5 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

Page 6

This proposed Initial Study/Mitigated Negative Declaration is available for a 30-day review period beginning September 28, 2012 and ending October ~~28~~30, 2012. Written comments must be submitted by 4:00 p.m. on October 30, 2012 to:

Robert Holmer, Principal Engineer
Neil O. Anderson and Associates
50 Goldenland Court, Suite 100
Sacramento, CA 95834

Comments may also be submitted at the scheduled California Montessori Board Meeting, scheduled for 6:30 p.m. on October 8th, 2012 at the California Montessori Project – Elk Grove Campus located at 8828 Elk Grove Blvd., Elk Grove, California~~.~~, or November 5th at 4:30 PM at the CMP Shingle Springs Campus. Comments may be submitted by the same deadline by facsimile to (916) 928-4697.

Page 8

The site is located within Section ~~6~~5 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

RESPONSE TO WRITTEN COMMENTS
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL

Letter No. 1
Jeanette Proctor (Neighbor)
Original Letter dated May 8, 2012 to the Planning department. Sent to NOA on October 26, 2012

1) How will this project affect the value of my property? Will the value of my property drop? (Especially if you put up a stone wall blocking any view that might be left). Will my taxes go up? Do homes surrounded by schools sell well? Would I be responsible for injuries of students who trespass on my property? What reimbursement shall I receive for any damage caused by the student body?

ANSWER:

CEQA Law and the Public Resources Code Section 21080-21098 as listed below do not require the particular analysis of the question(s) listed above as they are speculative and are not directly related to the economic impact in contribution to physical impacts on the environment.

(e) (1) for the purposes of this section and this division, substantial evidence includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact.

(2) Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment.

2) What are the objectives of California Montessori Project? How large is the school going to be? What will be the number of buildings? Will there be pre-school, grade school and high school? How many students are expected?

ANSWER:

The school will be 350 students and 3 buildings which will include K-8. No preschool or high school level students will utilize the site. The Project Description is in Section 2.0 (page 4 of 47) of the IS/MND.

3) How will the traffic be handled that will surely happen with this expansion? It is quite congested now. We have difficulty picking up our mail safely due to the present traffic on the road. They have a habit of speeding even with the school zone signs endangering their children as well other children in the neighborhood. We have lost a number of dear pets on the road also. We have asked the Highway Patrol to check on this problem more than once.

ANSWER:

Traffic will not increase from current usage. This is because no increase in student body will occur. This is merely an upgraded facility for the current student body. Furthermore, the El Dorado County Department of Transportation reviewed the traffic impacts to Buckeye Road and the project. This information is part of the IS/MND. They determined that the road is functional and the traffic will not increase for the project as the use remains the same. Therefore, this is not significant under CEQA law. Speeding of others on the road is not part of our study and is considered speculative under the CEQA review.

4) What about parking problems? Will there be adequate parking for parents and staff? There isn't that much parking along side of the road without blocking traffic.

ANSWER:

There is adequate parking onsite per the design of the school. No impacts from parking are anticipated.

5) What will be the affect on the surrounding flora and fauna? What is going to happen to the seasonal creek that flows through the area? Will there be damage to the lovely old Oak trees on the property?

ANSWER:

The wildlife has been considered in a Biological Study per CEQA and DFG guidelines. It is attached to the IS/MND. The required mitigation when needed is included. The creek will remain unchanged. No construction will affect the delineated creek areas per the biologist's review. The trees as a whole will not be significantly affected. Individual oaks will be removed in some cases, and where possible will be retained. In the biologist review the number of trees removed will not be significant for Oakland area loss. The impacts are therefore considered less than significant per CEQA law.

6) Have they considered the wildlife in the area which includes the following? Deer, red tailed hawks, opossums, quail, mice, gophers, raccoons, skunks, coyotes, frogs, buzzards, moles, wild turkeys, geese, foxes, snakes, doves, owls. I would hate to see yet another portion of their natural habitat disappears along with a wonderful opportunity to teach children the importance of a balance ecosystem.

ANSWER:

The wildlife has been considered in a Biological Study per CEQA and DFG guidelines. It is attached to the IS/MND. The required mitigation when needed is included. The species above may or may not be included depending on whether it is an endangered versus non-endangered species. Overall, the property and development will not affect many of the species as they can move about and utilize the area before, during, and after construction. No offset for lands has been purchased in the place of this area, but it is not required by CEQA, County, or State standards for the property based on the habitat classification and species identified in the Biological study. Avoidance of any significant areas is attained and will be performed.

7) How will the noise of the school population be dealt with? I have noticed that they can be quite loud when they are out playing and I don't live right next to them yet. I don't want to be imprisoned by a stone wall that destroys what little view I would have left and has already proven to be ineffective.

ANSWER:

Schools generally do not reach a threshold of significance for noise increase in decibels above background conditions under the criteria of CEQA. As mitigation, when they do, a sound wall/berm is constructed to contain sound. In this case two options exist: a sound wall/berm with a more limited view, or no sound wall and some additional noise.

The students will be closer than on the old campus to some neighbors, but the proposed play areas do not directly abut the neighboring property. Because capacity and use remains the same the noise level itself will not increase. Because proximity changes will allow for students to be slightly closer to the neighboring properties there may be a perceived noise increase. The mitigation therefore will be a wall if requested by the neighbors.

COMMENTS AT PUBLIC HEARING
NOVEMBER 5, 2012

Attendees with comments:
Jeanette Proctor & her daughter Lisa Myatt (neighbors)
Tom & Sunny Gillespie (neighbors)

No new concerns were brought up at the hearing pertaining to the new project site. The issues in the letter by Jeanette Proctor were discussed.

APPENDIX A:
COMMENT LETTERS

LETTER

May 8, 2012

County of El Dorado Planning Commission
2850 Fairlane Court
Placerville, California 95667

RE: The Sale of Parcel Number 091-220-26

Dear Ms. Gina Paolini, Project Planner

This letter is not to protest Mr. and Mrs. White's right to sell their property. They have every right to do so.

I am, however, writing to express my concerns over the following possible occurrences that will affect my quality of life when the California Montessori Project takes possession of said property.

How will this project affect the value of my property?
Will the value of my property drop? (Especially if you put up a stone wall blocking any view that might be left.)
1 Will my taxes go up?
Do homes surrounded by schools sell well?
Would I be responsible for injures of students who trespass on my property?
What reimbursement shall I receive for any damage caused by the student body?

What are the objectives of California Montessori Projects?
How large is the school going to be?
2 What will be the number of buildings?
Will there be pre-school, grade school and high school?
How many students are expected?

How will the traffic be handled that will surely happen with this expansion?
It is quite congested now. We have difficulty now picking up our mail safely due to the present traffic on the road. They have a habit of speeding even with the school zone signs endangering their children as well other children in the neighborhood. We have lost a number of dear pets on the road also. We have asked the Highway Patrol to check on this problem more than once.

What about parking problems?
4 Will there be adequate parking for parents and staff?
There isn't that much parking along side of the road without blocking traffic.

What will be the affect on the surrounding flora and fauna?
What is going to happen to the seasonal creek that flows through the area?
Will there be damage to the lovely old Oak trees on the property?

Have they considered the wildlife in the area which includes the following?

Deer	Raccoons	Wild Turkeys
Red Tailed Hawks	Skunks	Geese
Opossums	Coyotes	Foxes
Quail	Frogs	Snakes
Mice	Buzzards	Doves
Gophers	Moles	Owls

I would hate to see yet another portion of their natural habitat disappears along with a wonderful opportunity to teach the children the importance of a balanced eco system.

How will the noise of the school population be dealt with?
I have noticed that they can be quite loud when they are out playing and I don't live right next to them yet. I don't want to be imprisoned by a stone wall that destroys what little view I would have left and has already proven to be ineffective.

I am quite handicapped, so I have asked my daughter, Lisa Myatt (who also shares my concerns) to represent me at this hearing and present my concerns regarding this project.

Sincerely,

Jeanette Proctor
4673 Buckeye Road
Shingle Springs, California 95682
(530) 677-2364

cc: Roger Trout, Development Services Director
Buckeye Union School District
California Montessori School
Supervisor District 4 Ron Briggs

APPENDIX B:
NOTICING DOCUMENTATION

DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

CALIFORNIA MONTESSORI PROJECT

SHINGLE SPRINGS CAMPUS

4741 BUCKEYE ROAD

SHINGLE SPRINGS, CALIFORNIA

PREPARED FOR:

CALIFORNIA MONTESSORI PROJECT

SEPTEMBER 19, 2012

OUR PROJECT NUMBER: SES120004

50 Goldenland Ct. #100 ▪ Sacramento, CA 95834 ▪ 916.928.4690 ▪ Fax 916.928.4697

NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

for the

CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL
El Dorado County, California

The California Montessori Project announces the availability of a Mitigated Negative Declaration considering development of the new K-8 Charter School Facility situated on the north side of Buckeye Road, east of the current campus in Shingle Springs, CA.

