

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: August 05, 2009
Item No.: 4.a.
Staff: Aaron Mount

PARCEL MAP

FILE NUMBER: P08-0035/Veffredo Parcel Map

APPLICANT: Denise Veffredo

ENGINEER: Gates Engineering

REQUEST:

1. A parcel map creating 4 parcels ranging in size from 1.0 to 2.0 acres on a 5.21-acre site. (Exhibit E).
2. Design waivers have been requested for the following:
 - 1) Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C.
 - 2) Reduction of off-site improvement requirements To Canyon Road from Standard Plan 101B to Standard Plan 101C.
 - 3) Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

LOCATION: On the west side of Madrone Avenue, approximately 500 feet north west of the intersection of Alder Drive and Canyon Road in the Cedar Grove area, Supervisorial District III (Exhibit A).

APN: 076-120-04 (Exhibit B)

ACREAGE: 5.21 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: One-Half Acre Residential (R20K) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff; and
2. Approve the Parcel Map P08-0035 subject to the Conditions of Approval in Attachment 1, based on the Findings in attachment 2.
3. Approve the following design waiver as the required findings have been made as noted in Attachment 2:
 - 1) Reduce on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C.
 - 2) Reduce off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C.
 - 3) Reduce off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

BACKGROUND: The subject parcel was created as part of the Sierra Pines Subdivision approved in 1936. Previous applications processed on the subject site include an approved tentative subdivision map (TM87-1075) that was not finalized, a tentative parcel map (P96-0025) that was withdrawn, and a tentative subdivision map (TM98-1346) which was withdrawn in order to submit the current parcel map application.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the parcel map request and issues for Zoning Administrator consideration are provided in the following sections.

Project Description: A tentative parcel map to create four parcels ranging in size from 1.0 to 2.0 acres (Exhibit E). All four parcels would be served by domestic water service meters and onsite septic wastewater systems. All four parcels would take access from Madrone Drive, a County maintained road. As shown on Table 1 the proposed density and lot design is consistent with existing parcels adjacent to the project parcel.

Site Description: As shown on Table 1 the project and adjacent parcels are within the Camino/Pollock Pines Community Region. The project parcel is located at an average elevation of

3,460 feet above mean sea level and is accessed from Madrone Drive, a County maintained road. The undeveloped parcel contains slopes from zero to ten percent on the south eastern section of the subject site and slopes from ten to twenty percent on the remaining area. The subject parcel has been previously logged and contains scattered tree cover with a majority of the density at the western end of the parcel.

Adjacent Land Uses:

Table 1

	Zoning	General Plan	Land Use/Improvements
Site	R20K	HDR	Undeveloped
North	R20K/R1A	HDR/MDR	Single Family Residences
South	R20K	HDR	Single Family Residence
East	R20K	HDR	Single Family Residences/Undeveloped
West	R1A	MDR	Single Family Residences

Discussion: The proposed parcel map is consistent with adjacent lot patterns and sizes. The project and adjacent parcels are within the Camino-Pollock Pines Community Region.

Access and Circulation:

Primary access: Access to all four parcels is proposed to be from Madrone Drive, a County maintained road (Exhibit F). The on-site road surface would be improved to Standard Plan 101C and minimum Fire Code requirements which include a 20-foot wide, all weather surface roadway capable of supporting a 75,000 pound load. Further, the applicant shall construct and /or verify that the off-site portion of Canyon Road, from the project boundary to Cedar Drive / Alder Drive, meets the requirements of El Dorado County Standard Plan 101C (Exhibit E). Due to the projects elevation the Standards Manual would require that all road improvements be paved with a minimum section of 2.5 inches over 6 inches AB.

Secondary Access: All projects require secondary access pursuant to the requirements of the Design and Improvement Standards Manual (DISM). DISM Section 3.A.9 indicates that a Minor Land Division may be approved with one access road of adequate capacity to accommodate the proposed increase in traffic if a future street route or acceptable alternative is prepared and approved. Conditions of Approval numbers 10 through 12 have been added to the project to address both on and off-site access requirements. Given that the proposed project would be required to submit an approved Fire Safe Plan, and that the project is within the allowed 1,320-foot dead-end road length per the Fire Safe Guides (Fire Safe Regulations) for parcels 1 to 4.99 acres in size, DOT would support waiving this requirement. Both El Dorado County Fire Protection District and Cal Fire have also stated support of the proposed project’s secondary access requirement, upon fulfillment of recommended Conditions of Approval 10 through 12 and the approved Wildfire Fire Safe Plan.

