

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 10, 2009
Item No.: 10
Staff: Jonathan Fong

REZONE/PARCEL MAP

FILE NUMBER: Z09-0005/P09-0007/Lakeview Villas

APPLICANT: Greg Gularte

AGENT/ENGINEER: Lebeck Young Engineering, Inc.

REQUEST: Rezone from Estate Residential Ten-acre (RE-10) to Estate Residential Five-Acre (RE-5), and a tentative parcel map creating two parcels. Parcel 1 would be 8.62 acres and Parcel 2 would be 5.6 acres (Exhibit E).

One Design Waiver has been submitted to allow the following:

To allow La Sierra Drive and Shoreview Drive to remain at their current road widths.

LOCATION: The property is located on the north side of La Sierra Drive, approximately 75 feet east of the intersection with Shoreview Drive, in the El Dorado Hills area, Supervisorial District I (Exhibit A).

APN: 110-590-54 (Exhibit B)

ACREAGE: 14.22 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: Estate Residential Ten-Acre (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Rezone Z09-0005 based on the findings in Attachment 2;
3. Approve Tentative Parcel Map P09-0007, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
4. Approve the following design waiver since appropriate findings have been made as noted in Attachment 2:
 - a) To allow La Sierra Court and Shoreview Drive to remain at their current road widths.

BACKGROUND: The project parcel is identified as Parcel 4 of recorded Parcel Map PM46-112 (Exhibit H) which was approved by the El Dorado County Hearing Officer in December 1992 (Exhibit I). Tentative Parcel Map P92-30 was approved to allow four parcels ranging in size from 10-acres to 14-acres and a 20-acre remainder.

Grading Permit 170853 was submitted on December 7, 2005 and finalized on June 17, 2008 to construct the building pad as shown on Parcel 1. Code Enforcement Case was opened on July 22, 2009 regarding potential unpermitted grading along La Sierra Court for the building site shown on Parcel 2. Building Services staff reviewed the Code Enforcement Case and determined that the building site shown on Parcel 2 was consistent with the adopted Grading Ordinance in effect at the time the grading permit was submitted. No additional action by the applicant would be required and the case was closed.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

PROJECT DESCRIPTION: The project request includes a Rezone and Tentative Parcel Map.

Rezone: The Rezone would rezone the property from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5).

Tentative Parcel Map: The Tentative Map would create two (2) residential parcels. Parcel 1 would be 8.62-acres and Parcel 2 would be 5.6-acres.

Site Description: The project site is located in northern El Dorado Hills. As discussed in the Background section, the site has been previously disturbed with two building areas. The site is severely steep with 80 percent of the onsite slopes exceeding 30 percent. Intermittent drainages are located along the eastern portions of the site that drain to New York Creek and Folsom Lake.

Vegetation is comprised of mixed grasslands and native trees. The site is accessed from the north via Shoreview Drive and to the south by La Sierra Drive.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	MDR	Undeveloped Residential Land
North	RE-10	MDR	Single Family Residential
South	RE-10	MDR	Single Family Residential
East	RF	OS	Folsom Lake
West	R1A	MDR	Single Family Residential

The site is bounded to the north, south and west by residential parcels. The project is bounded to the east by Folsom Lake. The proposed residential development would be consistent with the residential land use pattern in the project area.

General Plan: The General Plan designates the subject site as Medium Density Residential (MDR), which permits a parcel size range of one to five acres. The project would create two (2) residential parcels ranging in size from five (5) to eight (8)-acres. The resultant project density would be consistent within the MDR land use designation.

Pursuant to **General Plan 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:

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

The project would be served EID public water and sewer services. The project is located within the El Dorado Hills Community Region. **General Plan Policy 5.3.1.7** requires all new development within Community Regions to connect to public wastewater services. The project is located within the El Dorado Irrigation District boundaries. The project would be required to connect to public water and sewer services as a condition of approval. The District has indicated that adequate water service would be available to serve the project.

2. Availability and capacity of public treated water system;

See #1 above.

3. Availability and capacity of public waste water treatment system;

See #1 above.

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

The project is located within the Rescue Union School District. School impact fees would be collected at the time of building permit issuance.

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

The project site is located within the El Dorado Hills Fire Department boundaries. The Fire Department has determined upon completion of the recommended conditions of approval, adequate fire protection would be available to serve the project.

6. Distance to nearest Community Region or Rural Center;

The project site is located within the El Dorado Hills Community Region.

7. Erosion hazard;

The proposed parcels are both severely sloped with over 80 percent of the site exceeding 30 percent slope. In accordance with General Plan Policy 7.1.2.1, disturbance would be prohibited on slopes exceeding 30 percent. As shown on the Buildable Area Slope Exhibit (Exhibit G), buildable areas have been graded under permit on each of the proposed parcels. All future development on the site would be done in conformance with the County Grading, Erosion and Sediment Control Ordinance. Adherence to County standards would reduce any potential erosion hazards resulting in development of the site.

8. Septic and leach field capability;

No septic or leach fields would be constructed as part of the project.

9. Groundwater capability to support wells;

No wells would be constructed as part of the project.

10. Critical flora and fauna habitat areas;

The project site is located within Mitigation Area 1 which is defined as lands not known to have special status plant species, but with soil types capable of supporting the Pine Hill Endemic Plant Species. In accordance with the County Code, each of the proposed parcels would be subject to the Mitigation Area 1 in-lieu fee which would be paid prior to issuance of any building permits on the parcels.

11-13. Important timber production, agriculture, or mineral resource areas;

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;

The project would be accessed via Shoreview Drive and La Sierra Drive which are both privately maintained roads within the Southpointe Subdivision. Both roadways meet the Fire Safe Regulations for minimum road widths. As discussed below, one Design Waiver has been requested to allow the access roadways to remain at their current width and waive the requirement to widen the roads in accordance with Standard Plan 101B.

15. Existing land use pattern;

The project would allow residential development consistent with the Medium Density Residential Land Use Designation and Zoning in the project vicinity. Adjoining parcel sizes range from one-acre in the Southpointe Subdivision to 10-20 acres south of the project site. The adjoining parcels to the north, south and west are designated as MDR. The project would not substantially alter the land use pattern established by the General Plan Land Use Map.

16. Proximity to perennial water course;

The project site is located adjacent to Folsom Lake which is managed by the California Park System. The site is located approximately 1,000 feet from the lake which exceeds the 100 foot setback for perennial water courses as required by the General Plan. Intermittent channels are located in the eastern portion of the site which drain to New York Creek and ultimately to Folsom Lake. These channels are well outside of the developable areas of the site and would not likely be impacted by residential development of the site. The drainages are located within 100 foot building setbacks as shown on the previously recorded Parcel Map PM46-112. This easement would be included on the proposed tentative map.

17. Important historical/archeological sites;

The cultural resource study performed for the project site determined that no cultural or archeological features exist on the site. Standard Condition of Approval would be required that include protective measures to be implemented in the event cultural or archeological resources are discovered during project construction.

18. Seismic hazards and present active faults.

No active faults are located within El Dorado County. An inactive fault is located near the western edge of the project but would not constitute a seismic hazard.

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

The project is included in the Southpointe Subdivision and subject to the Southpointe CC&R's. The County does not enforce private CC&R's. The El Dorado Hills CSD would review the existing CC&R's and require that any resultant parcel created record the CC&R's against the property.

As discussed above, the project would be consistent with the applicable General Plan Policies.

Zoning: The proposed rezone to Estate Residential Five-Acre would be required to be consistent with the Development Standards of the RE-5 zone district enumerated in Section 17.28.210 of the County Code. The two proposed parcels would meet the minimum parcel size requirements and lot width requirements of the RE-5 zone district. Future development on the parcels would be reviewed for consistency with the setback requirements and other development standards during the building permitting process. The two proposed parcels would be consistent with the Zoning Ordinance.

Design Waivers: One Design Waiver has been submitted to allow the following:

- a) **To waive the road improvement requirement to Standard Plan 101B and allow La Sierra Drive and Shoreview Drive to remain at their current width.**

The project site is located within the El Dorado Hills Community Region which pursuant to the County Design and Improvement Standards Manual requires all road improvements to be construction to Standard Plan 101B which requires a 28 foot wide road width. The proposed Design Waiver to reduce the improvements from 28 to 20 feet was reviewed by the Department of Transportation and the El Dorado Hills Fire Department and both are in support of the waiver. Both La Sierra Drive and Shoreview Drive are currently built to the Fire Safe Minimum requirement of a 20 foot road width. Both access roadways terminate at the project site and future extension is unlikely. Design Waiver findings for approvals have been included in Attachment 2 of the Staff Report.

Agency/ Public Comments: The following agencies have provided comments for the project. The comments have been incorporated into conditions of approval listed in Attachment 1 of the project.

Department of Transportation: Upon approval of the requested Design Waiver, no road improvements would be required. DOT has included requirements for encroachments for each of the proposed parcels and standard conditions of approval to be implemented during any construction.

El Dorado Hills Fire Department: The Fire Department has included standard comments that would be applicable to the residential development of the proposed parcels during the building permitting process.