The California Montessori Project is proposing to construct a new K-8 Charter School Facility. The proposed project will serve approximately 350 students. The 10-acre parcel is planned for three new permanent buildings. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. The project site is undeveloped and currently used for grazing. The proposed campus will be located on a portion of El Dorado County Assessor's Parcel Number 090-220-26. The site is located within Section 6 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

The California Montessori Project has reviewed the proposed project and determined that there are no significant environmental effects associated with this project. The proposed Mitigated Negative Declaration has been prepared pursuant to Title 14, Chapter 3, Section 15070 of the California Code of Regulations.

The comment period opens on September 28, 2012 and closes on October 28, 2012. All comments must be received by 4:00 PM on October 28, 2012.

Please send your comments to the following:

Robert Holmer, Principal Engineer
Neil O. Anderson and Associates
50 Goldenland Court, Suite 100
Sacramento, Ca 95834

Comments may be submitted by the same deadline by facsimile to: (916) 928-4697. Please provide your name and an address or telephone number where you may be contacted. Comments may also be provided at the public hearing on the project, scheduled for 6:30 p.m. on October 8th, 2012 at the California Montessori Project-Elk Grove Campus located at 8828 Elk Grove Blvd., in Elk Grove, CA 95624.

The proposed Mitigated Negative Declaration and related documents will be available for review at the following location:

California Montessori Project
Administration Office
5330A Gibbons Drive, Suite 700
Carmichael, CA 95608

FILED
SEP 28 2012
WILLIAM E. SCHULTZ, Recorder-Clerk
By

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916)445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# _____

Project Title: California Montessori Project Charter School
Lead Agency: California Montessori Project — Contact Person: Gary Bowman
Mailing Address: 5330A Gibbons Drive, Suite — Phone: 916-971-2430
City: Carmichael — Zip: 95608 — County: Sacramento

Project Location:
County: El Dorado — City/Nearest Community: Shingle Springs
Cross Streets: Buckeye Road & Shingle Springs Drive — Zip Code: 95682
Lat/Long.: 38°40'14.46"N /120°54'36.71"W — Total Acres: 10.68
Assessor's Parcel No.: 10-acre portion of 090-220-26 — Section: 6 — Twp: 9N — Range: 10E — Base: MDBM
Within 2 Miles: State Hwy #: Highway 50 — Waterways:
Airports: None — Railways: Yes — Schools: Buckeye Elem., CMP

Document Type:
CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.)_____ ☐ Other
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other

RECEIVED
SEP 28 2012
3:15PM
STATE CLEARING HOUSE

Local Action Type:
☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Develop. ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other School

Development Type:
☐ Residential: Units _____ Acres _____
☐ Office: Sq Ft _____ Acres _____ Employees _____
☐ Commercial: Sq Ft _____ Acres _____ Employees _____
☐ Industrial: Sq Ft _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
Total Acres (approx.) 10

☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ Watts _____
☐ Waste Treatment: Type _____
☐ Hazardous Waste: Type _____
☒ Other: School

Project Issues Discussed in Document:
☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☒ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compact./Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Wildlife
☐ Growth Inducing
☒ Land Use
☐ Cumulative Effects
☐ Other _____

Present Land Use/Zoning/General Plan Designation:
El Dorado County has zoned the site Estate Residential Five Acre; The site is currently vacant land.

Project Description: (Please use a separate page if necessary)
The California Montessori Project is proposing to construct a new K-8 Charter School Facility. The proposed project will serve approximately 350 students. The 10-acre parcel is planned for three new permanent buildings. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane.

Reviewing Agencies Checklist

KEY
S = Document sent by lead agency
X = Document sent by SCH
T = Suggested distribution

___ **Resources Agency**
___ Boating & Waterways
___ Coastal Commission
___ Colorado River Board
___ Conservation
T Fish & Game
___ Forestry & Fire Protection
___ Office of Historic Preservation
___ Parks & Recreation
___ Reclamation Board
___ SF Bay Conservation & Development Commission
___ Water Resources (DWR)
___ **Business Transportation and Housing**
___ Aeronautics
T California Highway Patrol
T CALTRANS District # 3
___ Department of Transportation Planning (headquarters)
___ Housing & Community Development
___ **Food & Agriculture**
___ **Health & Welfare**
___ Health Services
___ **State & Consumer Services**
___ General Services
___ OLA (Schools)

___ **Environmental Protection Agency**
___ Air Resources Board
___ California Waste Management Board
___ SWRCB: Clean Water Grants
___ SWRCB: Delta Unit
___ SWRCB: Water Quality
___ SWRCB: Water Rights
T Regional WQCB # 5
___ **Youth and Adult Corrections**
___ Corrections
___ **Independent Commissions & Offices**
___ Energy Commission
___ Native American Heritage Commission
___ Public Utilities Commission
___ Santa Monica Mountains Conservancy
___ State Lands Commission
___ Tahoe Regional Planning Agency

___ Other

Public Review Period (to be filled in by lead agency)

Starting Date: September 28, 2012 Ending Date: October 28, 2012

Signature: Barry S. Bowman Date: 9/28/12

Lead Agency (Complete if applicable)
Consulting Firm: Neil O. Anderson & Associates
Address: 50 Golden Court, Suite 100
City/State/Zip: Sacramento, CA 95834
Contact: Robert Holmer
Phone: 916-928-4690

Applicant: California Montessori Project
Address: 55330A Gibbons Drive, Suite 700
City/State/Zip: Carmichael, CA 95608
Phone: 916-971-2430

For SCH Use Only:
Date Received at SCH:
Date Review Starts:
Date to Agencies:
Date to SCH:
Clearance Date:
Notes:

APPENDIX C:
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM
CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL

November 2012

Prepared for:

California Montessori Project
5330A Gibbons Drive Suite 700, Carmichael, CA 95608
Contact: Phil Hendrix, Project Supervisor
(530) 870-6933

Prepared by:

Neil O. Anderson & Associates, Inc.
50 Goldenland Court, Suite 100
Sacramento, CA 95834

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA Section 21081.6(a)(1) of the Public Resources Code requires public agencies, as part of the certification of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), to prepare and approve a reporting or monitoring program. This program should be structured to ensure that changes to the project that the California Montessori Project (CMP) has adopted to mitigate or avoid significant environmental impacts are carried out during project implementation.

The Mitigation Monitoring and Reporting Program (MMRP) contained herein is intended to satisfy the requirements of CEQA as they relate to the California Montessori Project Charter School (IS)/Mitigated Negative Declaration (MND). The MMRP is intended to be used by the CMP staff and/or project mitigation monitoring agent(s) under hire to the CMP, participating agencies, and mitigation monitoring personnel during construction and implementation of the project. The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP will consist of the following components:

COMPLIANCE CHECKLIST

Table 1 contains a compliance monitoring checklist that provides a synopsis of all adopted mitigation measures, the entity responsible for their implementation, the entity responsible for monitoring, and the timing of implementation. All the mitigation measures presented in **Table 1** will be incorporated into the proposed project.

IMPLEMENTATION AND MONITORING OF MITIGATION MEASURES

Since the mitigation measures will be incorporated into the project, implementation and monitoring of mitigation measures will occur at various stages of implementation of the project, which may include, but are not limited to, the following:

- Implementation of development and design standards, guidelines, and programs for the proposed project.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Grading, site preparation; and construction of the proposed project.
- On-site, day-to-day monitoring of construction activities.

- Ensuring contractor knowledge of and compliance with all appropriate permit conditions and the MMRP.

- Verifying the accuracy and adequacy of contract working.

- Having the authority to require correction of activities that violate project permit conditions or mitigation measures.

- Acting in the role of contact for property owners or any other affected personnel who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative of El Dorado County and the City of Shingle Springs.

- Obtaining assistance as necessary from technical experts such as archaeologists in order to develop site-specific procedures for implementing the mitigation measures.

- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

Responsibility of implementation and monitoring of mitigation measures will typically reside with CMP staff and/or project mitigation monitoring agent(s) under hire to the CMP as described in **Table 1.**

TABLE 1
MITIGATION MONITORING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
AIR QUALITY					
Mitigation Measure Air-1 The following dust control measures will be implemented during construction: • All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. • All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. • All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled for fugitive dust emissions by utilizing application of water or by pre-soaking. • When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	During construction.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
• All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. • Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized for fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. • Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. • Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. • Limit traffic speeds on unpaved roads to 15 mph; and • Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.					