Dead End Road Length: The proposed access roadway is below 1,000 feet in length. The DISM Section 3.A.12 allows a dead-end road to exceed 500 feet (but not more than 2,640 feet) and requires the shoulder width be increased to 10 feet on both sides of the roadway. The DISM allows a reduction of the shoulder width if there is a favorable recommendation by the responsible Fire District. This requirement is reflected in recommended Conditions of Approval numbers 10 and 12. California Fire Code Appendix D requires dead end roads exceeding 750 feet to obtain Fire District approval. Both El Dorado County Fire Protection District and Cal Fire have stated support of the proposed project's dead end road length, upon fulfillment of recommended Conditions of Approval and the approved Wildfire Fire Safe Plan.

Water Supply (domestic/potable): The subject parcel is within the service area boundary of the El Dorado Irrigation District (EID). EID in the submitted Facilities Improvement Letter states that a 6-inch water line exists in Madrone Drive. The system is not capable of providing the necessary fire flow of 1,000 gallons per minute, however a deed restriction to require future residences to have sprinklers installed has been conditioned by the Fire District to meet the same effect.

Fire Safety: The El Dorado County Fire Protection District has stated that the existing fire hydrant at the project site would meet the parcel map requirements. Additionally, the project is required to provide an approved fire safe plan prior to filing of the parcel map which will further analyze fire suppression, fuels management, and development of the project parcels. As designed and with fulfillment of the recommended Conditions, this project would meet the minimum Fire Safe requirements.

Oak Tree Canopy: No oak tree canopy is proposed to be removed for development on the project parcel. Development of individual lots is not anticipated to remove oak canopy beyond the established retention requirements. Future development of the proposed lots would have the option of complying with either Option A or Option B of General Plan Policy 7.4.4.4 in accordance with the Oak Woodland Management Plan.

Septic System Improvements: Public sewer service is not available in the project vicinity. The applicant provided an onsite wastewater treatment system feasibility report that studied the potential for one septic system for the proposed parcel which contains the unpermitted residence. The feasibility report was reviewed and approved by the El Dorado County Environmental Health Division.

General Plan: The General Plan designates the subject site as High Density Residential (HDR). *This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre.* The project proposes parcel sizes ranging in size from 1.0 to 2.0 acres on a 5.21 acre site. As conditioned, this project would be consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed in Table 2 below:

Table 1: General Plan Consistency

<p><u>Community Region:</u> Objective 2.1.1 established the Camino-Pollock Pines Community Region boundary. The subject parcel is located within that boundary. Policy 2.1.1.2 defines Community Regions as <i>those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries.</i></p>	<p>Consistent: Planning staff has found that the subject proposal does meet the intent of these policies by providing the allowable density within this HDR designated parcel.</p>
<p><u>Adequate Roads, Public Utilities, and Wildfire Hazards:</u> Policy 2.1.1.7 directs that <i>development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated.</i></p>	<p>Consistent: As discussed above in the <i>Project Issues</i> section, the existing and proposed improvements would be adequate to serve the proposed subdivision.</p>
<p><u>Land Use Compatibility:</u> Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.</p>	<p>Consistent: As previously discussed and shown in the <i>Adjacent Land Use Table</i> above, the proposed residential project would be consistent with General Plan Policy 2.2.5.21. Pursuant to the existing General Plan land use designations, the project area would be surrounded by high and medium density residential uses that would be compatible with the proposed development. The new lots would be consistent and compatible with the General Plan intended development pattern expected in lands designated as High Density Residential and would be consistent with the dominant pattern of parcel development expected for the surrounding neighborhood also designated for HDR and MDR development and located within the Community Region.</p>
<p><u>Water Supply and Fire Flow:</u> Policy 5.2.1.2 requires that the applicant provide an adequate quantity and quality of water for all uses, including fire protection, and shall be provided for this development. Policy 5.7.1.1 directs that</p>	<p>Consistent: Water supply and required fire flow were discussed previously above in the <i>Project Issues, Fire Safety and Water Supply</i> sections. The project is conditioned to meet these Policy requirements.</p>