El Dorado Hills Area Planning Advisory Committee (APAC): The APAC issued conditional support of the project with a minority report which believed the proposed Lot 2 would be too steep to

develop a residence and garage. The APAC comments have been included as Exhibit J of the Staff Report.

El Dorado Hills CSD: The CSD has issued a comment letter regarding the review of CC&R's, payment of Park In-Lieu Fees and applicable standard CSD requirements. The CSD comment letter has been included as Exhibit K of the Staff Report.

Air Quality Management District: The District has recommended standard conditions be applied requiring adherence to District rules during project construction.

Surveyor's Office: The Surveyors Office has requested conditions be applicable to the project and have been included in Attachment 1 of the Staff Report.

ENVIRONMENTAL REVIEW:

Based on the Initial Study prepared by Planning Services, staff finds that the project would not have any significant environmental impacts; therefore a Negative Declaration has been prepared (Exhibit L).

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings of Approval
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Subdivision Map
Exhibit F	Slope Map
Exhibit G	Buildable Areas Exhibit
Exhibit H	Recorded Parcel Map PM46-112
Exhibit I	Tentative Parcel Map P92-30
Exhibit J	El Dorado Hills APAC Comments
Exhibit K	El Dorado Hills CSD Comments
Exhibit L	Environmental Checklist

ATTACHMENT 1

CONDITIONS OF APPROVAL

Z09-0005/P09-0007/Lakeview Villas
Planning Commission/December 10, 2009

Planning Services

1. This parcel map is based upon and limited to compliance with the project description, the Staff Report Exhibits E -F (tentative parcel map), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Rezone: The Rezone would rezone the property from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5).

Tentative Parcel Map: The Tentative Map would create two (2) residential parcels. Parcel 1 would be 8.62-acres and Parcel 2 would be 5.6-acres.

One Design Waiver would be approved to allow La Sierra Drive and Shoreview Drive to remain at their current road widths.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. **Park In-Lieu Fees, Appraisal:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. Planning Services shall verify that the required fees have been paid prior to the filing of the Parcel Map.
3. **Park In-Lieu Fees, Payment:** The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. Planning Services shall verify that the required fees have been paid prior to the filing of the Parcel Map.

4. **Meter Award Letter:** A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the residential parcels created, shall be submitted prior to filing the Parcel Map.
5. **Archeological Resources:** In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall confirm the inclusion of this requirement on the grading plans prior to issuance of a grading permit.
6. **Drainage Easement:** All existing drainage easements shown on PM46-112 shall be shown on the Parcel Map. Planning Services shall verify the easements have been delineated prior to filing the Parcel Map.
7. **Processing Fees:** Prior to filing of the Parcel Map, all Development Services and Noticing fees shall be paid. The applicant shall submit to Planning Services a recording fee and a California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
8. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

Prior to the filing of the Parcel Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).

9. **Compliance with Conditions:** Prior to filing the Parcel Map or issuance of any building permit authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. Planning Services shall verify compliance prior to filing the Parcel Map.

The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable Conditions of Approval.

10. **Expiration:** The Parcel Map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

Department of Transportation

Project Specific Conditions

11. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachments from the Shoreview Drive and La Sierra Court to the provisions of County Design Std **103B-2**. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
12. **Driveway Cuts:** Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

Standard Conditions

13. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
14. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office.
15. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00

a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

16. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the parcel map.
17. **Parcel Map Improvement Agreement & Security:** If the required improvements are not completed prior to filing of the map or if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of DOT prior to filing of the parcel map. This condition shall appear as a note on the recorded parcel map.
18. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
19. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements and/or there are cuts or fills greater than 6-feet, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to Development Services for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of Development Services or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
20. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and Development Services. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

21. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. Development Services shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
22. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from Development Services. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, and recommended design criteria for any retaining walls.
23. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of Development Services.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or the applicant shall demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of Development Services, prior to the filing of the parcel map or the applicant shall obtain an approved improvement agreement with security.

24. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it

shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the parcel map.

25. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the parcel map.
26. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
27. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
28. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

El Dorado Hills Fire Department

29. Driveways shall conform to DOT Standard RS-68. Driveways steeper than 15% grade shall require fire sprinklers in the home per NFPA 13D. The Department shall verify compliance with this requirement prior to issuance of a building permit
30. If gates are to be installed, they shall conform to the DOT Standard RS-68. To ensure emergency access, the applicant shall install a KNOX quick access key. The Department shall verify compliance with this requirement prior to issuance of a building permit.
31. Each proposed home shall have a minimum setback of 30 feet. The Department shall verify this requirement prior to issuance of a building permit.

32. Each home that is built shall conform to the Public Resources Code 4291 regarding vegetation fuel reduction to create a defensible space. The Department shall verify compliance with this requirement prior to issuance of a building permit.

Air Quality Management District

33. The applicant shall make applications and pay the appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the plan prior to commencement of any construction.
34. The applicant shall comply with all District air quality rules during project construction.

El Dorado Hills Community Services District

35. The existing Covenants, Conditions, and Restrictions (CC&R's) recorded on the new parcels at the time of filing the Parcel Map.

County Surveyor

36. All survey monuments must be set prior to filing of the parcel map.
37. Prior to filing of the parcel map, a letter to the County Surveyor shall be required from all agencies that have conditions placed on the map. The letter shall state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2 FINDINGS FOR APPROVAL

**Z09-0005/P09-0007/Lakeview Villas
Planning Commission/December 10, 2009**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 El Dorado County has considered the negative declaration together with the comments received during the public review process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the California Department of Fish and Game (CDFG).
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services located at 2850 Fairlane Court, Placerville, CA.

2.0 Tentative Map Findings

- 2.1. **The proposed parcel sizes are consistent with the General Plan land use map and policies.**

The General Plan designates the project site as Medium Density Residential which permits a parcel size range from one to five acres. The proposed parcel map would create two parcels be consistent with the density range.

- 2.2. **The design or improvements of the proposed division are consistent with the General Plan.**

The project design would be consistent with applicable General Plan policies regarding oak canopy, adequate access, sufficient utilities, and slope. The project has demonstrated that sufficient developable areas exist on the proposed parcels for development and that avoidance of slopes exceeding 30 percent is feasible as required by the General Plan.

2.3. The site is physically suitable for the type of development proposed.

The project site is severely with the majority of the slopes exceeding 30 percent. The project has demonstrated that developable areas are available on each of the proposed parcels which avoid 30 percent slopes.

2.4. The site is physically suitable for the proposed density of development.

The project density would be consistent with the General Plan Land Use Designation and would provide adequate developable areas for each of the proposed parcels. The project would be the maximum density that could be supported on the site.

2.5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The project site has been previously disturbed with a building site on each parcel. Due to the topography of the site, no other land disturbance is anticipated. Residential development of the site would not result in substantial injury to wildlife or habitat. The site is not located in the immediate vicinity of sensitive wildlife or habitat.

2.6. The design of the subdivision or type of improvements are not likely to cause serious public health or safety hazards.

The proposed parcels would be accessed by existing roads which meet the Fire Safe Regulations. The project does not include any improvements that would pose a risk to public health.

2.7. The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

The design of the project would be in compliance with the El Dorado Hills Fire Department requirements to provide adequate emergency access and defensible space around the proposed structures

2.8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

No easements exist across the property for public access.

3.0 Zoning Findings

3.1 The Zone Change is consistent with the General Plan.

The Rezone would amend the parcels zoning from Estate-Residential Five-Acre (RE-5) to One-Acre Residential (R1A). The Rezone is consistent within the Medium Density Residential (MDR) land use designation. The Rezone has been evaluated against the specific criteria include in General Plan Policy 2.2.5.3 and it has been determined that the adequate site conditions exist to support the increase in density.

4.0 Design Waiver Findings

4.1 Design Waiver #1: To allow La Sierra Drive and Shoreview Drive to remain at their current road widths.

4.1.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

The access roads are both dead end roads which both terminate at the project site. No additional vehicular traffic is anticipated that would require widening of La Sierra Drive or Shoreview Drive.

4.1.2 Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,

The widening of La Sierra Drive and Shoreview Drive would result in additional financial burden on the two-lot Parcel Map.