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Mitigation Measure Air-2 • Bike racks will be located on the campus. • Recycling bins will be located on the campus. • The building design will be energy efficient and have energy efficient lighting.					
BIOLOGICAL RESOURCES					
Mitigation Measure BR-1 In order to avoid take of protected raptors and migratory bird, project construction should be scheduled between September 1 and January 31 is possible. If project construction occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area construction should be delayed until the biologist determines nesting is complete. **Mitigation Measure BR-2** If oaks greater than 30 inches DBH need to be removed, on-site replacement plants at a ratio of 2:1 are recommended.	California Montessori Project or designee.	California Montessori Project or designee.	Verification of contract wording on construction plans. Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	Prior to site construction and during construction.	
CULTURAL RESOURCES					
Mitigation Measure Cultural Resources-1 In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the California	California Montessori Project or designee.	California Montessori Project or designee in coordination with County Coroner and Native	Verification of contract wording on construction plans. Verification of compliance with	Prior to site construction and during construction.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Montessori Project (or its representative) shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, the California Montessori Project (or its representative) and the archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. If the discovery includes human remains, CEQA Guidelines Section 15064.5 (e)(1) and (e)(2) shall be followed, which are as follows: (e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American:		American Heritage Commission.	measures. Periodic site inspection to ensure mitigation measures are being applied.		

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
1. The coroner shall contact the Native American Heritage Commission with 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or (2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. (A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. (B) The descendant identified fails to make a recommendation; or the landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.					
GEOLOGY					

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Mitigation Measure Geology -1 In the event that significant wind erosion of soil is observed during construction activities, the soil surface shall be sufficiently wetted to minimize dust generation.	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	During construction.	
NOISE					
Mitigation Measure Noise-1 The California Montessori Project shall ensure that the construction contractor implements the following noise reducing measures: • All equipment shall have sound-control devices no less effective than those provided by the manufacturer. All equipment shall have muffled exhaust pipes. • Stationary noise sources shall be located as far from sensitive receptors as possible.	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspections to ensure mitigation measures are being applied.	Prior to and during construction.	

DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

CALIFORNIA MONTESSORI PROJECT

SHINGLE SPRINGS CAMPUS

4741 BUCKEYE ROAD

SHINGLE SPRINGS, CALIFORNIA

PREPARED FOR:

CALIFORNIA MONTESSORI PROJECT

SEPTEMBER 19, 2012

OUR PROJECT NUMBER: SES120004

50 Goldenland Ct. #100 ▪ Sacramento, CA 95834 ▪ 916.928.4690 ▪ Fax 916.928.4697

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
CALIFORNIA MONTESSORI PROJECT
SHINGLE SPRINGS CAMPUS

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

Figures

Appendices

September 19, 2012

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

CALIFORNIA MONTESSORI PROJECT (CMP)

SHINGLE SPRINGS CAMPUS

4741 BUCKEYE ROAD

SHINGLE SPRINGS, CALIFORNIA

OUR PROJECT NUMBER: SES120004

1.0 INTRODUCTION

The proposed charter school is situated on the north side of Buckeye Road, approximately 800 feet east of Shingle Springs Road in Shingle Springs, California. The proposed project will cover an area approximately ten (10) acres in size. It is a portion of the El Dorado County Assessor's Parcel Number (APN) 090-220-26. The site is located within Section 6 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

The objective of this subject project is to build a new K-8 Charter School Facility for the California Montessori Project (CMP). The proposed project will serve approximately 350 students. The 10-acre parcel is planned for three new permanent buildings. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. The project site is undeveloped and currently used for grazing. The site is located in the City of Shingle Springs, El Dorado County. An existing CMP campus is located directly to the west of this proposed location. This proposed project borders the eastern edge of the existing CMP campus property and would be a continuation of the existing campus.

The total number of students, usage of the campus, overall purpose, and general existing scope of the Shingle Springs CMP would stay the same. The new property and buildings would be replacing the existing campus facilities. In total the facility would be updated to meet current codes, better facilitate existing usage such as parking, and provide a modern campus for the students that already use the older facility.

1.1 Overview and Regulatory Guidance

This document has been prepared by the California Montessori Project, lead agency to evaluate the potential environmental effect of the proposed Charter School Facility located north of Buckeye Road, approximately 800 feet east of Shingle Springs Road on a portion of Assessor's Parcel Number (APN) 090-220-26 in Shingle Springs, El Dorado County, California. This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code Section 21000 et. seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et. seq.).

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have any significant effects on the environment. In the case of the

proposed project, the California Montessori Project, acting as lead agency, will use the Initial Study to determine whether the project has a significant effect on the environment. In accordance with CEQA Guidelines (Section 15064[a]), an environmental impact report (EIR) must be prepared if there is substantial evidence, such as results of the Initial Study, that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A negative declaration (ND) or mitigated negative declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less than significant level (CEQA Guidelines Section 15063[f]).

CEQA Guidelines Section 15186 identifies specific requirements for environmental review and public disclosure of possible hazardous materials impacts when a project would involve a school or be located near a school site. This document has been prepared to meet those requirements. A complete list of the requirements of Sections 15186 as they relate to the proposed project is provided in Section 2.0, Project Description.

1.2 Previous Environmental Documentation

This document relies in part on a previously published report that addresses in detail the effects of impacts associated with the surrounding area. That report is the County of El Dorado General Plan adopted by the City Council July 19, 2004. Additionally, various concurrently developed consulting reports were also used to aid in the creation of this document. These include a Baseline Biological Resources Assessment performed by Moore Biological Consultants (dated August 8, 2012), a Geotechnical Engineering Study performed by Youngdahl Consulting Group, Inc. (dated August 22, 2012), a Phase I Environmental Site Assessment performed by Youngdahl Consulting Group, Inc. (dated August 22, 2012), and a Archaeological Survey Report performed by Tremaine & Associates, Inc. (dated July, 2012).

1.3 Summary of Findings

Section 3.0 of this document contains the Environmental Checklist that identifies the potential environmental impacts, presented by environmental issue, and a brief discussion of each impact resulting from implementation of the proposed project. Based on the Environmental Checklist and the supporting environmental analysis provided in the document, completion of the proposed project would result in a less than significant impact for the following issues:

- Aesthetics
- Agricultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Public Services
- Population and Housing
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Greenhouse Gas Emissions

Completion of the proposed project would result in less than significant impacts following implementation of prescribed mitigation for the following issues:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils

In accordance with CEQA Guidelines Section 15064(f)(2), a MND shall be prepared if "the lead agency determines there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment" after the implementation of the prescribed mitigation measures. There is no substantial evidence that the proposed project would have a significant effect on the environment, based on the available project information and environmental analysis presented in the document. Therefore, a proposed MND has been prepared in accordance with the CEQA Guidelines.

1.4 Public Review and Comments

The draft Mitigated Negative Declaration and Initial Study conducted for the proposed project is available for review at the following locations:

California Montessori Project
5330A Gibbons Drive, Suite 700
Carmichael, Ca

California Montessori Project – School Office
4645 Buckeye Road
Shingle Springs, Ca

This proposed Initial Study/Mitigated Negative Declaration is available for a 30-day review period beginning September 28, 2012 and ending October 28, 2012. Written comments must be submitted by 4:00 p.m. on October 28, 2012 to:

Robert Holmer, Principal Engineer
Neil O. Anderson and Associates
50 Goldenland Court, Suite 100
Sacramento, CA 95834

Comments may also be submitted at the scheduled California Montessori Board Meeting, scheduled for 6:30 p.m. on October 8th, 2012 at the California Montessori Project – Elk Grove Campus located at 8828 Elk Grove Blvd., Elk Grove, California. Comments may be submitted by the same deadline by facsimile to (916) 928-4697.

2.0 PROJECT DESCRIPTION

2.1 Project Location and Site Characteristics

The proposed Charter School Facility is situated in El Dorado County in Shingle Springs, California (**Figure 1** – Regional Location Map). Highway 50 is located less than a mile (<1.0) mile to the northwest of the site.

