

EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT



Agenda of: December 14, 2006

Item No.: 9.a.

Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT

FILE NUMBER: Z06-0021/PD06-0017/Burnett Park LLC

APPLICANT: Burnett Park LLC

AGENT: Jim Losch

REQUEST: Request to rezone the project parcel from Limited Multifamily-Design Control-Airport Safety District (R2-DC-AA) to Multi-Family-Planned Development-Airport Safety District (R2-PD-AA) and a proposed development plan for a six unit multifamily residential development consisting of a four-plex and a duplex.

LOCATION: On the east side of Estepa Drive, 700 feet north of the intersection with Cambridge Road, in the Cameron Park area (Exhibit A).

APN: 082-531-20

ACREAGE: 0.59 acre

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit B)

ZONING: Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: Design Review DR05-0010S was originally approved on June 2, 2005. DR05-0010S was a request to construct four attached 2,595-square-foot rental units. An appeal of the

approved design review was submitted by Stephen and Karen Brown on June 22, 2005. The appeal was denied by the Planning Commission on June 28, 2005.

Grading Permit 169563 was issued on October 27, 2005, to grade the project site for the three pads necessary to construct the six residential units. Building Permit 166501 was issued on June 26, 2006, to construct the four-plex approved under Design Review DR05-0010S.

Design Review DR05-0010SR was submitted on December 14, 2005, to construct an additional two units on the project parcel. As discussed in the General Plan section below, because the project parcel is located within Safety Zone 3 of the Cameron Park Airport and the proposed density exceeds one dwelling unit per five acres, pursuant to General Plan Policy 2.2.5.13, the Planned Development Combining Zone District overlay is required.

Rezone Z06-0021 and Planned Development PD06-0017 were submitted on June 16, 2006, in order to allow the increased density in Safety Zone 3 of the Cameron Park Airport. The proposed development plan consisting of a Site Plan (Exhibit E), Landscaping Plan (Exhibit F), and Building Elevations (Exhibit G) is identical to the submitted plans for the design review revision. The rezone and development plan have been requested in order to comply with the General Plan.

STAFF ANALYSIS

Project Description: The applicant has requested a rezone from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA) and a proposed Development Plan for a six-unit multifamily complex. The Development Plan proposes a four-plex unit which was previously approved under DR05-0010S and an additional duplex.

Access to the units is provided through an approximately 140 foot driveway serving all six units. Each unit will have an attached single car garage. Six additional striped parking stalls are located on-site including one handicap-accessible parking space.

Site Description: The property is located at an elevation of approximately 1,100 feet above mean sea level. The site is primarily covered with low-lying grasses, shrubs, and rocks. Access to the site is from Estepa Drive in the Cameron Park area of El Dorado County.

The parcel has been graded as allowed under Grading Permit 169563. Areas for the building pads, driveways, and parking stalls have been graded.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2	MFR	Multifamily residences
North	R2	MFR	Multifamily residences
South	R2	MFR	Multifamily residences
East	R2	MFR	Single family residences
West	R1	MFR	Vacant land

General Plan: The General Plan designates the subject site as Multifamily Residential (MFR). This designation permits high density, multifamily structures such as apartments, single-family attached dwelling units and multiplexes.

Discussion: The subject site is zoned Limited Multifamily Residential (R2). Referencing Table 2-4 in the General Plan *General Plan Land Use Designation and Zoning District Consistency Matrix*, R2 zoning is consistent within the MFR Land Use Designation.

Additionally, the following General Plan policies are relative to this project:

Policy 2.2.5.13: Requires that land uses adjacent to or surrounding airports shall be consistent with the applicable Comprehensive Land Use Plan. Within Safety Zone 3, the maximum density for residential development shall not exceed one dwelling unit per five acres without the Planned Development Combining Zone District.

Discussion: The project parcel is located within Safety Zone 3 of the Cameron Park Airport. The Development Plan proposes six dwelling units located on a 0.59-acre site. The proposed density exceeds one dwelling unit per five acres.

A rezone application has been submitted in conjunction with the development plan. This would include the planned development overlay with the existing R2 zoning.

Policy 2.2.3.1 A: Major components of a planned development in residential projects shall include at least 30 percent commonly owned or public held open space. Open space shall not include space occupied by infrastructure. Planned developments shall cluster housing or lots to conform to the natural topography.

Discussion: The project site is 0.59 acre (approximately 26,000 square feet). Residential planned developments require at least 30 percent open space (approximately 7,800 square feet.) Reviewing the landscaping plans for the planned development, staff has calculated that the project provides for approximately 34 percent open space.

As shown on the landscaping plans, private landscaped areas have been designed for each of the residential units. These private areas are not calculable open space and have been excluded from the open space tabulation. A tabulation of the open space requirement is listed below:

Parcel Size	.59-acres (approx. 26,000 sq ft)
Required Open Space	.18-acres (approx. 7,800 sq ft)
Proposed Open Space	.20-acres (approx 8,800 sq ft)
Percent Open Space Proposed	34

The six residential units have been designed as one four-plex and one duplex. The project parcel is generally flat with steeper slopes at the rear and the front of the parcel. The development plan proposes to locate the units on the flatter areas of the parcel. The development plan will not require excessive modification to the existing topography.

Policy 2.2.5.3: Future rezoning shall be evaluated based on the General Plan’s direction as to minimum parcel size or maximum density and to assess whether changes in conditions would support a higher density. Specific Criteria to be considered include, but are not limited to, the following:

Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

Discussion: The project parcel is located within the El Dorado Irrigation District (EID) service area.

- 2 Availability and capacity of public treated water system;
- 3 Availability and capacity of public waste water treatment system;

Discussion: EID submitted a Facilities Improvement Letter (FIL) to the applicants dated January 28, 2005. An eight inch water line exists beneath Estepa Drive capable of providing water to the proposed six residential units. The water line is capable of sustaining the required 2,250 gallon per minute (gpm) fire flow for two hours as conditioned by the Cameron Park Fire Department. A six inch sewer pipe is located beneath Estepa Drive which can provide wastewater service to the proposed residential units.

- 4 Distance to and capacity of the serving elementary and high schools;

Discussion: The project site is located within three miles of existing elementary, secondary, and high school sites.

- 5 Response time from nearest fire station handling structure fires;

Discussion: The project site is located within the Cameron Park CSD Fire Protection District. The Fire District has determined that adequate fire protection services exist to service the project.

6. Distance to nearest Community Region or Rural Center;

Discussion: The project site is located within the Cameron Park Community Region.

7. Erosion hazard;

Discussion: Grading Permit 169563 was issued for the project on October 27, 2005. As discussed in the Geology/ Soils section of the Negative Declaration, all grading activities are subject to the provisions of the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce potential erosion hazards to a less than significant level.

8. Septic and leach field capability;

9. Groundwater capability to support wells;

Discussion: The residential development will be served by EID public water and sewer facilities.

10. Critical flora and fauna habitat areas;

Discussion: As discussed in the Biological Resources section of the Negative Declaration, impacts to critical flora and fauna in the project vicinity would be less than significant. As discussed in the Zoning Section below, Mitigation In-lieu fees are required prior to building permit issuance.

11. Important timber production areas;

12. Important agricultural areas;

13. Important mineral resource areas;

Discussion: The project parcel is not located in or near important timber production areas, agricultural areas, or important mineral resource areas.

14. Capacity of the transportation system serving the area;

Discussion: As discussed in the Transportation/ Traffic section of the Negative Declaration, impacts to the transportation system would be less than significant.

15. Existing land use pattern;

Discussion: The project parcel is surrounded by existing single-family and multifamily development. Staff has determined that the project multifamily residential project is consistent with the existing land use pattern within the project area.

16. Proximity to perennial water course;

Discussion: The project parcel is located in the vicinity of the Cameron Park Lake. However, construction of the multifamily residential project will not impact the lake.

17. Important historical/ archeological sites;

Discussion: As discussed in the Cultural Resources section of the Negative Declaration, impacts to important historical/ archeological sites would be less than significant.