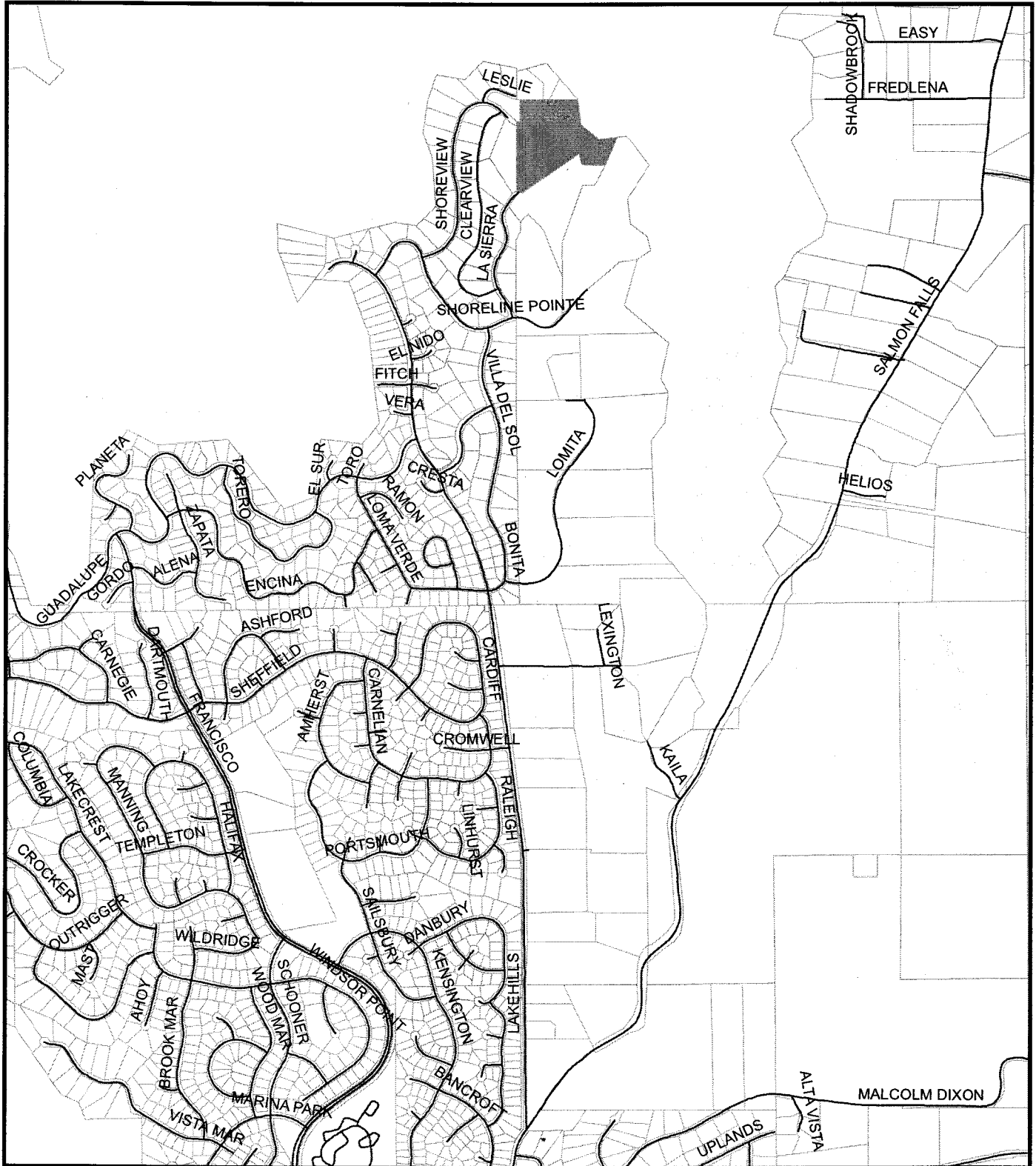
4.1.3. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

Both Shoreview Drive and La Sierra Drive are currently in use at their current widths to provide access to the Southpointe Subdivision. The Department of Transportation and the El Dorado Hills Fire Department have reviewed the waiver and determined that adequate vehicular and emergency access can be provided on the roads at their current widths.

4.1.4 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision,

La Sierra Drive and Shoreview Drive both meet the Fire Safe Regulation requirements for minimum road widths. The Design Waiver would be consistent with the Fire Safe Regulations and the County Design Manual.

Z09-0005/ P09-0007
Lakeview Villas
Location Map



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

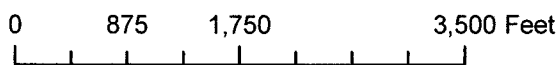
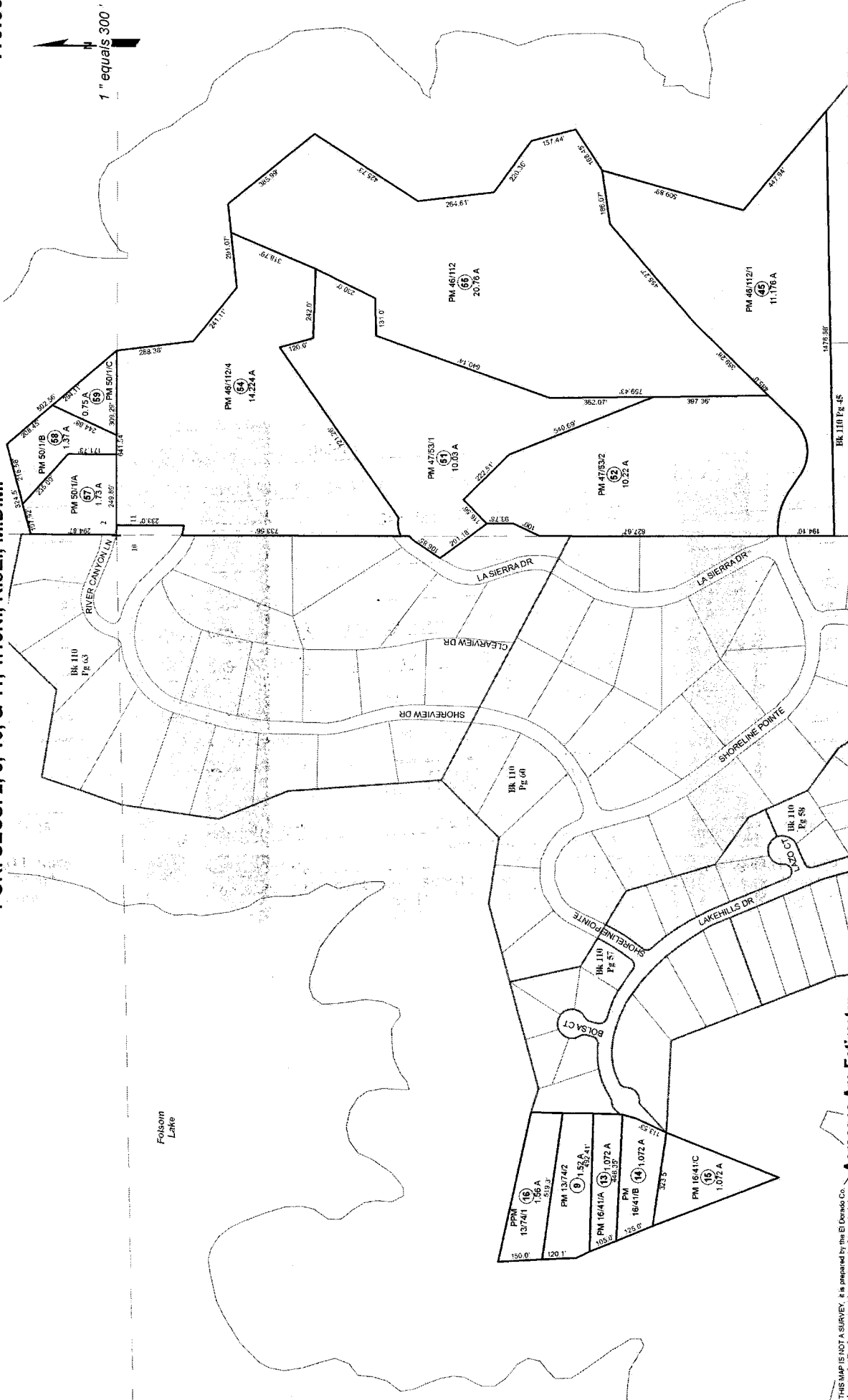
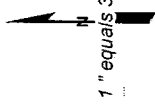