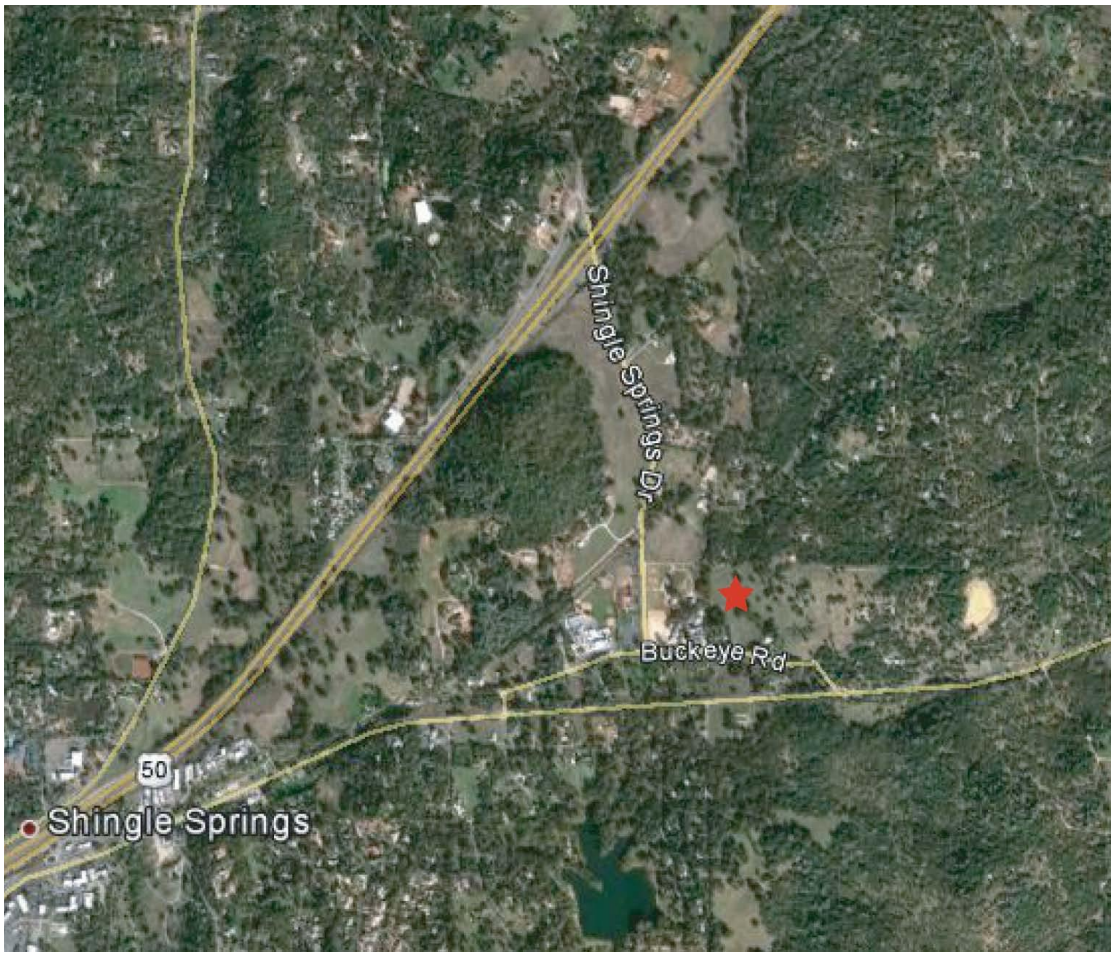

Figure 1 – Regional Location Map (Provided By Google Maps)

The proposed campus will be located on a portion of El Dorado County Assessor's Parcel Number (APN) is 090-220-26.

The site is currently vacant land. (**Figure 2** – Site Map).

Figure 2 – Site Map (updated aerial photo from Google Maps)

2.2 Background and Need for Proposed Project

The Charter School will be a new facility for the California Montessori Project. There is a need for new facilities for the California Montessori Project. The project will provide new classroom and gymnasium space at the existing Montessori School operated in Shingle Springs. That operation occurs at 4645 Buckeye Road, just west of the proposed site.

2.3 Project Objective

The objective of the facility is to provide adequate facilities for future students at California Montessori Project Charter School.

2.4 Elements of the Proposed Project

The planned construction for the California Montessori Project includes construction of three (3) new school buildings. The approximate building sizes are proposed to be roughly 9,500

square feet, 8,900 square feet, and 6,300 square feet in size. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. Planned parking is provided in one main location. Forty five to Fifty (45-50) on-site parking spaces are planned to be onsite.

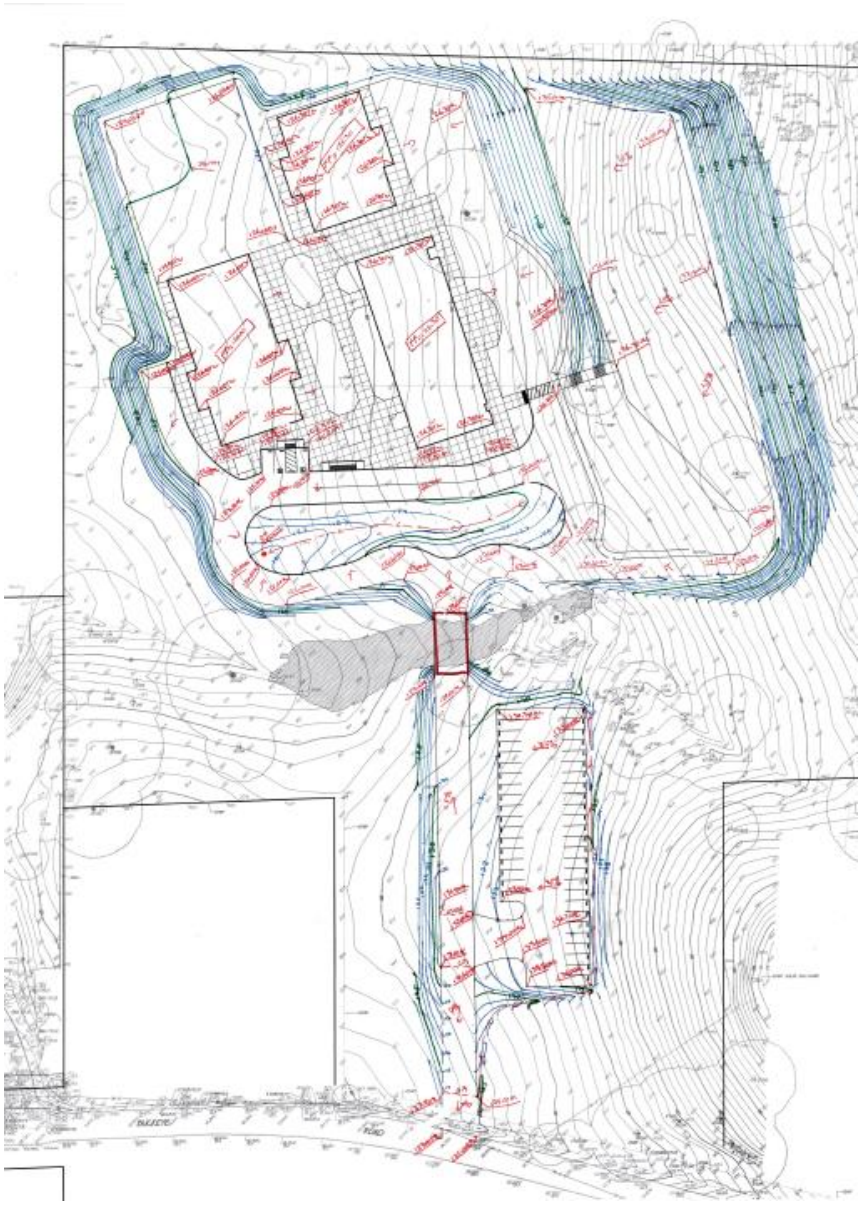

Figure 3 – Proposed Site Plan (provided by Anova Nexus Architects)

Electricity and Gas will be provided by Pacific Gas and Electric (PG&E). El Dorado Irrigation District will supply water/wastewater services capable of supporting the intended schools usage. Garbage services will be provided by El Dorado Disposal. Fire services will be provided by

Latrobe Fire Department. Police services will be provided by the El Dorado County Sheriff Department.

Schedule

The California Montessori Project plans to operate the proposed facility on traditional schedule. Operating hours will be typical of other school facilities with the campus generally opening at 7:00 a.m. and closing around 5:00 p.m.

2.5 Surrounding Land Use

To the west of the site is the existing CMP campus. To the east and north of the site is open space with light residential development that is sparsely spread across the area. To the south of the project is Buckeye Road. Within the southwest and southeast corner of the proposed project are a couple of single residences. Buckeye Elementary School is located farther to the west of the proposed project. Overall, the sites located around the CMP campus (both existing and proposed) are open space residential.

2.6 Required Permits and Approvals

This Mitigated Negative Declaration will be used for the following direct and indirect actions regarding the proposed college center.

- Approval of the proposed project by the California Montessori Project

ADDITIONAL ENVIRONMENTAL REQUIREMENTS OF SCHOOL PROJECTS

State CEQA Guidelines Section 15186 identifies additional environmental requirements for school projects to ensure that potential health effects resulting from exposure to hazardous materials, waste, and substances are examined and disclosed, and that the lead agency consults with other agencies in this regard before a school project is considered for approval.