18. Seismic hazards and present active faults.

Discussion: As discussed in the Geology/ Soils section of the Negative Declaration, impacts from seismic hazards and active faults would be less than significant.

19. Consistency with existing Conditions, Covenants, and Restrictions.

Discussion: As listed in Condition of Approval 18, the Cameron Park Community Services District (CSD) has required that CC&R's be recorded for the proposed residential development. The CSD must review and approve the CC&R's prior to recordation.

Policy 2.2.5.21: Development shall be designed in a manner that avoids incompatibility with adjoining land uses.

Discussion: As proposed, the six unit residential development will be compatible with the surrounding uses. As shown on the landscaping plan, adequate landscaping will be provided along all property lines. The proposed on-site parking meets the Off-Street Parking requirements as prescribed in Chapter 17.18 of the Zoning Ordinance.

Policy 5.2.1.3: Multifamily residential development projects shall connect to public water when located within Community Regions.

Policy 5.3.1.1: Multifamily residential development projects shall connect to public wastewater facilities when located within Community Regions.

Discussion: The project parcel is located within the Multifamily Residential (MFR) land use designation in the Cameron Park Community Region. EID public water will provide public water and sewer services to the project.

Policy TC-Xe “Worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Discussion: The Department of Transportation has reviewed the proposed residential development and has determined that the addition of six multifamily residential units within the Cameron Park Community Region will not worsen the existing road facilities.

Policy 6.8.1.1 Development within Safety Zones of the Cameron Park Airport shall comply with provisions of the Comprehensive Land Use Plan.

Discussion: The project site is located within Safety Zone 3 of the Cameron Park Airport. As discussed in the Cameron Park Comprehensive Land Use Plan section below, the proposed six-unit multifamily residential development is a compatible use within Safety Zone 3 of the Cameron Park Airport.

Conclusion: As discussed above, staff finds that the project, as proposed/conditioned, conforms to the General Plan.

Zoning: The subject site is zoned Limited Multifamily Residential-Community Design Review-Airport Safety District (R2-DC-AA) which permits the proposed use subject to Design Review approval (Sections 17.28.090 through 17.28.121 of County Code). The project meets all the applicable development standards contained in Section 17.28.120.

The applicant is requesting the Planned Development (-PD) overlay in order to satisfy General Plan Policy 2.2.5.13. The (-PD) overlay will allow a density greater than one dwelling unit per five acres within Safety Zone 2 of the Placerville Airport.

Development Plan: The proposed multifamily residential development consists of six residential units on a 0.59-acre site. The six residential units will be constructed as a four-plex and a duplex. The development has been designed with single-car attached garages with four additional uncovered parking spaces located on site. The development shall be constructed as show on the submitted plans: Site Plan (Exhibit E), Landscaping Plan (Exhibit F, Elevations (Exhibit G).

Section 17.04.030 B. establishes the required findings the Planning Commission must make prior to approving or conditionally approving a Planned Development Zone:

1. That the PD zone request is consistent with the General Plan;

Discussion: The proposed zone change would rezone the property from Limited Multifamily Residential- Design Control- Airport Safety District (R2-DC-AA) to Limited Multifamily

Residential-Design Control-Planned Development-Airport Safety District R2-DC-PD-AA). The proposed zone change is consistent with the General Plan land use map and policies. As discussed in the General Plan Section above, the proposed zone change is consistent with all applicable General Plan policies.

2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

Discussion: As shown on the site plan and landscaping plan, the development has been designed with adequate residences and landscaping to provide a desirable environment on site.

3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

Discussion: The development plan was previously submitted as a staff level design review and a design review revision (DR05-0010S/DR05-0010S R). The previous submittals did not require any exceptions to the requirements of the R2 Zone. The proposed development plan is identical to the Design Review site plans and will not require exceptions to the R2 zone development standards.

4. That the site is physically suited for the proposed uses;

Discussion: The project site is located on Estepa Drive in the Cameron Park Community Region. The surrounding land uses are single-family residential and multifamily residential developments. The proposed development plan will construct a six unit multifamily residential unit. The propose uses are suited for the project area.

5. That adequate services are available for the proposed uses; including, but not limited to, water supply, sewage disposal, roads and utilities;

Discussion: EID has determined that adequate public water and sewer facilities services are available to serve the development.

6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

Discussion: The project site has been graded under a previously approved grading permit. As shown on the landscaping plan, the development will add natural scenic features to the project site.

Chapter 17.38 establishes development requirements for parcels located within the Airport Safety (AA) Zone District. The AA District establishes regulations to assure that development will not

constitute hazards to air navigation; to minimize public exposure to airport-related hazards; and to assure the compatibility of permitted development with anticipated airport noise levels.

Section 17.38.040: New development shall be consistent with the applicable CLUP.

Discussion: As discussed in the Cameron Park Comprehensive Land Use Plan section below, the proposed multifamily residential project is a compatible land use within Safety Zone 3 of the Cameron Park Airport. As listed in Conditions of Approval 6, the proposed development shall submit an Avigation and Noise Easement (one may have been done with the first building permit on site).

Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Parking requirements for single-family attached dwellings are two parking spaces for each unit. The submitted development plan proposes six residential units. The project would require a minimum of 12 parking spaces. As submitted, the site plan indicates a total of 12 on-site parking spaces, one of which is identified as handicapped accessible parking space. The proposed project meets the minimum parking requirements the proposed residential use.

Conclusion: As discussed above, staff finds that the residential development as proposed and conditioned conforms to the County Zoning Ordinance.

Cameron Park Airport Comprehensive Land Use Plan:

The project site is located within Safety Zone 3 of the Cameron Park Airport. Figure 7 *Land Use Compatibility Guidelines for Safety* establishes that multifamily dwellings are a compatible use within Safety Zone 3.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

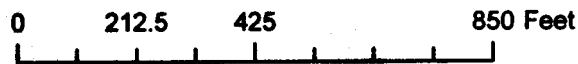
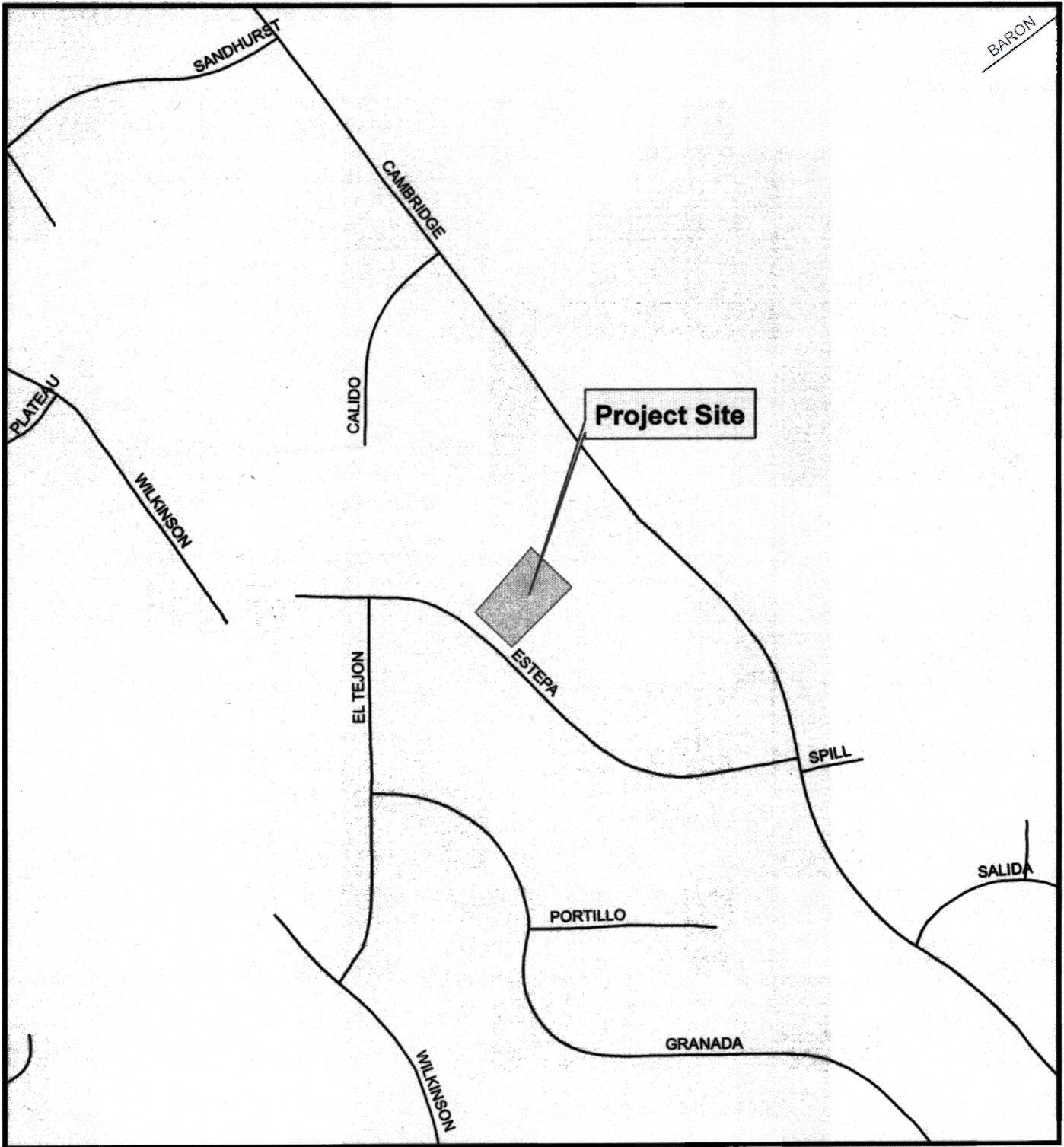
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