Exhibit A

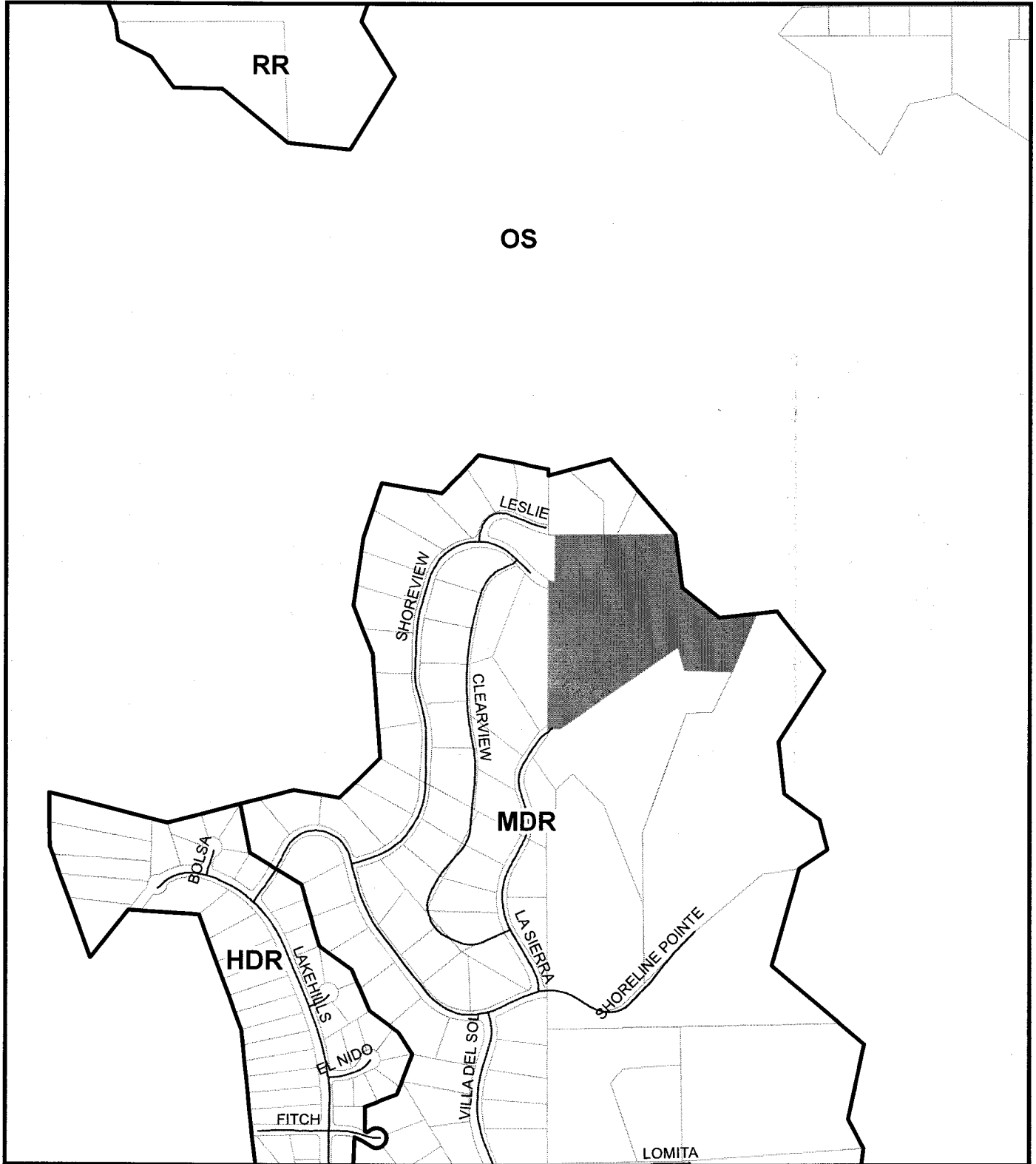


Folsom Lake

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes. The accuracy of the dimensions and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Z09-0005/ P09-0007
Lakeview Villas
General Plan Land Use Map**



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

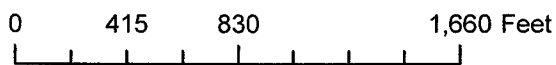
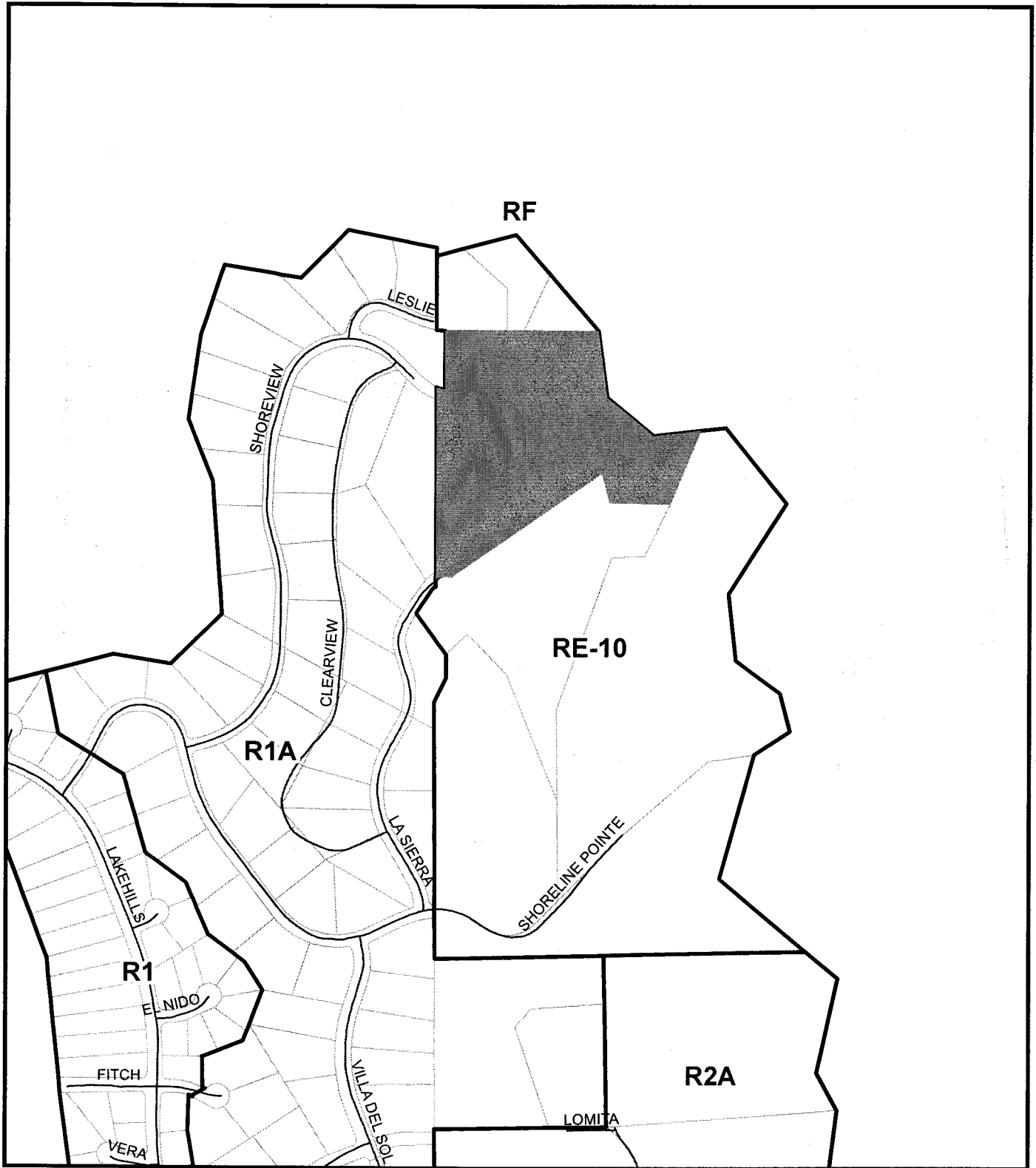


Exhibit C 

**Z09-0005/ P09-0007
Lakeview Villas
Zoning Map**



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

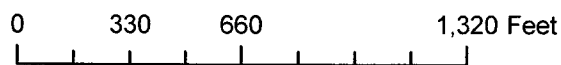
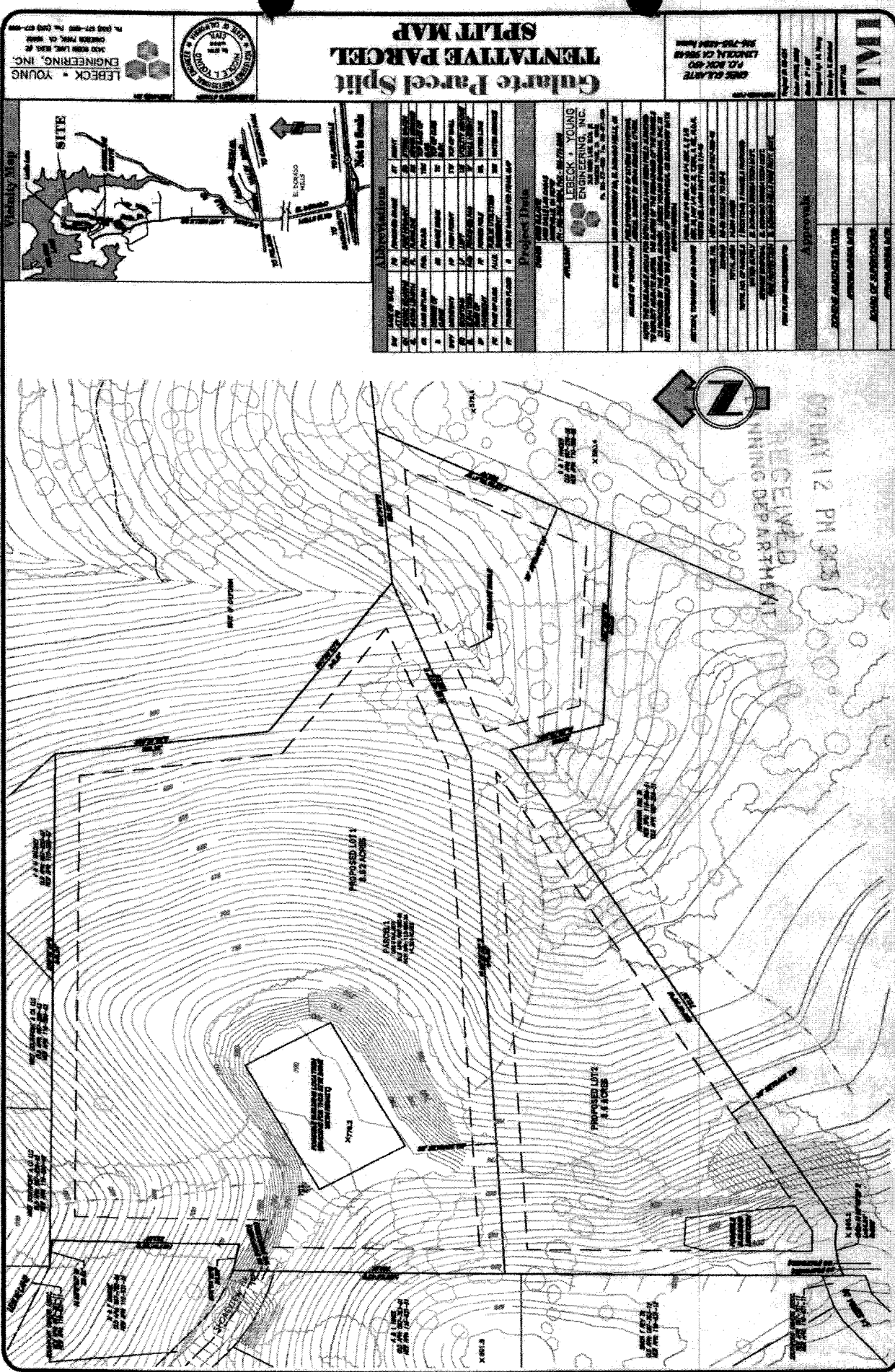