An IS/MND or EIR on a school project must contain sufficient information to determine whether:

- The property is the site of a current or former hazardous waste or solid waste disposal facility and, if so, whether the wastes have been removed;
- The property is a hazardous substance release site as identified by the California Department of Toxic Substances Control (DTSC);
- The property has buried or aboveground pipelines that carry hazardous substances (not including natural gas used to supply the school or neighborhood);
- The property is located within one-quarter mile of any facilities that might reasonably be anticipated to emit hazardous or acutely hazardous materials, substances or waste.

Additional subsequent approvals and other permits that may be required from local, regional, state, and federal agencies would include:

- County of El Dorado and/or the City of Shingle Springs for encroachment permits and easements.
- Issuance of Regional Water Quality Control Board (RWQCB), National Pollutant Discharge Elimination System (NPDES) general permit under Section 402 of the Clean Water Act (CWA) for storm water drainage.
- Review and approval of Public Water System and Sewage System by El Dorado County.

3.0 ENVIRONMENTAL CHECKLIST FORM

3.1 Project Information

1. Project Title

California Montessori Project Charter School – Shingle Springs Campus

2. Lead Agency Name and Address

California Montessori Project
5330A Gibbons Drive, Suite 700
Carmichael, CA 95608

3. Contact Person and Phone Number

Phil Hendrix
Project Supervisor
Phone 530-870-6933

4. Project Location

4741 Buckeye Road, Shingle Springs, El Dorado County, California. Located in a portion of the El Dorado County Assessor's Parcel Number (APN) 090-220-26. The site is located within Section 6 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

5. Project Sponsor's Name and Address

California Montessori Project
5330A Gibbons Drive, Suite 700
Carmichael, CA 95608

6. Plan Designation

Low Density Residential (LDR)

7. Zoning

Residential Estate 5 Acres (RE-5)

8. Description of Project

Construction of a new Charter School Facility
Refer to Section 2.0, Project Description

9. Surrounding Land Uses and Setting

Surrounding land uses include residential land, vacant land and existing school facilities

10. Other Public Agencies whose approval is required

- California Department of Education
- California Department of Toxic Substance Control

3.2 Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☒ None after Mitigation

3.3 **Determination** (To be completed by the Lead Agency)

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 of revisions in the project that 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 impose upon the proposed project, nothing further is required.

Signature Gary Bowman Date September 19, 2012

Printed Name Gary Bowman For California Montessori Project

3.4 Evaluation of Environmental Impacts

I. Aesthetics

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) The area surrounding the project site consists of low density residential properties and vacant land. The vacant areas are mostly oak and grass covered woodlands with limited development. Aesthetic beauty is a function of opinion and therefore a quantitative affect from land use change is subject to personal taste and preference. The campus will have landscaping which will add to the scenic view, but will remove natural landscape aspects. This addition or removal of landscape (weather natural or manmade) will be a matter of personal preference.

However, this type of land use (Public Schools within Low Density Residential) is considered to be consistent with land use zoning for the area. A meeting of the El Dorado County Planning Commission for general plan consistency found by a 3 to 1 vote that the project is in compliance with current land usage zoning[1]. For this reason this is considered to be a **less than significant impact**.

[1] Letter dated June 4, 2012 from the County of El Dorado Development Services Department regarding the CMP project.

b) No State "designated scenic highways" or "eligible scenic highways" are located within the vicinity of the project site.[2] The County and City have not designated any scenic highways within the vicinity of the project site.[3] There is aesthetic value to the existing property as indicated in section a) above, however, this is not quantitative and there is also aesthetic value to the proposed use as a school. Therefore, this is considered to be a **less than significant impact**.

c) What is considered aesthetically pleasing is subjective. As mentioned earlier, currently the site is undeveloped and vacant land. The proposed project would replace the undeveloped vacant land to a development which is more urban in scale and character which includes the three school buildings, parking lots, sporting fields, and associated landscaping. These changes do not result in a substantial visual degradation from a CEQA standpoint, thus this is considered to be a **less than significant impact**.

d) The Charter School Facility will have an appropriate level of outdoor lighting for security purposes and for the safety and convenience of the public attending any evening activities. However, all exterior lighting associated with the proposed structures will be properly shaded or directed to the immediate school property and away from adjacent properties to eliminate glare on existing and future land uses and roadways. The light and glare from the proposed project would not significantly increase the amount of light and glare within the project's environment; this impact is considered **less than significant**.

[2] California Department of Transportation, 2012, California Scenic Highway System, http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm
[3] California Department of Transportation, 2012, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

II. Agricultural Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
Would the project:					
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?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to the location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a- c) No impact. The project site is zoned as Estate Residential Five Acre (RE-5). The most recent Department of Conservation's (DOC) Important Farmland Map (2010)[4] identifies that the project site contains land designated as Urban and Built-Up Land and is Adjacent to land designated as Other Land. Neither of these designations has uses related to farming as would be relative to lands of agricultural significance. Farmland of Local Importance is defined as "lands which do not qualify as prime, statewide, or unique designation but are currently irrigated crops or pasture or non-irrigated crops; lands that would be prime or statewide designation and have been improved for irrigation but are now idle; and lands which currently support confined livestock, poultry operations, and aquaculture". The project is not on property with an existing Williamson Act contract. El Dorado County and Shingle Springs Planning list the property as Low Density Residential (LDR), not farmland/agriculture (AG).

[4] Department of Conservation, 2010, El Dorado County Important Farmland 2010 ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/eld10.pdf

III. Air Quality

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c)	Result in 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)?	☐	☒	☐	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a-c) Air quality is monitored, evaluated and regulated by federal, state, regional, and local regulatory agencies, including the United States Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the El Dorado County Air Quality Management District (ECAQMD). The EPA, CARB, and ECAQMD develop rules and/or regulations to attain the goals or directives imposed by legislation.

Short-term emissions for this project are considered to be related to the construction phase of the project. Many emissions are generated during this type of construction; however, PM_{10} is the pollutant of greatest concern. PM_{10} emitted during construction is difficult to quantify due to the variety of equipment being used, its duration of use, weather conditions, and soil type. Emissions caused by construction projects may cause significant air quality impacts only in cases of very large or very intense construction projects. Implementation of **Mitigation Measure Air-1** will reduce construction PM_{10} impacts to a **less than significant** level.

Mitigation Measure Air-1

The following dust control measures will be implemented during construction:

- **All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.**

- **All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.**

- **All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled for fugitive dust emissions by utilizing application of water or by pre-soaking.**

- **When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.**

- **All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.**

- **Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized for fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.**

- **Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.**

- **Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.**

- **Limit traffic speeds on unpaved roads to 15 mph; and**

- **Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.**

The main contributors to greenhouse gas emissions for this project are expected from vehicles traveling to and from the project. Implementation of **Mitigation Measure Air-2** will reduce greenhouse gas emission impacts to a **less than significant** level.

Mitigation Measure Air-2

- **Bike racks will be located on the campus.**
- **Recycling bins will be located on the campus.**
- **The building design will be energy efficient and have energy efficient lighting.**

d) Sensitive receptors in the vicinity of the project site are the existing neighboring residential homes. As discussed under checklist questions a) thru c), the temporary construction emissions would be mitigated. Furthermore, there were some additional concerns regarding naturally occurring asbestos or NOA that was mentioned during the review of this project at the El Dorado County Planning Office by a neighbor. The soils have been tested for NOA and they are no-detect.[5]

Carbon monoxide (CO) is created by the combustion of fossil fuels by vehicles. Consequently, vehicle trips produced by the proposed project could contribute to CO concentrations. Since CO typically disperses fairly quickly in the atmosphere, CO concentrations are only of concern at congested intersections or roadways where traffic moves very slowly.

As mentioned above the site is a new facility to replace existing facility buildings. The overall usage is planned to remain the same. Therefore, the only addition to CO and related gases/fugitive dusts would come during construction. Long term this would be a **less-than-significant** impact.

e) The proposed project involves the development of a charter school campus. This type of development is typically not associated with the generation of odors that would be considered objectionable to a substantial number of people, such as adjacent residences. For this reason, the development of the proposed project would not result in the creation of objectionable odors that would affect a substantial number of people and **no impact** is expected.

[5] Geotechnical Engineering Study, 2012, Youngdahl consulting Group, Inc.

IV. Biological Resources

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or indirectly 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?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

According to the El Dorado General Plan, the biological community found in the area include: Blue Oak Woodland and Annual Grassland[6].

A Biological Study for the property was performed by Moore Biological Consultants, and is attached as Appendix A.

a-b) During the Biological Study for the property the California Natural Diversity Database (CNDD) was reviewed for the USGS Shingle Springs 7.5-minute quadrangle in an effort to identify animal, plant and community elements sighted in the area. Additional field investigations were conducted in two different phases on different days over a period of one month. Identifications of delineated wetlands were also part of the study scope.