ATTACHMENTS

Exhibit A.....	Vicinity Map/ A.P.N. page
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit E.....	Site Plan
Exhibit F.....	Landscaping Plan
Exhibit G.....	Building Elevations
Exhibit H.....	Environmental Checklist and Discussion of Impacts
Exhibit I.....	Air Quality Management District Comments

Z06-0021 PD06-0017
Vicinity Map



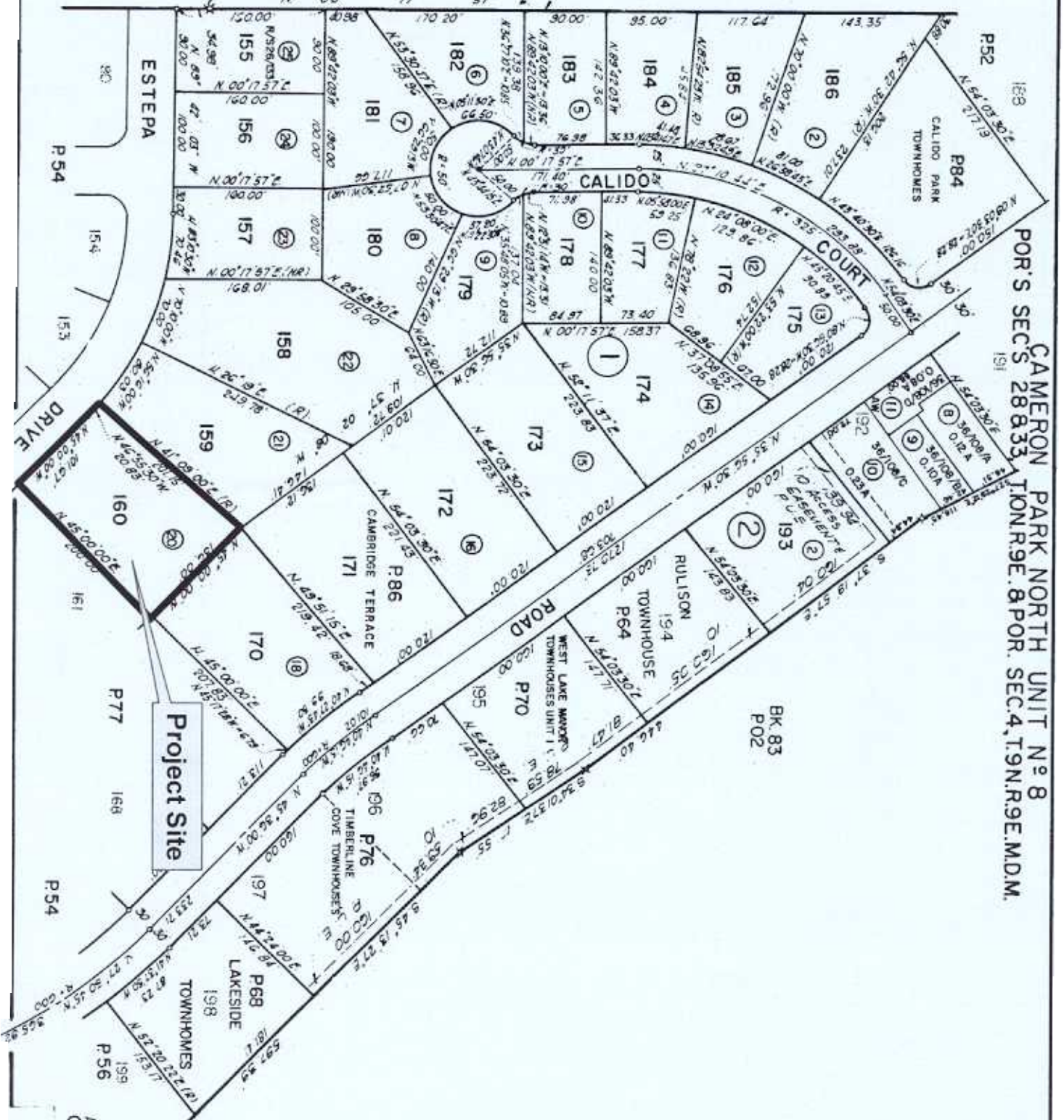
Map prepared by:
Jonathan Fong
El Dorado County
Planning Services



Exhibit A

BK103
P04

N.W. 1/4 COR. OF SEC 33
WEST LINE OF THE E. 1/2 OF THE N.W. 1/4 SEC 33



Project Site

CAMERON PARK NORTH UNIT N° 8
POR'S SEC'S 28&33
TONR.9E.8POR. SEC.4.T9N.R.9E.M.D.M.