Exhibit D



Z 09-0005/P09-0007
EXHIBITE



Gularte Parcel Split
TENTATIVE PARCEL
SPLIT MAP

LEBECK & YOUNG ENGINEERING, INC.
3420 NORTH LAKE, SUITE 20
LANSING, MI 48206
Tel: (313) 977-4000 Fax: (313) 977-4000

PROJECT DATA

NO. OF LOTS	4
TOTAL AREA	33,670 SQ. FT.
AREA PER LOT	8,417.5 SQ. FT.
PERMITS REQUIRED	PLAT, ZONING, ENVIRONMENTAL
ADJACENT PROPERTIES	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT STREETS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT UTILITIES	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT EASEMENTS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT ENCUMBRANCES	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT RECORDS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT DEEDS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT PLATS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT ORDINANCES	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT ZONING	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT ENVIRONMENTAL	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT RECORDS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
ADJACENT DEEDS	TO THE NORTH: 100' WIDE OPEN SPACE; TO THE SOUTH: 100' WIDE OPEN SPACE; TO THE WEST: 100' WIDE OPEN SPACE; TO THE EAST: 100' WIDE OPEN SPACE
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LEBECK & YOUNG ENGINEERING, INC.
3420 NORTH LAKE, SUITE 20
LANSING, MI 48206
Tel: (313) 977-4000 Fax: (313) 977-4000

APPROVALS

DATE: 09 MAY 12 PM 3:05
RECEIVED
PLANNING DEPARTMENT



PREPARED BY:
LEBECK - YOUNG ENGINEERING, INC.
 3420 KORN LANE, SUITE 20
 EL DORADO HILLS, CA 95627
 P: (530) 677-6888 F: (530) 677-6888

Gularte Parcel Split
 SLOPE EXHIBIT
 APN: 110-590-54
 EL DORADO HILLS, CA

PREPARED FOR:
GARTE GULARTE
 4056 AVIS COURT
 ROCKLIN, CA 95677
 916.626.5577 office

Project #: 09-154
 Date: April 2009
 Scale: 1" = 100'
 Designed by: N. Young
 SHEET NO. **I**

Slope Analysis & Legend		
SLOPE	PERCENT OF TOTAL AREA	DEFICTION
0-10%	4%	
11-20%	5%	
21-30%	10%	
31-40%	13%	
40+%	68%	
TOTALS:	100%	

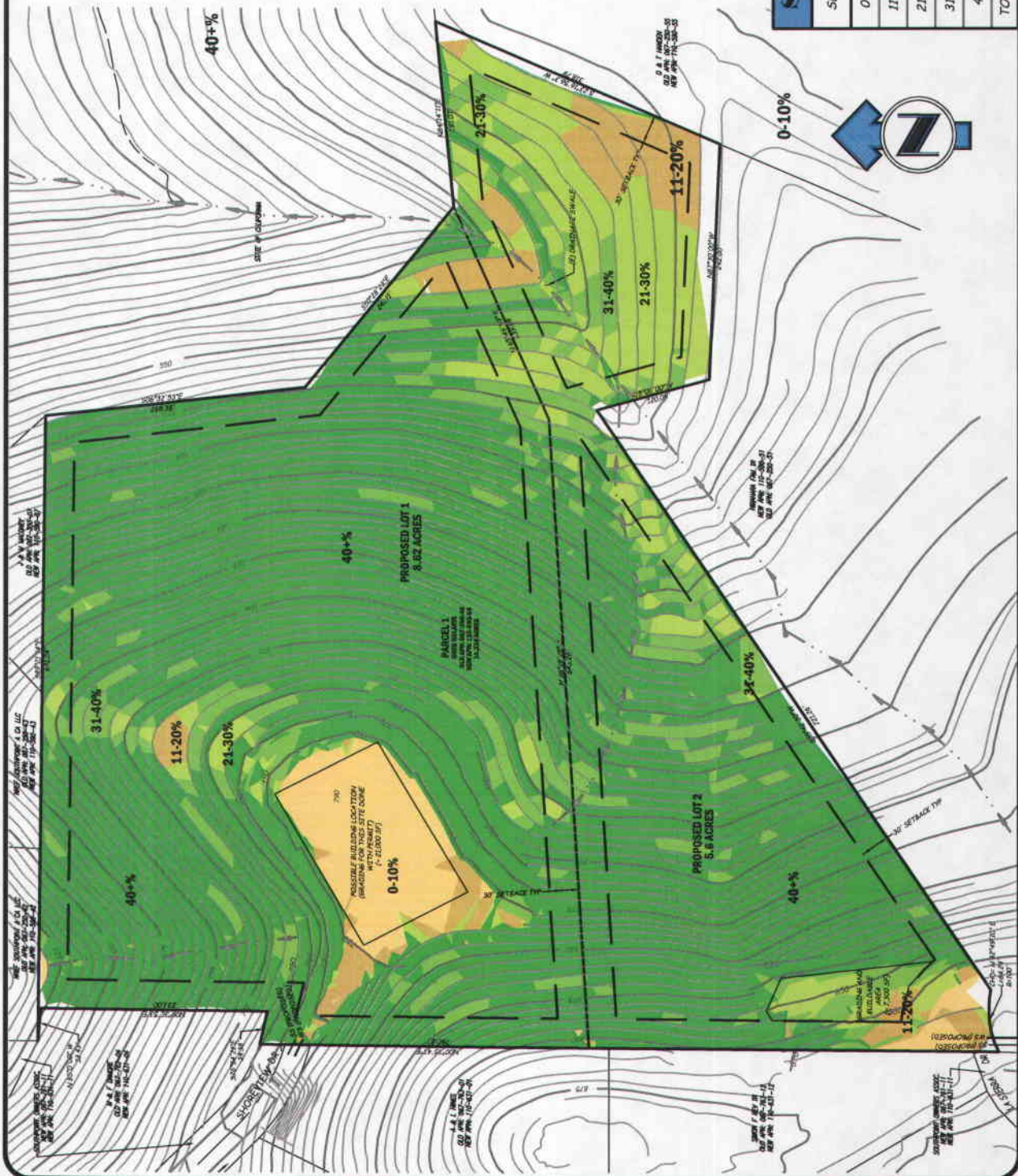
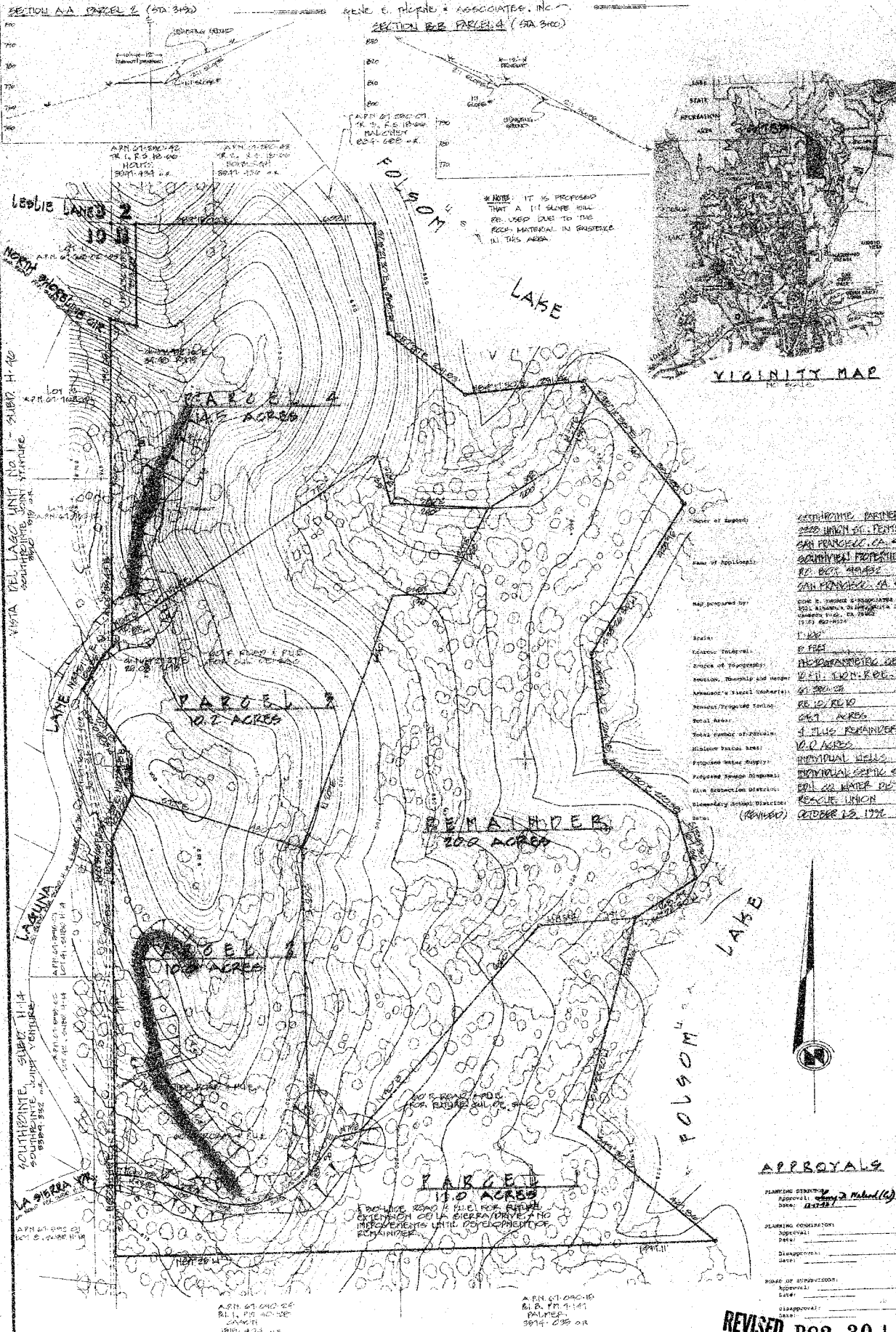


