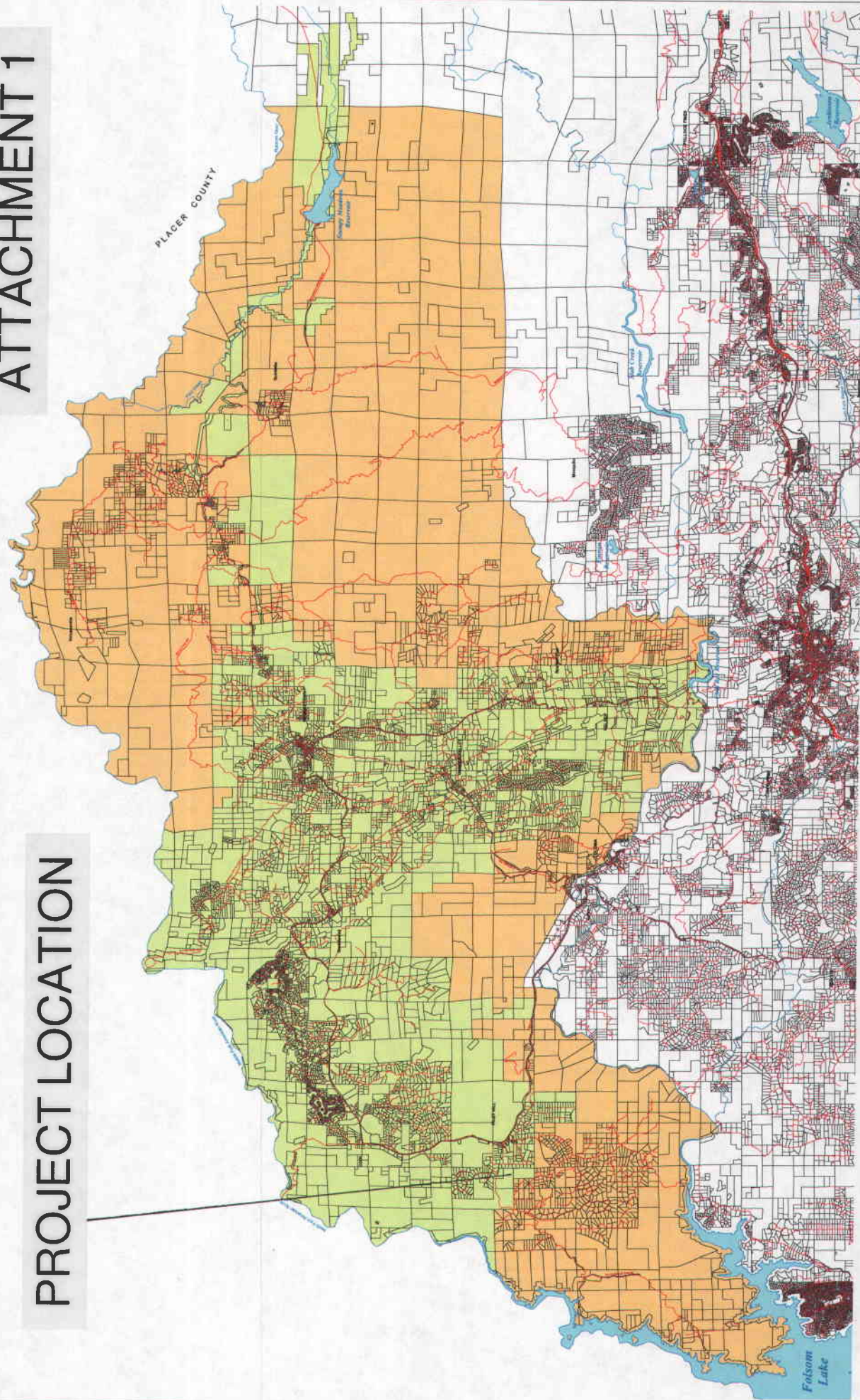


ATTACHMENT 1

PROJECT LOCATION



GEORGETOWN DIVIDE PUBLIC UTILITIES DISTRICT
County of El Dorado
State of California

- Legend
- Georgetown Divide PUD
 - Georgetown Divide PUD SCD
 - Parcel Base
 - Roads
 - Rivers & Streams

0 0.5 1 2 Miles



THIS MAP WAS PREPARED BY THE GEORGETOWN DIVIDE PUBLIC UTILITIES DISTRICT FOR THE PURPOSES OF THE PROJECT DESCRIBED HEREIN. THE DISTRICT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY, COMPLETENESS OR SUITABILITY OF THE INFORMATION PROVIDED HEREON. THE DISTRICT SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE DISTRICT SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