A total of thirty five (35) plant elements and eighteen (18) discrete animal elements were identified during the biological assessment. Moore Biological Consultants concluded "Due to lack of suitable habitat, it is unlikely special-status plants occur in the site. The likelihood of occurrence of special-status wildlife species in the site is considered low. No special-status wildlife species are expected to occur at or near the site on more than a very occasional or transitory basis."

Mitigation Measure BR-1

In order to avoid take of protected raptors and migratory bird, project construction should be scheduled between September 1 and January 31 is possible. If project construction occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area construction should be delayed until the biologist determines nesting is complete.

Implementation of **Mitigation Measure BR-1** will reduce impacts to a **less than significant** level.

[6] Major Plant Communities in El Dorado County, 2003, El Dorado County General Plan EIR

c-d) Moore Biological Consultants indicated "the only potentially jurisdictional Waters of the US in the site are an ephemeral creek and a seasonal wetland swale. No other area were observed in the site appearing to meet the technical and regulatory criteria of jurisdictional water of the US or wetlands. Jurisdictional Water of the US should be avoided to the maximum extent practicable. The preliminary site layout depicts total avoidance of Jurisdictional Waters of the US, with a clear-span bridge over the seasonal wetland swale that has abutments in the upland grassland outside of the wetland." This would be a **less-than-significant** impact.

e-f) Moore Biological Consultants concluded "The site consists of annual grassland and oak woodlands that are biological unremarkable other than for their oak woodland wildlife habitat values. There are a few notable oak trees on the site… the relatively larger oaks should be retained and incorporated into the project design."

Mitigation Measure BR-2

If oaks greater than 30 inches DBH need to be removed, on-site replacement plants at a ratio of 2:1 are recommended.

Implementation of **Mitigation Measure BR-2** will reduce impacts to a **less than significant** level.

V. Cultural Resources

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

a-b) An Archaeological Survey Report was performed for the entire site by Tremaine & Associates, and is attached as Appendix B. In their report they performed a search of the National Register Information System[7] which revealed no finds within the vicinity of the project. The Office of Historic Preservation list of California Historical Landmarks[8] indicated landmark No.465 Shingle Springs is located approximately 1.5 miles to the southwest. The North Central Information Center (NCIC) files were searched on June 28, 2012. The Native American Heritage Commission (NAHC) was contacted regarding Sacred Lands File and Native American Contacts List Request. Their search of the sacred and file failed to indicate the presence of Native American cultural resources in the immediate project area[9]. Letters were sent to Native American individuals/organizations that may have knowledge of cultural resources in the area. No responses have been received to date.

All of the above information aided to design a field survey, which was conduct for the site in June, 2012 by Kim Tremaine. In her field survey three items were observed that demonstrated historical significance. However all of these were outside the scope of developed areas and therefore will not be affected as such.

Based on this, there is a low to moderate potential that prehistoric and historic resources could be located below the surface and may be encountered during construction activities. Therefore, it is possible that unrecorded subsurface deposits may be encountered during project-related construction activities. Implementation of **Mitigation Measure CR-1** would provide the necessary protocol should a resource be discovered during construction:

Mitigation Measure CR-1

In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the California Montessori Project (or its representative) shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, the California Montessori Project (or its representative) and the archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

If the discovery includes human remains, CEQA Guidelines Section 15064.5(e)(1) and (e)(2) shall be followed, which are as follows:

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

[7] http://tps.cr.nps.gov/nhl/
[8] http://ohp.parks.ca.gov/?page_id=21454.
[9] Letter dated January 25, 2012.

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. **The coroner shall contact the Native American Heritage Commission with 24 hours.**
2. **The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.**
3. **The most likely descendent may make recommendations to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or**

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

c-d) No evidence of unique paleontological resources, unique geologic features or human remains was revealed by any of the investigations discussed in questions a) and b). Implementation of **Mitigation Measure CR-1** would ensure the necessary protocol is followed should unique paleontological resources, unique geologic features or human remains be discovered during project-related construction, reducing any impacts to a **less than significant** level.

VI. Geology and Soils

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
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.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☒	☐

The discussion of geology and soils is based in part on the Geotechnical Engineering Study and Geological Hazards Study (Project No. E05100.004, dated August 22, 2012) which was prepared by Youngdahl Consulting Group, Inc. The report is attached as Appendix C.

a) i) Faults — According to the El Dorado General Plan no known active faults or Alquist-Priolo earthquake hazard zones (formerly known as special study zones) occur in the proposed project site. However, the site is located within close proximity of several faults that are presently zoned potentially active. According to the above referenced Youngdahl report, no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The nearest mapped faults to the site are related to the Bear Mountains Fault zone, which has traces located approximately 1 kilometer west of the project, and the potentially active New Melones Fault Zone which is located about 5 miles east of the site. For this reason, impacts resulting from rupture of a known earthquake fault are considered **less than significant**.

a) ii) Seismic Ground Shaking — According to the El Dorado County General Plan, no active or potentially active faults underlie the site based on published geologic maps. The project site is not located within an Alquist-Priolo Fault Study Zone and surface evidence of faulting has not been observed. However, due to the proximity to the active faults, the area may experience ground shaking.

The above referenced report states that the project site is classified as Site Class C (2007 CBC, Chapter 16A). Peak acceleration is defined as the maximum acceleration experienced by a particle during the course of a seismic event. The peak ground acceleration for surface soils at the project site are estimated by Youngdahl to yield 0.165 g. This is considered to be relatively low ground acceleration. This is considered a **less than significant impact**.

a) iii) Seismic-Related Ground Failure — According to the above referenced report, "The property does not lie in any mapped landslide or liquefaction hazard zones. Liquefaction is the sudden loss of soils shear strength and sudden increase in pore water pressure caused by shear strains, as could result from an earthquake. Research has shown that saturated, loose to medium-dense sand with a silt content less than about 25 percent located within the top 40 feet are most susceptible to liquefaction and surface rupture/lateral spreading. Due to the absence of a permanent elevated groundwater table, and the relatively low seismicity of the area, the potential for site liquefaction is considered negligible. For the above-mentioned reasons, mitigation for these potential hazards is typically not practiced in the geographic region of the project site". This is considered a **less than significant impact**.

a) iv) Landslides — The potential hazard from landslides is considered to be negligible (**no impact**) for the site due to its relatively flat topography. The topography of the site has insufficient relief to be prone to landslides or slope failures. Therefore, for other than artificially constructed conditions (excavations), landslides or slope failures are highly unlikely.

b) When the project is complete, the entire site will be covered in grass surface, hardscape, and landscaping. As a result, only wind erosion during construction activities need be addressed.

Use of **Mitigation Measure Geology-1** will reduce soil erosion impacts to a **less than significant** level:

Mitigation Measure Geology-1

> **In the event that significant wind erosion of soil is observed during construction activities, the soil surface shall be sufficiently wetted to minimize dust generation.**

c) Referring to sections a)i through a)iv it is well illustrated that a less than significant impact exists in relation to this. This is considered to be **less than significant**.

d) The site is not located on expansive soils based on the Youngdahl report. Therefore, the site will experience a **less than significant impact** from expansive soils.

e) The site will utilize wastewater treatment in the exact same manner as it currently does from the El Dorado Irrigation District. This is a **less-than-significant** impact.

VII. Hazards and Hazardous Materials

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials to the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

The discussion of hazards and hazardous materials is based in part on one (1) Phase I Environmental Site Assessment Report and one (1) Public Utilities Hazard Review prepared for the project by Youngdahl Consulting Group, Inc. (Project Nos. E08352.001 & E08352.002, dated December 10, 2008 & October 19, 2011). These reports are attached as Appendix D.

a) Minor amounts of hazardous substances, such as cleaning, maintenance and landscaping supplies may be stored and used in and around the school site. The risk of explosion or release of any of these substances is minimal.

Any hazardous substances used at the site for cleaning, maintenance, and landscaping will be stored in a manner that complies with all applicable codes and ordinances, laws, or other pertinent requirements. A list of chemicals to be stored and used at the proposed school will be submitted to Fire and Life Safety at the Department of the State Architect (DSA) for review prior to occupancy. For these reasons, a **less than significant** impact is expected.

b) As indicated under checklist question a), minor amounts of hazardous substances, such as cleaning, maintenance and landscaping supplies may be stored and used in and around the proposed school site. The quantities of these materials would be minimal, and therefore, the risk of explosion or release of any of these substances is considered **less than significant**.

c) **Air Emissions Facilities** — California Department of Education Code Section 17213(b); Public Resources Code Section 21151.8(a)(2); and the California Code of Regulations, Title 5, Section 14011(i) requires a school district, in consultation with the local air pollution control district, to identify facilities within a quarter mile of the proposed site that might reasonably be anticipated to emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste. The County of El Dorado Air Quality Management District (EDCAQMD) is responsible for providing written notification of any findings to the school district.