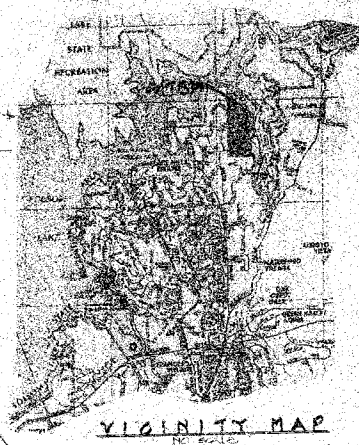
EXHIBIT G

TENTATIVE PARCEL MAP
 PORTIONS OF SECTIONS 10 & 11, T.10N., R.3E., M.D.M.
 COUNTY OF EL DORADO
 JULY, 1992
 STATE OF CALIFORNIA
 SCALE: 1"=100'

DORADO COUNTY
 RECEIVED
 OCT 26 1992
 DEPT. OF PLANNING



NOTE: IT IS PROPOSED THAT A 1/4 SLAVE HILL BE USED DUE TO THE ROCK MATERIAL IN EXISTENCE IN THIS AREA.



Owner of Subject:	CONTINUING PARTNER:
Name of Applicant:	2222 UNION ST. FORTYHOUSE
Map prepared by:	SAN FRANCISCO, CA 94133
Date:	02/28/92
Scale:	1"=200'
Location (Township, Range, Section, Township and Range):	T.10N., R.3E., M.D.M.
Adjacent's (Street Name):	60 3RD ST
Nearest Proposed Road:	RD 10, RD 10
Total Area:	66.1 ACRES
Total Number of Parcels:	1 PLUS REMAINDER
Minimum Parcel Area:	10.0 ACRES
Proposed Water Supply:	INDIVIDUAL WELLS
Proposed Sewer Disposal:	INDIVIDUAL SEPTIC SYSTEM
Fire Protection District:	EDD CO WATER DISTRICT
Secondary school District:	RESCUE UNION
Notes:	(REPLACED) OCTOBER 13, 1992

APPROVALS

PLANNING DEPARTMENT
 Approved: Edward J. Mohr (S)
 Date: 11/22/92

PLANNING COMMISSION
 Approved: _____
 Date: _____

DISAPPROVAL
 Date: _____

BOARD OF SUPERVISORS
 Approved: _____
 Date: _____

DISAPPROVAL
 Date: _____

REVISED P92 30 1

EXHIBIT

09-1514.B.27



El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2009 Board

Chair

John Hidahl

Vice-chairman

Norm Rowett

Secretary/Treasurer

Alice Klinger

Kathy Prevost

July 13, 2009

Jonathan Fong
Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: Z 09-0005/P 09-0007 - Lakeview Villas (Greg Glarto/Lebeck Young Engineering, Inc.) ...Comments by July 16; TAC on July 20; Project Planner, Gina Hunter

The El Dorado Hills Area Planning Advisory Committee met July 8, 2009 to review the request: A request for a zone change from Estate Residential (RE-10) Districts to Estate Residential Five-Acre Zone Districts (RE-5) and a parcel map to create two lots ranging in size from 8.62 acres and 5.6 acres.

Due to the steep topography of the property, APAC gives conditional support provided the building envelope for Proposed Lot 2 is restricted to the area identified as "Possible Building Location" on the project's Tentative Parcel Split Map dated April 2009.

A minority of voting APAC members do not support this project and believe the 5.6 acre lot is too steep to build a house and garage on.

If you have any questions or comments regarding this letter, please contact John Hidahl at 916 933-2703.

Sincerely,

John Hidahl
Chairman

cc: Lou Rain, Planning Commissioner District 1
John Knight, Supervisor District 1
El Dorado County Planning Department
APAC Read File

RECEIVED
PLANNING DEPARTMENT
JUL 21 11:15

EXHIBIT J

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

09-1514.B.28

JUL 16 PM 4:19
RECEIVED
PLANNING DEPARTMENT



July 16, 2009

Gina Hunter, Project Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

RE: **Z09-0005/P09-0007 – LAKEVIEW VILLAS (Greg Gularte/Lebeck Young Engineering, Inc.)**

Dear Ms. Hunter:

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request for comments on the above reference project.

The District has reviewed and supports the applicant's request to rezone property from RE-10 to RE-5 and to create a parcel map creating 2 parcels. The District would like the following conditions considered during the development of this project:

1. Prior to final map filing, CC&R's shall be submitted and reviewed and approved by El Dorado Hills Community Services District.
2. Construction of new residences will be subject to payment of Park Impact Fees in place at time of building permit issuance. Park Impact fees are to be paid at time of building permit issuance
3. The subdivided lots will be subject to payment of Park In-Lieu fees prior to the release of the final map for the subdivision. The Quimby factor for this project is .033 (2 parcels x 3.3 persons/du x 5 acres/1,000 persons / 1,000) and is to be multiplied by the Fair Market value of one acre of land in the vicinity of the project to arrive at fee value. This fee is paid directly to El Dorado Hills Community Services District before the final map is filed.
4. No interruption of bike trails is allowed. Bike trails should be linked with existing bike trails in the vicinity.

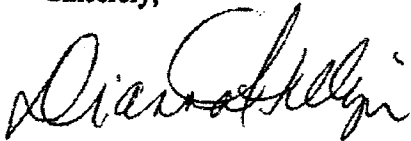
Gina Hunter
July 16, 2009

Z09-0005/P09-0007 p2

5. All efforts should be made to preserve any existing Oak Trees. In the event that Oak Trees are removed, the standard Oak Tree Mitigation guidelines should be followed.
6. Guidelines for construction, landscape, and entry lighting to be implemented include:
 - a. Light beams shall not trespass adjacent areas.
 - b. Lighting shall not be angled to create glare for passing traffic.
 - c. Lighting fixtures shall be hidden from view through plantings.
7. Each residence will have its own cable television hookup service available which must be provided by either current cable television franchisor.
8. Trenching to be provided for cable lines; Electrical and cable to be under grounded and in common trenches.
9. The El Dorado Hills CSD requires mandatory waste management services for each new residence, including recycling services. Waste management services required to be provided by current waste collection provider.
10. In consideration of the mandatory waste management service required by El Dorado Hills CSD, each residential lot should be developed with accommodations to store a minimum of three waste and recycle material.
11. All construction debris resulting from any new construction should be disposed of in a manner consistent with the solid waste diversion plan practiced by El Dorado Hills CSD and as mandated by AB939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code.

Please keep me informed of the progress of this project and provide the District with copies of staff reports and conditions of approval prior to the Planning Commission Hearing and consideration by the Board of Supervisors. If you have any questions or need additional information, please feel free to contact me directly at (916) 614-3210.