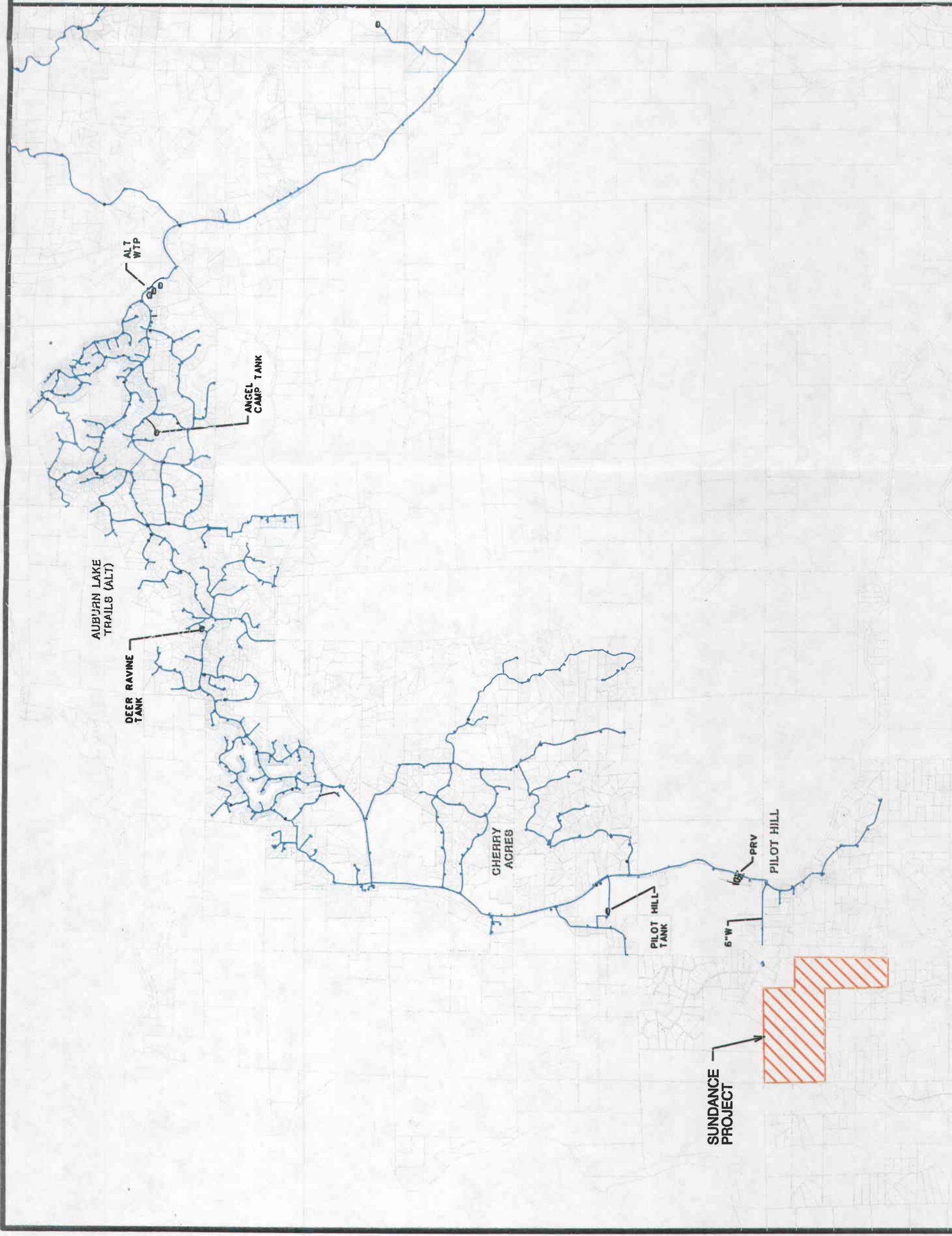


FIGURE 1

FIGURE 1 - SUNDANCE HOUSING DEVELOPMENT PROJECT KEYMAP

LEGEND

- CUSTOMER
- EXISTING WATER LINE





Georgetown Divide Resource Conservation District
100 Forni Road, Suite A • Placerville, CA 95667 • Phone (530) 295-5630, FAX (530) 295-5635

Georgetown Divide Resource Conservation District

Board Meeting

Greenwood Community Center
4401 Highway 193
Greenwood, CA 95635

February 22, 2010
7:00 p.m.

MINUTES

CALL TO ORDER: Georgetown Divide Resource Conservation District President B. Bennett called the meeting to order at 7:12 p.m. with the following directors and staff in attendance: Directors: - B. Bennett, T. Pedersen and A. Hubbard. Staff –D. Marquis (NRCS) and M. Egbert who served as recorder.

ADOPTION OF AGENDA: It was moved by A. Hubbard and seconded by T. Pedersen to adopt agenda as presented. **Motion carried.**

APPROVAL OF MEETING MINUTES:

- 1) **Georgetown Divide Resource Conservation District Board Meeting Minutes of January 25, 2010.** It was moved by A. Hubbard and seconded by T. Pedersen to adopt the meeting minutes of January 25, 2010 as presented. **Motion carried.**

AUDIENCE QUESTIONS & STATEMENTS: None.