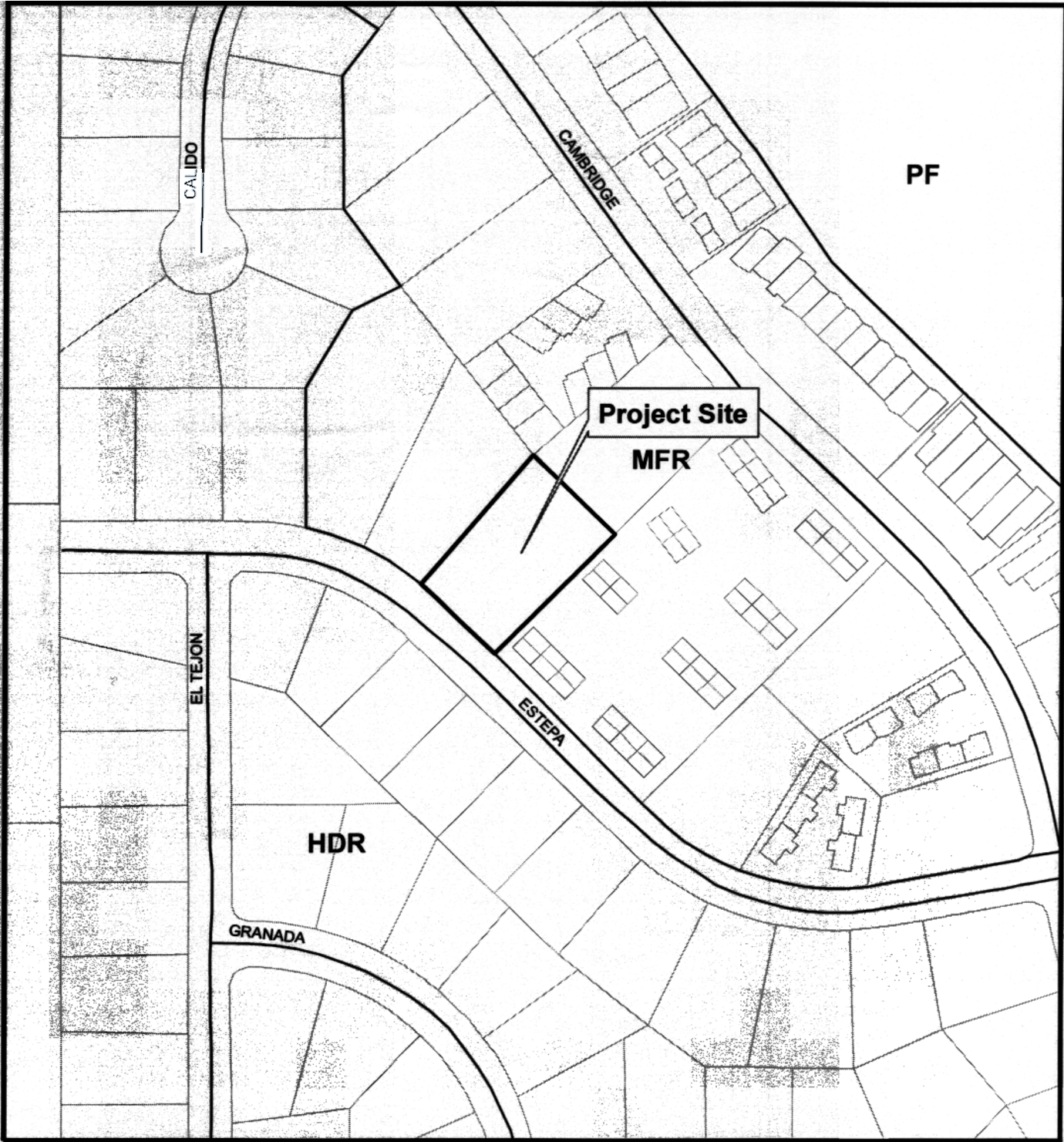
BK 83
P02

Assessor's Map
County of El Dorado, Calif.

FTB 0 3 2004

8253

Z06-0021 PD06-0017
General Plan Land Use Designation

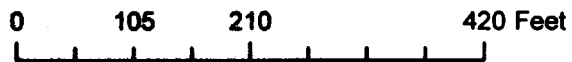
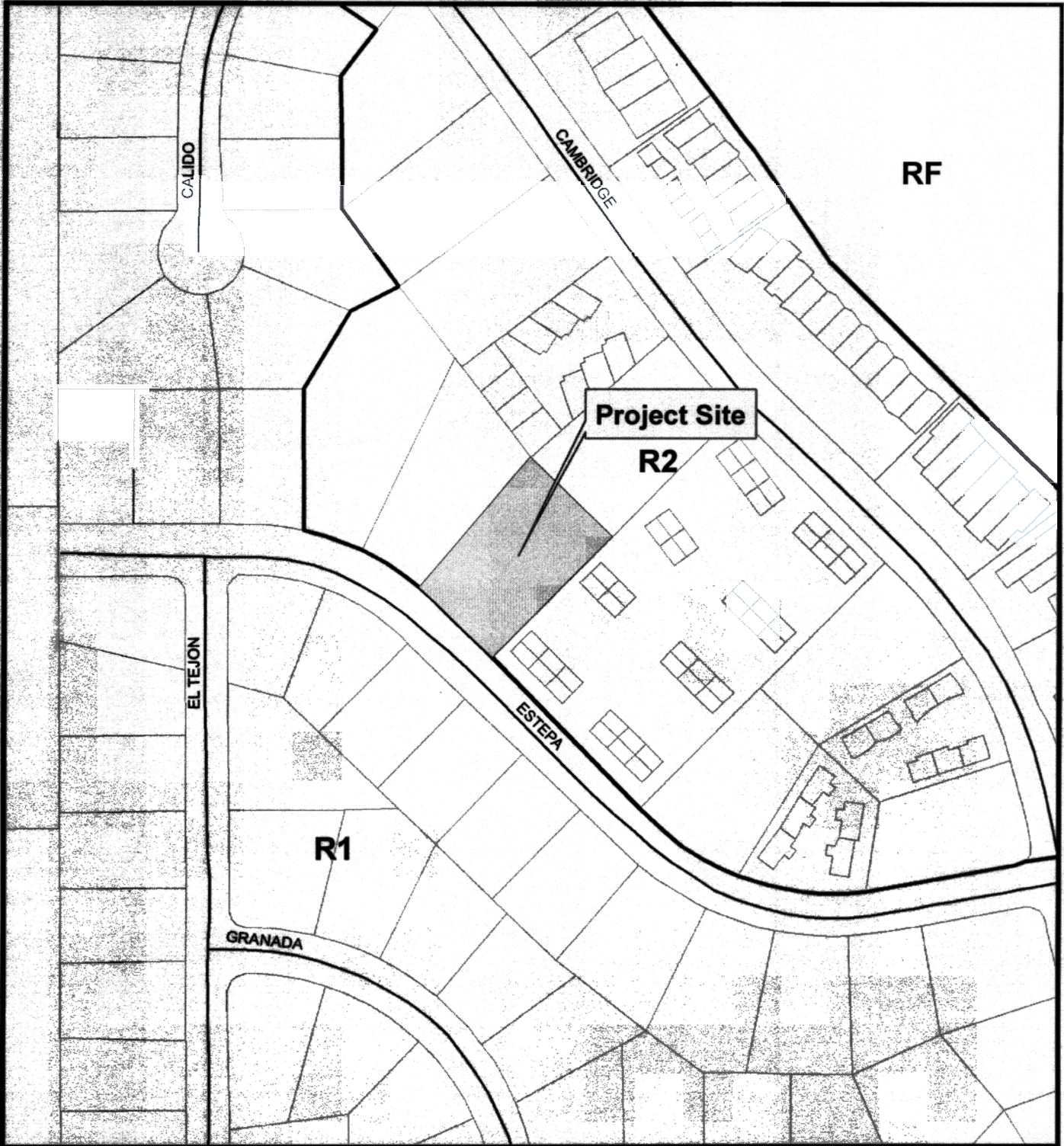