Sincerely,



Dianna Hillyer
Planning Director

RECEIVED
PLANNING DEPARTMENT

JUL 16 11:41 AM



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z09-0005/ P09-0007 Lakeview Villas

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

Contact Person: Jonathan Fong, Planning Services

Phone Number: (530) 621-5355

Property Owner's Name and Address: Greg Gularte, 1560 Ridgeview Circle, Auburn CA 95603

Project Applicant's Name and Address: Greg Gularte, 1560 Ridgeview Circle, Auburn CA 95603

Project Agent's Name and Address: LeBeck Young Engineering, 3430 Robin Lane #2, Cameron Park CA, 95682

Project Engineer's / Architect's Name and Address: LeBeck Young Engineering, 3430 Robin Lane #2, Cameron Park CA, 95682

Project Location: On the North side of La Sierra Court 75 feet east of the intersection with Shoreview Drive in the El Dorado Hills Area.

Assessor's Parcel No: 110-590-54

Zoning: Estate Residential Ten-Acre (RE-10)

Section: 10 **T:** 10N **R:** 8E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: Rezone from Estate Residential Ten-acre (RE-10) to Estate Residential Five-Acre (RE-5), and a tentative parcel map creating two parcels. Parcel 1 would be 8.62 acres and Parcel 2 would be 5.6 acres. One Design Waiver would be requested as part of the project: To allow Shoreview Drive and La Sierra Court to remain at their current widths.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	MDR	Undeveloped Residential Land
North	RE-10	MDR	Single Family Residential
South	RE-10	MDR	Single Family Residential
East	RF	OS	Folsom Lake
West	RIA	MDR	Single Family Residential

Briefly Describe the environmental setting: The project site is located at approximately 700 feet elevation. Slopes on site severely steep with 82 percent of the slopes exceeding 30 percent. Vegetation on site is scattered on site and consists primarily of native grasslands and oak trees. The existing vegetation covers approximately

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

1. El Dorado County Department of Transportation: Grading permit for access road improvements.
2. El Dorado County Air Quality Management District: require an approved Asbestos Dust Mitigation Plan for air quality impacts during project construction.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

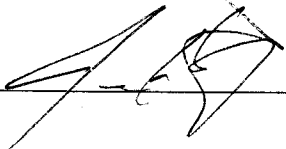
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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	

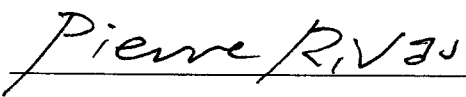
DETERMINATION

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: 11/3/2009

Printed Name: Jonathan Fong For: El Dorado County

Signature:  Date: 11-4-09

Printed Name: Pierre Rivas 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 a proposed three lot parcel map and re-zone. The project would allow the creation of three residential parcels.

Project Location and Surrounding Land Uses

The project site is located on Shoreline Pointe in the El Dorado Hills Area. The project is located within the Medium Density Residential (MDR) General Plan Land Use Designation. The site is bounded to the north, south and west by residential parcels. Bureau of Land Management land including Folsom Lake is located directly east of the project site.

Project Characteristics

This proposal would create two parcels: Parcel 1 would be 8.62-acres and Parcel 2 would be 5.6-acres. Both parcels would be accessed via existing cul-de-sac roads. No on-site or off-site roadways would be constructed as part of the project. Existing water and sewer services are available to serve the proposed parcels.

1. Transportation/Circulation/Parking

The parcels would be accessed via Shoreview Drive and La Sierra Court which are both cul-de-sac roads terminating at the project site. One Design Waiver would be requested to allow the two access roads to be left at their current road width. Both roadways are built to Fire Safe Regulations and would not require widening to meet Standard Plan 101B providing a 36 foot road width. The two access roads provide access to Lake Hills Drive through the Southpointe Subdivision. All parking would be provided on-site in accordance with the County Code and would be verified during the building permit submittal process.

2. Utilities and Infrastructure

The project site is currently undeveloped. The proposed parcels would be served by EID water and sewer services. All required infrastructure is provided at the project site. No off-site extensions of services would be required.

3. Population

The project would create two residential parcels and would not add significantly to the population in the vicinity.

4. Construction Considerations

No construction activities would be required as part of the project. All future construction activities as part of the residential development of the site would be done in conformance with County grading and erosion control regulations and Air Quality Management District rules and regulations.

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 would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is 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.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation 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 two lot parcel map and a rezone. The surrounding land uses are residential.

- a-b. **Scenic Vista or Resource.** The project site is located in the El Dorado Hills Community Region in a residential area. The project site and vicinity is not identified by the County as a scenic view or resource. The project site is not adjacent or visible from 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. The project site is located within the vicinity of Folsom Lake. Future residential development of the site would potentially impact lake views. However, Folsom Lake is not a designated scenic vista or resource. Impacts would be less than significant.
- c. **Visual Character.** The proposed parcel map and rezone and the future residential development would not affect the visual character of the surrounding area. Impacts would be less than significant.
- d. **Light and Glare.** The proposed parcel map would create two residential parcels. Potential sources of light and glare would result from the residential development. New sources of light and glare would result from the residential development of the proposed parcels. The potential lighting sources would be consistent with the existing conditions in the area. Therefore, the impacts of existing light and glare created by the project would be less than significant.

Finding

No impacts to aesthetics are expected with the parcel map and rezone either directly or indirectly. For this "Aesthetics" category, the impacts would be less than significant.

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 within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact

Finding

For this "Agriculture" category, there would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
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-c. **Air Quality Plan and Standards.** No improvements to the onsite and off site road improvements would be required as part of the project. Future residential development of the site could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO_x and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these would most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there will be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1st Ed, 2002) In addition, the El Dorado County Air Quality Management District will require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable.

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide, and chlorofluorocarbons. Greenhouse gases specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are regarded by many researchers as responsible for enhancing the greenhouse effect. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.⁶

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is the 12th to 16th largest emitter of CO₂ in the world and produced 492 million gross metric tons of CO₂ equivalents in 2004. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. Expressing GHG emissions in CO₂ equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Current modeling for climate change is not an exact science and there is a high degree of uncertainty in projecting future climate change.

No road improvement or other construction activities would be required as conditions of the project. All future construction activities as part of development of the site would be done in conformance with County AQMD District rules and regulations. The parcel map and rezone would not create additional vehicle traffic and emissions other than what currently exists for the residential units. Therefore, short-term and long-term air quality impacts would be less than significant.

- d-e. **Sensitive Receptors and Objectionable Odors.** Sensitive receptors such as schools, hospitals, care facilities and high density dwelling units are not located within the immediate vicinity. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested parcel map and rezone would not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the on site and off site road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. No construction activities would occur as part of the project that would expose sensitive receptors to substantial pollutants or produce objectionable odors. Therefore, long-term impacts would be less than significant.

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.

⁶ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). Publication CEC-600-2006-013-SF.

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

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. **Special Status Species and Sensitive Natural Communities.** The project site is located within Mitigation Area 1 which are lands not known to have rare plants but soil types capable of sustaining rare or endangered plants. The project site has been previously disturbed with a developable site on each of the proposed lots. These buildable sites are devoid of any vegetation. Due to the topography of the site, these areas are the only developable sites due to General Plan Policies restricting development on slopes exceeding 30 percent. In accordance with the County Code, payment of Mitigation In-Lieu fees would be required at building permit issuance. There would be a less than significant impact to any special status species or natural communities as a result of the project.

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- b-c. **Riparian Habitat.** There are two drainage swales which flow north across proposed Parcel 2 and ultimately drain into Folsom Lake. These drainages have been mapped well outside the developable areas of the site. No impact is anticipated from the residential development of the property on the existing drainages. Impacts would be less than significant.
- d. **Wildlife corridors.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR E exhibit V-8-4 indicate no mapped deer migration corridors exist on the project site. The project would 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 in any manner that does not currently exist. There would be no impact.
- e. **Biological Resources.** The project site contains scattered oak woodlands and native grasslands. In accordance with General Plan Policy 7.4.4.4, any oak canopy removal is subject to retention and replacement or payment of mitigation in-lieu fees. The project site has two previously disturbed developable areas which are devoid of oak canopy. No road improvements would be required which would remove oak canopy. Therefore, it is unanticipated that no oak canopy is required to be removed for the development of the site. Any future oak canopy removed as a part of residential development of the site would be done in accordance with Policy 7.4.4.4 and the adopted Oak Woodland Management Plan. Impacts would be less than significant.
- f. **HCP's or NCP's.** The proposed project would not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

Finding: The proposed project would not impact rare or endangered plant species, riparian feature, or biological resources. The project site is accessible via roadways which are sufficient to provide access and no additional on-site or off-site construction activities. The site has been previously disturbed with building sites on each parcel. Impacts to biological resources would be less than significant.

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. **Cultural Resources.** The cultural resources study completed for the project site indicates that there is a low to moderate possibility of cultural resources in the project vicinity. The project site has been previously graded and building sites have been constructed on each of the parcels. No further land disturbance is anticipated due to the severe topography of the site. Standard Conditions of Approval would be required to ensure that impacts to cultural resources would be less than significant.

Finding

Based upon the archaeological survey report prepared for the site, it is determined that all feasible conditions have been incorporated in the project to reduce potential impacts on cultural resources to a level of insignificance. For this "Cultural Resources" category, impacts would be less than significant.