A letter was submitted to the EDCAQMD requesting the identification and review of all sites potentially emitting hazardous air emissions within one-quarter mile of the project site. The EDCAQMD replied[10] that no sites where listed within a ¼ mile of the site (**less than significant**).

d) Hazardous Materials — A Phase I Environmental Site Assessment (ESA) was performed by Youngdahl Consulting Inc. Their Phase I Environmental Site Assessment (ESA) performed for California Montessori Project Shingle Springs Campus at 4741 Buckeye Road (subject property) indicated that the subject property is an undeveloped rural residential property used for cattle grazing (four cows were observed during the site visit). The subject property is assigned El Dorado County APN 090-220-26-100. It was of the opinion of the Youngdahl Consulting Group Inc.'s environmental professional that no recognized environmental conditions were identified during completion of this Phase I Environmental Assessment per ASTM Practice E 1527-05 (**less than significant**).

Utilities

No utilities were identified directly on the proposed CMP campus. Utilities in the form of underground water transmission lines and aboveground electrical transmission/distribution lines were identified within the vicinity of the proposed CMP campus. There are no high-pressure water lines or high-voltage power lines within 1,500-feet of the proposed CMP campus. This is considered to be a **less than significant** issue

Radon Potential

Radon is a colorless, odorless, and tasteless gas that is produced by the decay of uranium and radium. This naturally occurring, radioactive gas is produced in most soil or rock. As a result, all buildings have some radon, as does the outdoor air. Radon can move easily through any material that has pores or void spaces through which gases can move. Void spaces and pores are found in the soil beneath any building. Radon is a known human carcinogen. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Anyone living in a building with elevated radon concentrations may have an increased risk of contracting lung cancer over a period of years.

The National Radon Database has been developed by the United States Environmental Protection Agency and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 through 1992. Where necessary, data has been supplemented by information collected from private sources such as universities and research institutions.

The Geologic Controls on the Distribution of Radon in California by Ronald Churchill for the Department of Health Services (1991, revised 2003) had the Zip Code 95682 listed. One of the Thirty-eight (38) tests was greater than or equal to 4 pCi/l. According to EPA publication 402-R-93-025, entitled EPA's Map of Radon Zones, California, dated September 1993, El Dorado County is shown to be in Zone 2. Zone 2 has a predicted average radon screening level of

[10] Letter dated July 10, 2012.

between 2 and 4 pCi/l, this is considered to be the moderate value of geologic radon potential. The subject property is located within Zip Code 95682, therefore, impact to the site from radon is considered possible. However, the buildup of radon and its exposure is generally a factor of confined spaces such as basements. Since no basements are planned for the project this is **less than significant**.

Serpentine Rock / Naturally Occurring Asbestos

Asbestos includes any of several minerals (chrysotile, tremolite, actinolite, crocidolite, anthophyllite, and amosite) which occur naturally in ultramafic rock formations and that readily separate into long, flexible fibers. These igneous ultramafic rocks (dunite, peridotite, pyroxenite, and hornblendite) form below the earth's surface at very high temperatures; as they are exposed by uplift and erosion, they may be altered to the metamorphic rock serpentinite. Chrysotile, the most common asbestos mineral in California, forms fibrous crystals in small veins in serpentinite rock.[11]

Youngdahl had the site tested for asbestos. Multiple samples were tested from across the site and all samples were non-detect for asbestos related products. Therefore, the impact to the site from naturally occurring asbestos is considered to be **less than significant**.

Railroad Tracks

Based on review of the most recent topographic maps of the area,[12] the proposed project site is not located within 1,500 feet of the nearest railroad easement. There is **no impact** to the site from railroad tracks.

Traffic Corridors

The proposed project site is not located within 500 feet of a freeway or other busy traffic corridor as defined in *Education Code* Section 17212(d)(9) and *Public Resources* Code 21151.8(c)(9). There is **no impact** to the site from traffic corridors.

e-f) The California Department of Education requires, per Education Code Section 17215, that all airport/heliport runways (public or private) located within two miles of a proposed school site be identified.

Based on review Google Earth Maps, the closest runway, Cameron Airpark is 3.25 miles northwest of the site. Therefore, there is a **no impact** to the site regarding safety from public airports.

[11] California Department of Conservation, Division of Mines and Geology, A General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, August 2000.
[12] Google Earth, 2012, Visual inspection of the near 1,500 feet in all directions around the site.

g) The proposed project would not physically obstruct the existing circulation pattern within the surrounding neighborhood. The proposed project is not expected to interfere with an adopted emergency response or evacuation plan. The impact is considered to be **less than significant**.

h) The project site is located within an area that now is prone to wild land fires as it is a grass and oak woodland. Once developed the main campus would be hardscape and landscaped, with modern fire systems, that would decrease the chance of wild land fires. Therefore, there is a **less than significant** impact from wildfires.

VIII. Hydrology and Water Quality

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place structures 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?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of failure of a levee or dam?	☐	☐	☐	☒
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a) The State Water Resources Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) general permit for Storm Water Discharges Associated with Construction Activity (state permit) that requires every construction project greater than one acre to submit a Notice of Intent (NOI) for coverage, and prepare a Storm Water Pollution Prevention Plan (SWPPP). Under the conditions of the state permit, the project site will be required to eliminate or reduce unauthorized non-storm water discharges to waters of the nation, develop and implement a SWPPP for the project construction activities, and perform inspections of storm water pollution prevention measures and control practices to ensure conformance with the site SWPPP. The project will comply with the terms and conditions of the NPDES, as approved by the State Water Resources Control Board under Section 402 of the Clean Water Act.

Storm water discharges following construction will be directed into an on-site storm water drainage system. The California Montessori Project may be required to submit an application package to the Regional Water Quality Control Board to obtain coverage under the NPDES general permit and comply with the terms for storm water management and control.

Compliance with the NPDES general permit, development and implementation of a SWPPP, and the Regional Water Quality Control Board discharge requirements will ensure a **less than significant impact** to water quality.

b) The property will connect to El Dorado Irrigation District. The El Dorado Irrigation District will supply water to the proposed project. Because the project will comply with the requirements of the oversight agency, impacts to groundwater supplies will be **less than significant**.

c-d) Storm water discharges following construction will be directed into an on-site storm water drainage system. Because of its small size and utilization of a storm water drainage system, the project would not significantly alter drainage patterns or the rate and amount of surface runoff. Waters of the state have been identified on site; therefore, these will be avoided in entirety and will not be altered. Because of this non-alteration/avoidance no substantial erosion will occur and no flooding will occur. The impact is considered **less than significant**.

e) Storm water runoff from streets and paved parking areas is known to carry petroleum hydrocarbons and trace metals into the storm drain system. The construction of a paved parking lot as a part of the project would result in a nominal increase in such constituents in the local runoff. However, the proposed parking area will utilize permeable base aggregate so infiltration will be a major component to aid in runoff reduction. Furthermore, storm water discharges following construction will be directed into existing off-site storm water drainage ditches which eventually meander into the El Dorado Irrigation District storm water recover scheme. The overall impact is considered to be **less than significant**.

f) There are no industrial processes or significant sources of pollution within the project that would significantly degrade water quality. The water to this site will be provided by the El Dorado Irrigation District; this is considered **less than significant**.

g-h) According to the Federal Emergency Management Agency (FEMA) and the El Dorado County General Plan, the proposed project site is located within an area outside of the 0.2% annual chance flood plain.[13] This is a **less than significant impact**.

i) If earthquake-induced flooding were to occur, it would originate from levees, small water storage areas, or dams. It is conceivable that seismic activity could weaken a levee, natural embankment, or dam during dry periods, facilitating future failure due to hydraulic phenomena (i.e. piping or sand boiling) during wet periods. However, according to the El Dorado County General Plan, the proposed campus is not located within areas subject to dam inundation (**no impact**).

[13] Youngdahl, 2012

j) The project site is not located near a lake or other surface water body or an area in which a seiche, tsunami, or mudflow could directly or indirectly affect the site. **No impact** is anticipated from these sources.

IX Land Use and Planning

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) The proposed project would be located on the boundary of an established community and would not result in the physical division of the community. **Less than significant impact.**

b) The project site is zoned for this use. This has been determined as recently as June 4, 2012, by the Development Department. There is **no impact** related to conflict in land use plans.

c) The County does have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, and/or other approved local, regional or state habitat conservation plan. However, this project is in general conformance with all plans and the mitigations are well documented in the previous sections of this report to comply with these policies (i.e. avoidance of wetland areas and oak tree removal purchases). Therefore, the proposed project would not conflict with any such adopted plans and there would be **no impact** from the project.

X. Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residence of the state?	☐	☐	☐	☒
b) Result in loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

According to the El Dorado County General Plan, and within the Conservation and Open Space Element, the area is not located within a Mineral Resource (MR)[14] area.

a-b) The project site is not located within an area of potential aggregate/mineral resources or any active mining locations. There is **no impact**.

[14] El Dorado County General Plan, 2012, Elements Section Figure CO-1 http://www.co.el-dorado.ca.us/Government/Planning/Adopted_General_Plan.aspx

XI. Noise

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project cause:					
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?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

The following discussion is based in part on the fact that the existing school is in use and currently functions onsite. The new school will use the same services and essentially produce the same affects on the community in terms of noise and noise creation functions such as traffic. Therefore, no impacts separate from and different from the current impacts are anticipated.

a-c) The proposed project is not anticipated to alter the use of the site in capacity or function. Therefore, impact from noise is expected to be **less than significant** and will likely be the same as it is now.

d) Development of the proposed project would increase ambient sound levels during construction. This would temporarily affect noise-sensitive land uses (e.g., the adjacent residences) near the project site. Short-term construction-related noise impacts would be reduced to a **less than significant** level with implementation of Mitigation Measure Noise-1.

Mitigation Measure Noise-1

The California Montessori Project shall ensure that the construction contractor implements the following noise reducing measures:

- **All equipment shall have sound-control devices no less effective than those provided by the manufacturer. All equipment shall have muffled exhaust pipes.**

- **Stationary noise sources shall be located as far from sensitive receptors as possible.**

e-f) The closest airport or private airstrip is located approximately 3.25 miles to the northwest of the site (from the middle of the site to the northern portion of the runway). As a result of this distance, this is considered a **less than significant impact** regarding excessive noise levels from public airports or private airstrips.

XII. Population and Housing

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
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)?	☐	☐	☐	☒
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) The proposed project is intended to serve the needs of the existing community. It is going to only slightly change the location, but the number of students will remain the same as before (**no impact**).

b-c) The proposed project site does not support any residential structures. The project would not result in the displacement of any existing housing. There is **no impact** from the proposed project.

XIII. Public Services

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
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:				
	i) Fire protection?	☐	☐	☒	☐
	ii) Police protection?	☐	☐	☒	☐
	iii) Schools?	☐	☐	☒	☐
	iv) Parks?	☐	☐	☐	☒
	v) Other public facilities?	☐	☐	☐	☒

i) Fire Protection — The project site receives fire protection services from the Latrobe Fire Department. Each building is designed to have a fire alarm and interior sprinkler system. The impacts to fire protection services are **less than significant**.

ii) Police Protection — The current area of the proposed project is patrolled by the El Dorado County Sheriff. The proposed project would not increase the need for additional city staff or resources. Therefore, the project would have a **less than significant impact** on police protection in the area.

iii) Schools — The proposed project would be a school campus to accommodate students. Implementation of the project would ensure a **less than significant impact** on surrounding schools.

iv) Parks — The proposed project would not increase the need for new or expanded park facilities. The proposed project would not result in the substantial physical deterioration of any recreational facilities. There is **no impact**.

iv) Other Public Facilities — The proposed project would not require the addition or expansion of other public services. There is **no impact**.

XIV. Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

a) The proposed project will accommodate grassy areas for the students. The students may leave the school property to use nearby parks; however the number of students would be minimal. The proposed project would have a **less than significant impact** on the physical deterioration of any recreational facilities in the existing neighborhood.

b) The proposed project is a Charter School, and not intended to have recreational facilities. No additional facilities or adverse environmental effects will result from the proposed project. There is **no impact**.

XV. Transportation / Traffic

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
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)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☒	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

The following discussion is based on a traffic review that was performed by El Dorado County Department of Transportation. During the review the County concluded that the intended usage of the school did not trigger the need for any additional traffic evaluation[15]:

a-b) According to the above referenced evaluation, "a traffic impact study is not required based on conformance with El Dorado County General Plan 2004". In this evaluation the County determined that the existing Level of Service (LOS) was LOS C on Shingle Springs Road and will not worsen LOS Standards for El Dorado County. The impact is considered to be **less-than-significant**.

c) Based on review of the most recent topographic map of the area,[16] there are no public or private airports or heliports within two nautical miles of the proposed project site. There will be **no impact** on air traffic patterns.

d-f) The adequacy of the project's parking supply is considered to be **less-than-significant** level within the design of the campus. No offsite parking is needed.

g) The project will not result in pedestrians walking across Buckeye in the period before or after school. A potential safety problem and impact is unlikely to exist. The impact is considered to be **less-than-significant**.

XVI. Utilities and Service Systems

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

[15] Email Copy of Phase 1 Traffic Impact Study – Initial Determination, dated July 26, 2012
[16] U.S. Geological Survey, 1980, 7.5 Minute Topographic Map of the Florin Quadrangle, California.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a-b) The project would utilize El Dorado Irrigation District waste water treatment. It already does and the number of students and therefore usage will not increase. This is a **less-than-significant** impact.

c) A temporary retention basin will not be built onsite. However, storm water generated at the site will utilize normal storm water ditches associated with the irrigation district and local runoff network. Furthermore, much of the onsite drainage will be accommodated through the surface soils (since the majority will be landscaped or left native) **less than significant**.

d-e) The project would utilize El Dorado Irrigation District waste water treatment. It already does and the number of students and therefore usage will not increase. This is a **less-than-significant** impact.

f) Solid waste collection for the Charter School is provided by El Dorado Disposal and the amount will not change as noted for other services above. This is a **less-than-significant** impact.

g) **No impact.** Solid waste will be collected by El Dorado Disposal .There is no conflict with federal, state, or local regulations.

XVII. Mandatory Findings of Significance

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) With the mitigation measures provided in the preceding checklist sections, the proposed project does not have the potential to significantly degrade the quality of the environment, including effects on animals, plants, or historic or prehistoric resources. Mitigation measures have been incorporated into the project to reduce project-related impacts to a **less than significant** level.

b) The proposed project would not result in cumulatively considerable impacts. Mitigation measures have been incorporated into the project to reduce project-related impacts to a **less than significant** level.

c) The proposed project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. Mitigation measures have been incorporated into the project to reduce project-related impacts to a **less than significant** level.

4.0 SUMMARY OF MITIGATION MEASURES

This section represents the required mitigation measures identified in Section 3.0, Environmental Checklist. Implementation of these mitigation measures would reduce all impacts of the proposed project to a less than significant level. The California Montessori Project has committed to implementing all required mitigation measures.

AIR QUALITY

Mitigation Measure Air-1

The following dust control measures will be implemented during construction:

- **All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.**

- **All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.**

- **All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled for fugitive dust emissions by utilizing application of water or by pre-soaking.**

- **When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.**

- **All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.**

- **Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized for fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.**

- **Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.**

- **Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.**

- **Limit traffic speeds on unpaved roads to 15 mph; and**

- **Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.**

Mitigation Measure Air-2

- **Bike racks will be located on the campus.**

- **Recycling bins will be located on the campus.**

- **The building design will be energy efficient and have energy efficient lighting.**

BIOLOGICAL RESOURCES

Mitigation Measure BR-1

In order to avoid take of protected raptors and migratory bird, project construction should be scheduled between September 1 and January 31 is possible. If project construction occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area construction should be delayed until the biologist determines nesting is complete.

Mitigation Measure BR-2

If oaks greater than 30 inches DBH need to be removed, on-site replacement plants at a ratio of 2:1 are recommended.

CULTURAL RESOURCES

Mitigation Measure CR-1

In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the California Montessori Project (or its representative) shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, the California Montessori Project (or its representative) and the archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

If the discovery includes human remains, CEQA Guidelines Section 15064.5(e)(1) and (e)(2) shall be followed, which are as follows:

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. **The coroner shall contact the Native American Heritage Commission with 24 hours.**
2. **The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.**
3. **The most likely descendent may make recommendations to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or**

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

GEOLOGY AND SOILS

Mitigation Measure Geology-1

In the event that significant wind erosion of soil is observed during construction activities, the soil surface shall be sufficiently wetted to minimize dust generation.

NOISE

Mitigation Measure Noise-1

The California Montessori Project shall ensure that the construction contractor implements the following noise reducing measures:

- **All equipment shall have sound-control devices no less effective than those provided by the manufacturer. All equipment shall have muffled exhaust pipes.**
- **Stationary noise sources shall be located as far from sensitive receptors as possible.**

5.0 REPORT PREPARATION

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