Map prepared by:
Jonathan Fong
El Dorado County
Planning Services



Exhibit B

Z06-0021 PD06-0017
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

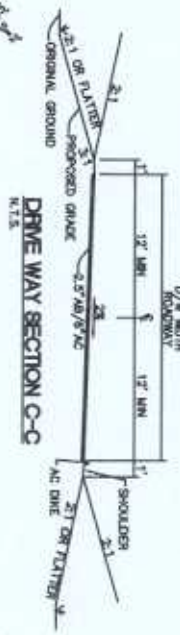
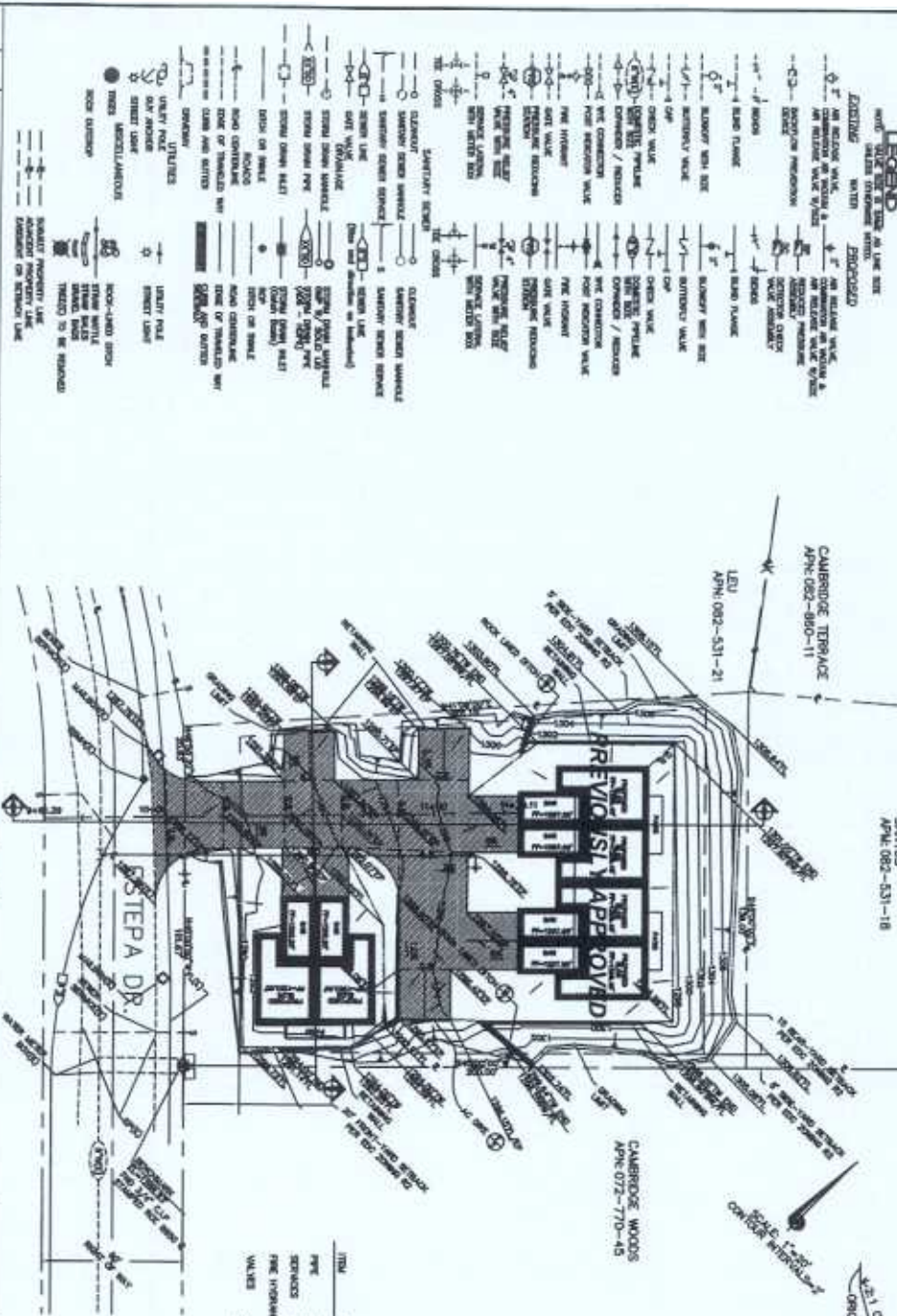


Exhibit C

PEARL PLACE LLC
 CITY OF CAMERON PARK, STATE OF CALIFORNIA
 SCALE: 1"=20'
 SD MAP E-15D PAR 160
 APN: 082-531-20-100

05 DEC 14 PM 12:06

RECEIVED
 PLANNING DEPARTMENT



NOTE: SETBACKS MUST BE EXTENSIVE OR APPROVED OTHERWISE.

BASED ON BEARINGS
 AS SHOWN ON THE PLAN & CORRECTED FOR CURVATURE
 AS SHOWN ON THE PLAN



SHEET INDEX

SHEET 1	GENERAL NOTES
SHEET 2	UTILITY NOTES
SHEET 3	PROPOSED DRIVEWAY & SIDEWALK
SHEET 4	PROPOSED DRIVEWAY & SIDEWALK
SHEET 5	PROPOSED DRIVEWAY & SIDEWALK
SHEET 6	PROPOSED DRIVEWAY & SIDEWALK

WATER MATERIAL LIST

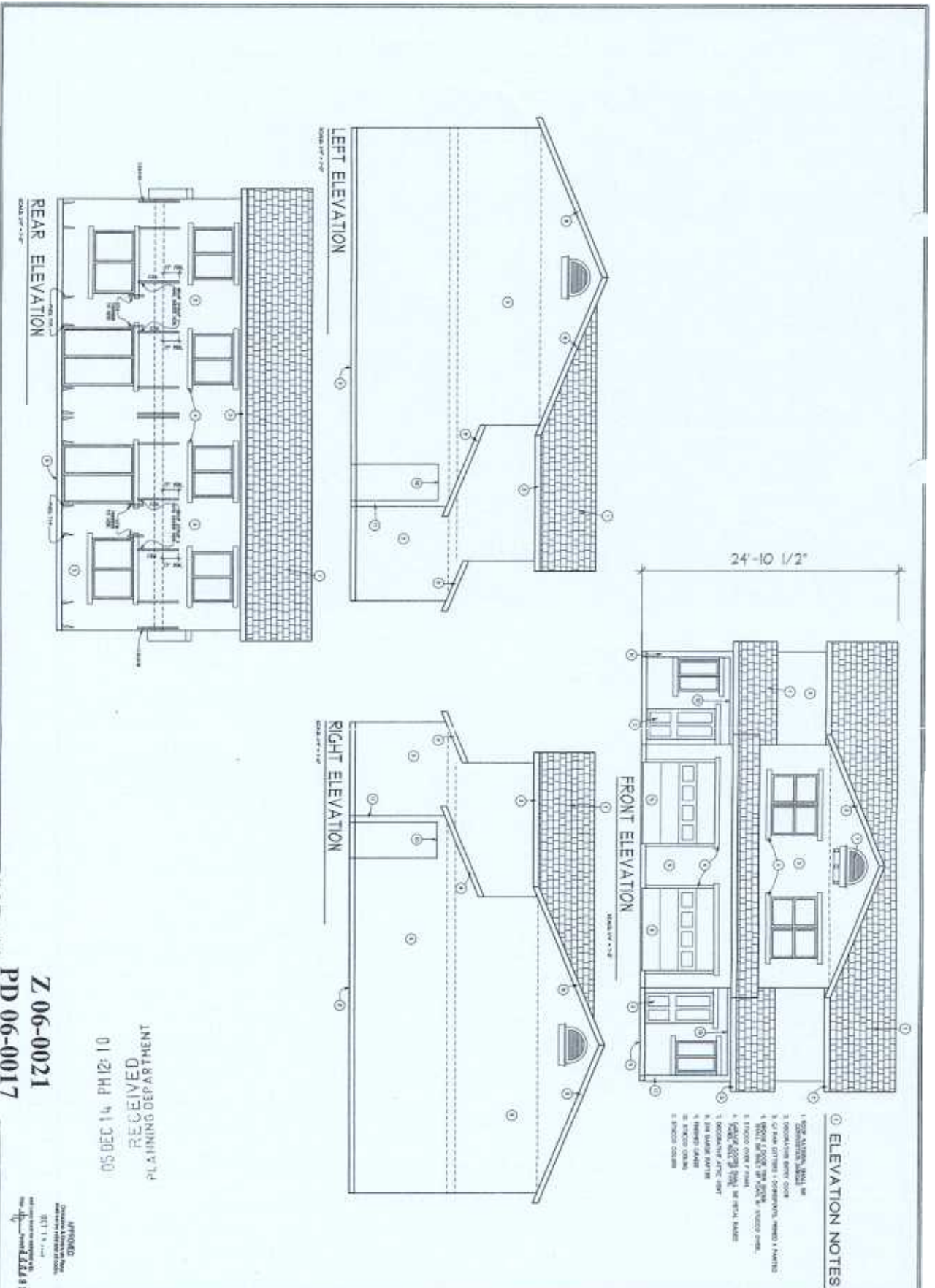
ITEM	DESCRIPTION	QUANTITY
PIPE	4" DIA. RCP	
MANHOLE	48" DIA. RCP	
VALVE	4" DIA. RCP	