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	

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
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

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 ground shaking, 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.⁷ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁸ There would be no impact related to fault rupture. There is one fault along the western portion of the 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 located within the West Bear Mountain Faults Zone. All other faults in the County, including those closest to the project site are considered inactive.⁹

Earthquake activity on the closest active 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.¹⁰ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

⁷ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

⁸ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁹ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

¹⁰ 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>)

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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 soil/geologic conditions do not present a substantial risk in the western County where the project site is located.¹¹ The project site where the existing dwelling units are located is relatively flat, while the rest of the property is comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide.¹²

The proposed parcel map and rezone would result in two separate parcels for residential development situated 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. Impacts would be less than significant.

- b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 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 any onsite and off site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions. Adherence to the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* would reduce the potential impacts to 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. 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 project site has been classified per the USDA Soil Survey as Auburn series Serpentine. The Auburn Series soil types are characterized by a low shrink-swell potential. Impacts would be less than significant.
- e. **Septic Systems.** The project would be served by public water and sewer. There would be no impact.

Finding

No significant geophysical impacts are expected from the proposed parcel map and rezone either directly or indirectly. For this "Geology and Soils" category, impacts would be less than significant.

¹¹ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030)*, May 2003, pages.5.9-6 to 5.9-9.

¹² El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030)*, May 2003, pages.5.9-6 to 5.9-9.

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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.

a-b. **Hazardous Substances.** No hazardous substances are involved with the parcel map and rezone. Temporary use of heavy equipment for road improvements may be required. A diesel fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of road improvements required and the duration of heavy equipment on site and off site to complete the road improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.

- c. **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 65962.5.¹³ There would be no impact.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The parcel is accessed via Shoreview Drive and La Sierra Drive. The nearest through County-maintained road is Lake Hills Drive. Fire response and fire safety issues have been reviewed by the El Dorado Hills Fire Department. The Fire Department would require a Fire Safe Plan prepared by a registered professional forester. Impacts would be less than significant.
- h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.¹⁴ As part of the conditions of approval for the parcel map and rezone, the applicants would be required to provide an approved Fire Safe Plan, and comply with Fire Safe Regulations as part of the building permit process. Impacts related to wildland fire hazard would be less than significant.

Finding: No Hazards or Hazardous conditions are expected with the parcel map and rezone either directly or indirectly. For this “Hazards” category, impacts would be less than significant.

¹³ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

¹⁴ El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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
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 storm water pollutants) in the project area; or

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- Cause degradation of groundwater quality in the vicinity of the project site.
- a & f. **Water Quality Standards.** The project would be required to connect to public water. The public water service has reviewed the project and has determined that there is adequate water to service the project. Impacts would be less than significant.
- b. **Groundwater.** The project would be served by public water and sewer. Due to the limited scope of development associated with the parcel map and rezone, impacts would be less than significant.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The 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. The Department of Transportation has reviewed the proposed project and has required a Grading Plan for any proposed road improvements. The Grading Plan is required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance*. Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level.
- d. **Existing Drainage Pattern.** The El Dorado County Department of Transportation has reviewed the proposed parcel map project and has required a drainage, erosion control and plan for on-site or off-site improvements. Adherence to the plan would reduce impacts to a less than significant level.
- e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans have been required due to the proposed road improvements. Adherence to the erosion plans would reduce the impacts to a less than significant level.
- g, h, & i. **Flooding.** The project is outside of mapped flood plains, impacts would be less than significant. The Flood Insurance Rate Map (Panel No. 060040 0700 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.
- j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant.

Finding

No significant hydrological impacts are expected with the parcel map and rezone either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

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 surrounded by residential uses and is located within the El Dorado Hills Community Region. The proposed parcel map and rezone and future residential development would not physically divide an established community. Impacts would be less than significant.
- b. **Land Use Plan.** The parcel is zoned Estate Residential Ten-Acre (RE-10) and allows single family residential development. The project would include a re-zone request to change the zoning from RE-10 to Five-Acre Estate Residential (RE-5) which is consistent within the General Plan Designation and the El Dorado Hills Community Region. Adequate roadways providing primary and secondary access exist at the project site. Required water and sewer services are available at the site with adequate capacity to serve the proposed two parcels. The proposed project would be consistent with the density requirements of the Medium Density Residential land use designation and the policies and objectives of the General Plan. Impacts would be less than significant.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. Impacts would be less than significant.

Finding

The proposed use of the land would be consistent with the zoning and the General Plan policies for residential uses. There would 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, impacts would be less than significant.

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:

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- 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.

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.¹⁵ The project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹⁶ There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the proposed parcel map and rezone either directly or indirectly. For this "Mineral Resources" category, there would be no impact.

XI. NOISE. <i>Would the project result in:</i>				
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;

¹⁵ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁶ 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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- 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.

a-d. **Noise Standards.** No onsite or off site road improvements would be required that would generate substantial noise. Future residential development of the site may generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). Construction operations for road improvements would require adherence to construction hours as required by General Plan Policy 6.5.11. Construction activities would be limited to 7a.m. to 7p.m. during weekdays and 8a.m. to 5p.m. on weekends and federally recognized holidays. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along the access roads which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB L_{dn} /CNEL or less. No known changes in traffic-generated noise levels along Shoreview Court or La Sierra Drive would occur. Short-term and long-term impacts would be less than significant.

e & f. **Airport Noise.** The project site is not within a airport land use plan. There would be no impact.

Finding

Potential short and long term noise sources would be required to comply with established noise standards and policies. For this “Noise” category, impacts would be less than significant.

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.

a-c. **Population Growth.** To avoid impacts associated with an increase in population growth potential displacement of housing or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions can be taken to decrease forecasted impacts in areas where higher intensity development is found

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to have a market demand. A recent study conducted by Bay Area Economics in June 2006 concluded that “Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, it appears that the growth assumptions in the Land Use Forecast Report are reliable, and in fact somewhat conservative from an environmental impact standpoint.” The proposed project would include up to two residential units. Assuming 2.8 persons per household¹⁷ in the primary units, population could increase by approximately six persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 12 persons. Assuming growth beyond the primary units the additional population would not be considered a significant population growth. Therefore, potential impacts as a result of increased population and displacement of housing or residents would be considered less than significant.

Finding

The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed parcel map and rezone either directly or indirectly. For this “Population and Housing” category, impacts would be less than significant.

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>			
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

¹⁷ El Dorado County General Plan, July 2004, Chapter 2 land Use, Table 2-2, Page 19.

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- Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection.** The El Dorado Hills 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 would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The proposed parcel map would create two residential lots. Impacts to police protection services would be less than significant.
- c-e. **Schools, Parks and Other Facilities.** The proposed parcel map and rezone is located within the El Dorado Hills Community Service District. Future residential development would be subject to school impact fees at time of building permit issuance. The parcel map is subject to payment of parkland dedication in-lieu fees. Impacts would be less than significant.

Finding

As discussed above, no significant impacts are expected to public services either directly or indirectly. For this "Public Services" category, impacts would be less than significant.

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-b. **Parks and Recreation.** The proposed parcel map and rezone would increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by the El Dorado Hills Community Services District. The El Dorado Hills Community Services District charges park impact fees in conjunction with building permits. There would be a less than significant impact.

Finding

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No significant impacts to recreation and open space resources are expected either directly or indirectly. For this "Recreation" category, impacts would be less than significant.

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 Department of Transportation has reviewed the proposed parcel map and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the parcel map and rezone would not change current vehicle trip rates 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.

c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.

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- d. **Hazards.** The project site is readily accessible from Shoreview Court and La Sierra Drive. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The proposed parcels would both be accessed via roads that would provide adequate emergency access through the Southpointe Subdivision to Lake Hills Drive. Adequate primary and secondary access would be available for the proposed parcels. There would be no impact.
- f. **Parking.** No additional parking required for the existing residential units on the subject parcel. There would be no impact.
- 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 either directly or indirectly. For this "Transportation/Traffic" category, impacts would be less than significant.

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	
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	

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			

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.** The parcel map and rezone would require connection to a public wastewater system. Storm water runoff would be negligible (see Item c, below). Impacts would be less than significant.
- b, d, e. **New Facilities** The project would require connections to public water and sewer. The utilities provider has reviewed the application and has determined that adequate services exist to serve the project. Impacts would be less than significant.
- c. **Storm Water Drainage.** All required drainage facilities for the project would be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual,*” as determined by the Department of Transportation. Impacts would be less than significant.
- f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into three or affect recycling goals. Impacts would be less than significant.
- h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from parcel map and rezone. Impacts would be less than significant.

Finding

No significant utility and service system impacts are expected either directly or indirectly. For this “Utilities and Service Systems” impacts would be less than significant.

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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

- a. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be a less than 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.
- c. 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. Impacts would be less than significant.

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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.)

Facilities Improvement Letter, El Dorado Irrigation District. May 2009.

Gularte Tentative Parcel Map Drainage Report, LeBeck Young Engineering. December 2009.

Tentative Parcel Map, LeBeck Young Engineer. April 2009.

Records Search Results for APN Number: 110-590-54, North Central Information Center. CSUS. April 2007.