NRCS STAFF REPORT: No Action Taken.

DISTRICT MANAGER REPORT: No Action Taken.

WATERSHED COORDINATOR REPORT: No Action Taken.

SUB DIVISIONS REPORT:

- 1) **Z07-0040, TM07-1454 & S09-0012 – Sundance Subdivision (Christopher Beauchamp/ Carlton Engineering, Inc.):** A request for a rezone to change zoning from Exclusive Agriculture (AE) to Estate Residential 10-Acre (RE-10), a tentative subdivision map to create 29 lots ranging in size from 10.6 to 12.6 acres and a special use permit to authorize a metal gate across proposed road "A" where it intersects with Pilot View Drive. The property, identified

by Assessor's Parcel Numbers 104-520-04, -05, & -06, consists of 298-.19 acres, and is located on the south side of Rattlesnake Bar Road approximately .25 miles west of the intersection with State Route 49, in the Pilot Hill area. Pursuant to Section 15063 of the State CEQA Guidelines, this initial consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Background:

The Initial Consultation review request from the El Dorado County Planning Department dated May 26, 2009 was distributed to the El Dorado County RCD (EDRCD). The EDRCD had provided previous comment on the proposed project in its letter to the County Planning Department dated September 17, 2009. The Georgetown Divide RCD (GDRCD) had not seen the project prior to the February 22, 2010 meeting and therefore was unable to comment until this time.

The GDRCD reviewed the El Dorado County Agricultural Commission Meeting Minutes of July 8, 2009 at the time of the February 22, 2010 GDRCD meeting.

It was moved by A. Hubbard and seconded by T. Pedersen to recommend denial of Z07-0040, TM07-1454 & S09-0012 – Sundance Subdivision (Christopher Beauchamp/ Carlton Engineering, Inc.) based on the following:

- 1) The District has concerns regarding the cumulative impacts dealing with erosion control and surface water drainage for this area due to the steepness of slopes on these lots and the high erosion hazard of the soils.
- 2) These soils pose **severe limitations for septic fields** due to the steepness of slopes and the shallow depth of the soils. The District recommends that specific analysis of soil types and septic designs should be accomplished.
- 3) **SuC soils** are classified by the Agriculture Department as **Unique and/or Soils of Local Importance**. The RCD is concerned with the loss of the agricultural potential of these productive soils and recommends that the County consider these impacts during the project evaluation.
- 4) The District has concerns over the re-zoning of agricultural parcels to non-agricultural uses. The District recommends that the County review General Plan Policy 8.1.3.4 regarding the threshold of significance for loss of agricultural lands through rezoning. The RCD also suggests that the County carefully review the CEQA guidelines and the County General Plan Objective 8.1.3 for Protection of Agricultural Lands for cumulative impacts of this project and similar projects which could have significant impacts on the net loss of agricultural lands in the County.

Motion carried.

CONSENT CALENDAR: It was moved by A. Hubbard and seconded by T. Pedersen to adopt items presented on the Consent Calendar as presented. **Motion Carried.**

- 1) **Statement of Facts for the Year 2010.** Board to make any changes or corrections, authorize signature of each board member and submittal to the El Dorado County Election Department.
- 2) **Resolution No. 2010-01 of the Georgetown Divide Resource Conservation District Adopting a Conflict of Interest Code.** Board to adopt Resolution 2010-01 and authorize signatures of board members as presented.
- 3) **Fair Political Practices Commission – Annual Statements – Statement of Economic Interest – Form 700 (2009-2010).** Board to complete the enclosed Form 700 and return to the Elections Department.

NEW BUSINESS

- 1) **FY 2010 CARCD Annual Membership Application and Dues.** It was moved by A. Hubbard and seconded by T. Pedersen to authorize submittal of 2010 Membership Application and provide a contribution of \$300.00 for the CARCD Annual Dues based on District finances and availability of funds. **Motion carried.**
- 2) **FY 2009/2010 Revised Annual Budget.** It was moved by A. Hubbard and seconded by T. Pedersen to adopt FY 2009/2010 Revised Annual Budget. **Motion carried.**
- 3) **Wellness Policy.** It was moved by A. Hubbard and seconded by T. Pedersen to adopt Wellness Policy and authorize signature of President B. Bennett on Policy as presented. **Motion carried.**
- 4) **Personnel Subcommittee Meeting Minutes of January 11, 2010.** It was moved by A. Hubbard and seconded by T. Pedersen to adopt the recommendations of the Personnel Subcommittee. **Motion carried.**

FINANCIAL STATEMENTS AND BILLS: It was moved by A. Hubbard and seconded by T. Pedersen to adopt Financial Statements and authorize payment of claim vouchers as presented. **No claims presented. Motion Carried.**

CORRESPONDENCE: No Action Taken.

DIRECTORS COMMENTS: T. Pedersen announced that he will not be running for another term once his current term ends (November 2010).

ADJOURN: 9:15 P.M.