PEARL PLACE ESTEPA DRIVE PLAN

DATE	12/14/14
SCALE	1"=20'
PROJECT NO.	APN: 082-531-20-100
OWNER	PEARL PLACE LLC
DESIGNER	PEARL PLACE LLC
CHECKER	PEARL PLACE LLC
APPROVED BY	PEARL PLACE LLC

Z 06-0021



ELEVATION NOTES

- 1. EXTERIOR WALLS SHALL BE
- 2. 3.0\"/>

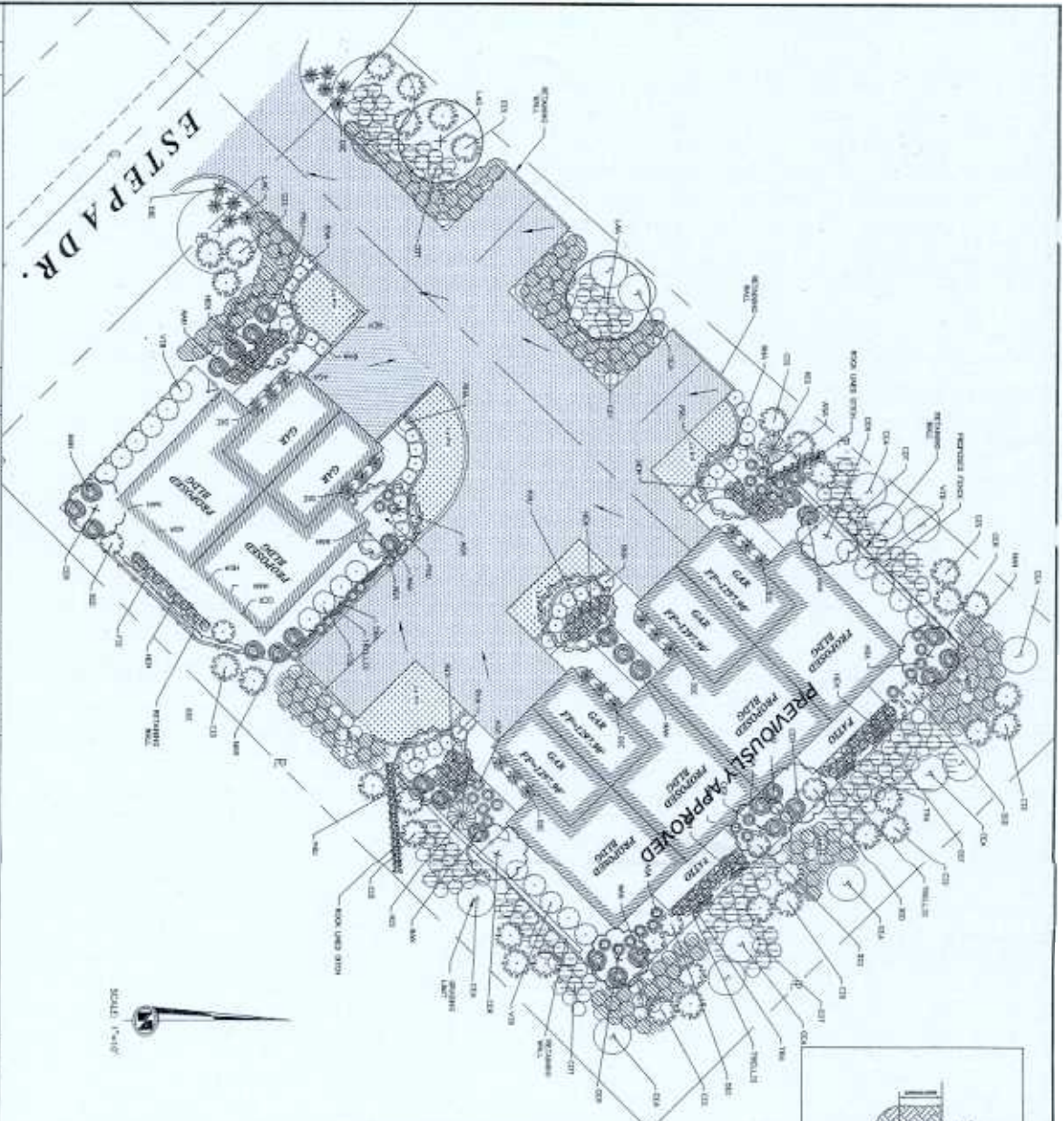
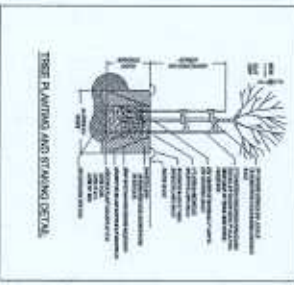
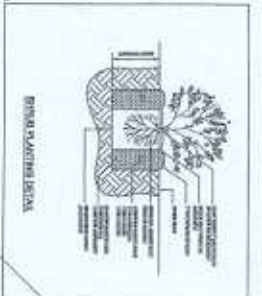
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APPROVED
DATE: 12/11/14
BY: [Signature]

	<p>PEARL PLACE LLC ESTEPA DUPLEX 3019 ESTEPA DRIVE CAMERON PARK, CA</p>	<p>ACCEPT FOR REPEATED USE AS A MASTER PLAN</p>	<p>JOHN BITTON ARCHITECT THE SUBMIT FILED TO PLANNING DEPT. CA 951 0301 474-8020</p>		<p>REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>6</td> <td>12-09</td> <td>REVISION</td> </tr> </table>	NO.	DATE	DESCRIPTION	6	12-09	REVISION
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Z 06-0021
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PLANNING DEPARTMENT



PLANT LEGEND

NO.	SYMBOL	PLANT NAME	SIZE	QTY	REMARKS
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197	[Symbol]	COLEUS	12" DIA	1	
198	[Symbol]	COLEUS	12" DIA	1	
199	[Symbol]	COLEUS	12" DIA	1	
200	[Symbol]	COLEUS	12" DIA	1	

- NOTES**
1. All plants shall be planted and fertilized per specs planting details.
 2. All trees shall be pruned and fertilized per tree planting specs.
 3. All trees shall be watered per planting specs.
 4. A cover of mulch shall be laid in all planting areas.
 5. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 6. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 7. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 8. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 9. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 10. The mulch shall be replaced twice yearly, until it reaches 1" depth.
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 17. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 18. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 19. The mulch shall be replaced twice yearly, until it reaches 1" depth.
 20. The mulch shall be replaced twice yearly, until it reaches 1" depth.

OWNER
 PROJECT NO. 06-0021-01, 06-0021-02
 PROJECT NAME: ESTEPA DR.
 PROJECT ADDRESS: 10000 ESTEPA DR., SUITE 100, DALLAS, TX 75243
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT EMAIL: [REDACTED]

DESIGNER
 PROJECT NO. 06-0021-01, 06-0021-02
 PROJECT NAME: ESTEPA DR.
 PROJECT ADDRESS: 10000 ESTEPA DR., SUITE 100, DALLAS, TX 75243
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT EMAIL: [REDACTED]

DATE
 06-0021-01, 06-0021-02

SCALE
 1" = 10'-0"

APP. 06-0021-01, 06-0021-02



**EL DORADO COUNTY PLANNING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0021/ PD06-0017 Burnett Park LLC

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: Burnett Park LLC. PO Box 5650 El Dorado Hills CA, 95672

Project Applicant's Name and Address: Burnett Park LLC. PO Box 5650 El Dorado Hills CA, 95672

Project Agent's Name and Address: Losch Construction Services, Inc. 2319 Sanford Court Rescue, CA 95672

Project Engineer's / Architect's Name and Address: Larry Patterson 6610 Merchandise Way Diamond Springs, CA 95619

Project Location: East side of Estapa Drive 700 feet North of the intersection with Cambridge Road in the Cameron Park area.

Assessor's Parcel No: 082-531-20

Zoning: Limited Multi-Family Residential- Design Control- Aircraft Safety District (R2-DC-AA)

Section: 1 **T:** 12N **R:** 10E

General Plan Designation: Multi-Family Residential (MFR)

Description of Project: Request to rezone the project parcel from Limited Multifamily- Design Control- Airport Safety District (R2-DC-AA) to Multi- Family- Design Control- Planned Development- Airport Safety District (R2-DC-PD-AA) and a proposed development plan for a six unit multifamily residential development consisting of a four-plex and a duplex.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R2	MFR	Multi-family residences
North:	R2	MFR	Multi-family residences
East:	R2	MFR	Multi-family residences
South:	R2	MFR	Single-family residence
West:	R1	HDR	Vacant land

Briefly Describe the environmental setting: The site is currently vacant land. Areas identified for building sites and future driveways have been graded under Grading Permit 169563 approved on October 27, 2005. No trees exist on site. The site is primarily coverage with grass and small shrubs. Access to the site will be provided by an improved driveway directly off of Estepa Drive.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

1. El Dorado County Building Department: building permits
2. El Dorado County Department of Transportation: grading permits, encroachment permits

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The 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	

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: November 3, 2006

Printed Name: Jonathan Fong For: El Dorado County

Signature _____ Date: November 3, 2006

Printed Name Gina Hunter For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from construction of a six-unit multi-family residential project to be located at 3019 Estepa Drive in the community of Cameron Park (proposed project).

Project Location and Surrounding Land Uses

The 0.59-acre project site is located at 3019 Estepa Drive, approximately 700 feet north of the intersection with Cambridge Road in the Cameron Park area. Access to the proposed residential project is directly from Estepa Drive. The project parcel is currently undeveloped land. Surrounding the parcel are existing multi-family complexes and existing single-family residences. There is a vacant parcel to the west of the project parcel.

Project Characteristics

The multi-family residential project would involve the construction of a four-plex and an additional duplex for a total of six units. Each unit will be split level residences approximately 1300 square feet with attached single-care garages. Additional uncovered parking spaces will be provided on site. Each unit will be accessible via a common driveway accessible directly accessible from Estepa Drive.

Transportation/Circulation/Parking

Access to the site is to be provided from Estepa Drive via a 130 foot paved driveway running along the northeast side of the parcel. The project site is accessed from Estepa Drive which is a County maintained road.

The project site will provide four attached garages in addition to six striped parking stalls on site. One of the parking stalls will be designated for handicap use.

2. Utilities and Infrastructure

The project requires public water and sewer. The El Dorado Irrigation District (EID) will provide water and sewer facilities. An existing eight inch water pipe and a six inch sewer line are located in Estepa Drive. The EID Facilities Improvement Letter has stated that both the water and sewer lines can accommodate the increased load created by the proposed project.

3. Visual Elements and Landscaping

There are no trees located on the project site. Extensive landscaping will be done as part of the development of the site. Proposed landscaping will include trees and shrubs to be located around the perimeter of the site as well as planters located between the striped parking areas.

4. Population

The project will result in the construction of six residential units which will result in the increase of population in the area.

Construction Considerations

Construction of the project would require trenching for utility connections, grading for the driveway and building pads, landscaping, and finish work. Constriction access to the site would be from Estepa Drive, and all equipment and materials staging would occur on-site.

The project applicant would be required to obtain permits for grading from the Department of Transportation and from the Building Department for structures and electrical facilities.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a. Earlier Analysis Used. Identify and state where they are available for review.
- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

- a. the significance criteria or threshold, if any, used to evaluate each question; and
- b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new six unit multi-family project that would include a four-plex and one duplex and a 130 foot driveway on a .59-acre parcel.

Scenic Vista. The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the proposed project.

b. Scenic Resources. The project site is not located within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.² The parcel is currently vacant. There would be no impact to scenic resources as a result of development of the proposed project.

c. Visual Character. The proposed multi-family residential project is proposed in a developed portion of the County. Existing around the project site are single family and multi-family residential units. The residential project will be designed and landscaped to blend in with the surrounding area. The impact to the visual character of the area would be less than significant.

Light and Glare. All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The lighting will have no impact on nighttime views in the area as it has been determined that no scenic views exist from the site. that would affect the views at night. Therefore, the impacts of light and glare from this proposed project would be less than significant.

Finding

No impacts to views and viewsheds are expected with the development of the multi-family residential project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this "Aesthetics" category, the thresholds of significance have not been exceeded.

El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;

The amount of agricultural land in the County is substantially reduced; or

Agricultural uses are subjected to impacts from adjacent incompatible land uses.

- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be “Prime Farmland” nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. The project will not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. There would be no impact.
- b. **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use. There would be no impact.
- c. **Non-Agricultural Use.** The site is classified as other farmland under the Farmland Mapping Program; however, there are no agricultural operations or lands designated for agricultural uses present.³ There would be no impact.

Finding

No impacts to agricultural land are expected with the development of the multi-family residential project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

³ State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. There would be no impact.

b-c. Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Short-term minor grading and excavation activities associated with the construction of the building and parking lot could result in wind erosion and the introduction of particulate matter (dust) into the atmosphere and adjacent surface water resources. Odors from the construction activities may impact adjacent parcels but would be temporary in nature and therefore, less than significant. The applicant will be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California’s air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. The project parcel is accessed off of Estepa Drive by way of Cambridge Road. The project, by itself, will not likely increase traffic generated emission sources from what would normally occur along Cambridge Road. The parcel’s remote location ensures that people utilizing the convenience store/gas station will be predominantly drivers passing through, rather than locals using it as an end destination. The project would not require grading that could generate criteria air pollutant emissions from vehicle exhaust or dust. Impacts would be less than significant.

d-e.

Sensitive Receptors and Objectionable Odors. The proposed multi-family residential project would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this “Air Quality” category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a-c.

Special Status Species and Sensitive Natural Communities The project site is located within Mitigation Area 1. Mitigation Area 1 is defined as areas outside of Mitigation Area 0, but within the area as described as the rare soils study area. Section 17.71.220A. of the County Zoning Ordinance requires that projects within Mitigation Area 1 pay the required fee in lieu of Ecological Preserve Mitigation. There would be no impact.

d.

Migratory corridors The project site will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.

e-f.

Tree and habitat conservation plans. The proposed project site is devoid of trees, so no trees will be removed as a result of proposed development. The project will not conflict with the provisions of any adopted or approved habitat conservation plan. There would be no impact.

Finding

No impacts from biological resources are expected with the development of the multi-family residential project either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-d. A cultural resources assessment was prepared for the proposed project area in November 2004. The study consisted of a records review and found the site contains no recorded Native American or historic-period archeological resources. Review of historical literature and maps on file in their office gave no indication of the presence of archeological sites in the immediate project area. Because of the common possibility that any parcel in the County may turn up archeological finds during grading, the project will require standard conditions that would reduce the impacts to a less than significant level.

Finding

Based upon the cultural resource study prepared for the site, it is determined that all feasible mitigation measures have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁴ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁵ There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁶

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁷ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable

El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.

California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.

El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.

California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002. (<http://www.consrv.ca.gov/cgs/rghm/psha>)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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soil/geologic conditions do not present a substantial risk in the western County where the project site is located.⁸ The project site flat to gently sloped and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact. The project site is flat and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact.

Development of the project would result in a six unit multi-family residential development in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. There would be no impact.

b & c. Soil Erosion and loss of topsoil. All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project includes the construction of six residential units. The residential project is designed as a four-plex and one duplex. Access is provided via a 130 foot driveway accessed off of Estepa Drive. Impacts would be less than significant.

d. Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Rescue (RgE2) soils. These soils are listed as having low shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant may be required to submit a site-specific geotechnical study prior to obtaining a building permit for the residential units. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.

e. There would be no impact related to septic systems because no septic system use is necessary for the project. The project is to be served public water and sewer. There would be no impact.

Finding

No significant geophysical impacts are expected from multi-family residential project either directly or indirectly. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would

Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;

Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or

Expose people to safety hazards as a result of former on-site mining operations.

Hazardous Substances. Residential construction and operation would not involve the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.

b. Creation of Hazards. Residential construction and operation would not create a hazard through the release of hazardous materials into the environment. Impacts would be less than significant.

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Hazardous Emissions. There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.

- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.⁹ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.
- e. **Public Airport Hazards.** The project site is located within Safety Zone 3 of the Cameron Park Airport. The project as designed complies with applicable General Plan and Airport Land Use Plan policies. The residential project will not create any hazards for airport use in the area. The impacts would be less than significant.

Private Airstrip Hazards. There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** Construction and occupation of the proposed residential facilities would involve negligible or no disruption of emergency access to and from occupied uses along Estepa Drive. There would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of “Moderate Fire Hazard”. Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed residential development has been designed in compliance with state and local fire district regulations will reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the multi-family residential project either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a.	Violate any water quality standards or waste discharge requirements?			X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

- a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater. There is no evidence indicating that the project or activities associated with the project will violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.
- b. **Groundwater.** El Dorado County lies within the Central Sierra Nevada geomorphic province. There are 357 defined groundwater basins in California, but no designated basins are defined in El Dorado County. There would be no impact.

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Erosion Control Plan. The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control. There would be no impact.

d. Existing Drainage Pattern. The parcel on which the proposed project is to be situated is .59 acres. The project is for a new multi-family residential project including six units to be constructed in addition to a 130 foot driveway. The project site is currently rough graded, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site will be minimized. There would be no impact.

e. Stormwater Run-off. There are no natural drainages in the project vicinity due to the development in the area. Construction and occupancy of the multi-family residences would not measurably alter the rate or amount of stormwater runoff from the proposed impervious surfaces. The proposed project would not involve any operations that would be a significant source of polluted water. Therefore, there would be no impact on drainage patterns, flooding, drainage systems, or water quality. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of stormwater runoff from the project site will be minimized. There would be no impact.

g, h, i& j.

Flooding. The level project site is situated in an area of undulating terrain at an elevation of approximately 1280 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

FIRM. The Flood Insurance Rate Map (Panel No. 06040 0725 C) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

The proposed project will require a site improvement and grading permit through the El Dorado County Building Department that will address erosion and sediment control. No significant hydrological impacts are expected with the development of the multi-family residential project either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a. **Established Community.** The project site is in a residential zone district that is surrounded by single-family and multi-family residences. The proposed residential use would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** The project site is located in an area zoned for Limited Multifamily Residential (R2) and is allowed by right under Section 17.28.100(B) of the County Zoning Ordinance. The proposed use would not conflict with the adopted General Plan land use designation for the site (Low Density Residential (LDR)) or adjacent uses. The applicant has designed the residential project in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 1 established for the Pine Hill rare plants. The proposed development would require payment of the required Mitigation 1 mitigation fee. There would be no impact.

Finding

The proposed use of the land will be consistent with the zoning and the General Plan with the Design Review Revision. There will be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

X. MINERAL RESOURCES. <i>Would the project:</i>				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

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a & b. Mineral Resources. The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹⁰ There are no MRZ-2-classified areas within or adjacent to the project site¹¹, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹² There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the development multi-family residential project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

XI. NOISE. Would the project result in:			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

¹⁰ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.
 California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.
 El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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a-b.

Noise Standards. The project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The project will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2. Impacts would be less than significant.

c-d.

Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and function mufflers. All construction and grading operations are required to comply with noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas.

e.

Airport noise exposure. The project is located within Safety Zone 3 of the Cameron Park Airport. Table 6-1 in the El Dorado County General Plan establishes 60 dB as the maximum threshold level for residential land uses. The project site is located outside of the 55 dB CNEL contour interval. As listed in the Conditions of Approval, the development is required to comply with Title 25 of the Administrative Code. This requires that interior noise levels do not exceed 45 dBCNEL in any habitable room. The impacts from airport noise exposure would be less than significant.

f. **Private airstrip.** There are no private airstrips in the vicinity of the project site. There would be no aircraft-related noise impacts due to private airstrip usage.

Finding

No impacts to excessive noise are expected with the development of the multi-family residential either directly or indirectly. For this "Noise" category, the thresholds of significance have not been exceeded.

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a.	Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

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a-c. **Population Growth.** The project site is in an area zoned for multi-family residential use, and utility services are available at the project site. The project will require the use of public water and sewage services. Use of public services will involve connecting to existing water and sewage lines existing under Estepa Drive. No housing or people would be displaced as a result of the extension of the public water and sewage services. There would be no impact.

Finding

The project will not displace housing. There is no potential for a significant impact due to substantial growth with the multi-family residential project either directly or indirectly. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

<p>XIII. PUBLIC SERVICES. <i>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></p>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

Discussion

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a **Fire Protection.** The Cameron Park Community Services District Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the project. The responsible Fire District will review building permit plans to determine compliance with their fire standards including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect

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impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.

- b. Police Protection.** The project site will be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80% of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. The project site is located within the Cameron Park Community Region. The addition of the proposed six residential units will not significantly impact current responses times to the project area.
- c. Schools.** The state allows school districts to directly levy fees on new residential and commercial/ industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project site is located within the Rescue Union School District. The affected school districts were contacted as part of the initial consultation and no specific comments or mitigation measures were provided. No other public facilities or services will be substantially impacted by the project. The impacts would be less than significant.
- d. Parks.** As required by the Cameron Park Community Services District, the project will require payment of park fees at the time of building permit issuance. Impacts to parks will be less than significant.
- e. Public Facilities.** No other public facilities or services will be substantially impacted by the project.

Finding

As discussed above, no significant impacts are expected to public services with the multi-family residential project either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

XIV. RECREATION.				
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. Parks.** The park facilities in the area of the project site are maintained by the Cameron Park Community Services District. The Cameron Park Community Services District charges park impact fees in conjunction with building permits. There would be no impact.

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- b. **Recreational Facilities.** The project proposal does not include the provision of on-site recreation facilities. There would be no impact.

Finding

No significant impacts to recreation and open space resources are expected multi-family residential project either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

- a&b. **Capacity and Level of Service.** The project will add approximately 20 average daily trips to Cambridge Road. This addition Construction of the proposed project would be limited to vehicles delivering facility components to the site for installation, which is expected to occur over a four to six-week period. Routine maintenance visits would occur on a monthly basis. The number of vehicles associated with construction and operation would represent a negligible increase to the vehicles per day that use Cambridge Road in the project vicinity and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.

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- c. **Air Traffic Patterns.** The project site is located in Safety Zone 3 of the Cameron Park Airport. The project has been designed to comply with all requirements in the Cameron Park Comprehensive Land Use Plan. The multi-family residential project would not present an air traffic hazard. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
 - d. **Hazards.** The project site is readily accessible from Estepa Drive. Delivery of the facility components during the construction period or occupation of the residences would not involve frequent or substantial number of turning movements onto Estepa Drive that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.
 - e. **Emergency Access.** The project site is accessible from Estepa Drive. Project construction, including staging, would occur entirely on-site. There would be no disruption of emergency access to and from Estepa Drive. There would be no impact.
- Parking.** The multi-family residential project has been designed to comply with Chapter 17.18 of the County Zoning Ordinance. The project has been designed to provide for a garaged space for each of the six units as well as six additional uncovered parking spaces located on site. There would be no impact to parking.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

As discussed above, no significant traffic impacts are expected with the multi-family residential project either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater.** Construction and operation of the residential units would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.

New Facilities No new or expanded water or wastewater facilities would be required for the multi-family residential project because operation would not require these services. There would be no impact.

c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. The project will be conditioned to comply with the County requirements. There would be no impact.

Solid Waste. Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.

h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the project would be accommodated through connection to existing lines, which are available at the parcel. There would be no impact.

Finding

No significant utility and service system impacts are expected with the multi-family residential project either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. 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?			X
b. 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)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).

b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to 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, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant. The project's contribution to changes in the visual environment has been mitigated to less-than-significant levels through project design. The cumulative contribution to the viewshed would not be considerable.

Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at the El Dorado County Planning Department in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)