<p>the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development. As discussed above in the <i>Project Issues</i> section, the project is conditioned to meet these requirements.</p>	
<p><u>Availability of Water Supply:</u> Policy 5.2.1.4 directs that map approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.</p>	<p>Consistent: As discussed above, public water service would be provided to the project site by EID. EID provided a letter indicating that it has adequate water supplies to serve the project. Based on this information, the project would be consistent with General Plan Policy 5.2.1.4 regarding availability of reliable water supply.</p>
<p><u>Fire Protection Services:</u> Policy 5.7.1.1 requires that adequate fire protection services be provided for the proposed development.</p>	<p>Consistent: The El Dorado County Fire Protection District would provide fire protection services to the project site. As discussed above in the <i>Project Issues</i> and <i>Fire Safety</i> sections, a Fire Safe Plan and minimum roadway widths have been required by the Fire District to ensure adequate fire protection infrastructure. The project is conditioned to meet this Policy requirement.</p>
<p><u>Adequate Access for Emergencies:</u> Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided, to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.</p>	<p>Consistent: As conditioned, and discussed under <i>Access and Circulation</i> in the <i>Project Issues</i> section, the project would meet the intent of this policy.</p>

Zoning: The subject site is currently zoned One-Half Acre Residential (R20K). The proposed 1.0 to 2.0-acre lots have been shown to have sufficient room to conform to the zoning and the development standards in Section 17.28.390 for minimum lot width of 100 feet, minimum parcel size of one-half acre, building setback requirements of 30 feet within front yard parcel boundaries and road easements, 10 feet side yards (and 30 feet fire safe side yard), and 30 feet rear yard setbacks. The proposed parcels have been shown to have adequate room to satisfy the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

Staff finds that the project can be found to conform to the intent of the Zoning Code and that the necessary findings can be made to support the request for a Tentative Parcel Map creating four parcels. The findings are contained in Attachment 2.

Design Waivers: Three Design Waivers from the DISM have been requested for the proposed project. Findings of Consistency for the proposed Design Waivers which would be approved with the project are provided in Attachment 2. The requested Design Waivers are as follows:

1. Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C

El Dorado County Department of Transportation (DOT) Response: The proposed project is within the Camino / Pollock Pines Community Region and is also a County-maintained roadway along the project frontage. As such, the roadway must be constructed to a Design Std Plan 101B standard. The minimum roadway width per 101B is 28 feet with a structural section of 3 inches of asphalt concrete over 6 inches of aggregate base. Design Standard Plan 101C allows for fewer improvements to the roadway. Given the extremely low Average Daily Trips (ADTs) and existing improvements and obstacles to widening (i.e., utility poles), DOT would be supportive of a design waiver to allow development consistent with Design Standard Plan 101C. However, the proposed project parcel is above 3,000 feet elevation. Design Std Plan 101C Note 3 requires roadways above 3,000 feet to be paved with a minimum section of 2.5 inches over 6 inches AB. Please also be advised that, while DOT's minimum road width standard per 101C is 18 feet, the CA Fire Code 2007 minimum road width is 20ft. DOT is supportive of this design waiver.

2. Reduction of off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C.

DOT Response: Canyon Road is also within the Community Region and a County-maintained roadway up to Madrone Drive at which point it becomes a privately-maintained roadway. As such, the DISM requires Canyon Road to be improved consistent with Design Standard Plan 101B. However, for the same reasons mentioned in Item #1 above, DOT would be supportive of this design waiver request.

3. Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

DOT Response: Design Standard Plan 103C is a Driveway Encroachment standard. It is unclear where specifically the waiver is requested. The future driveway connections to Madrone Drive should be constructed to Design Standard Plan 103B-1 standards. The encroachment of Madrone Drive onto Canyon Road must be constructed to 103D standards. Given the extremely low ADT's, grade changes, and objects (i.e. utility poles), DOT is supportive of this design waiver request.

Granting of Design Waivers 1 through 3 would not be injurious to adjacent properties or detrimental to health, safety, convenience and welfare of the public. Upon fulfillment of the recommended

conditions of approval, neither the El Dorado County Fire Protection District, Calfire, nor DOT have any outstanding concerns and therefore, Design Waivers 1 through 3 could be approved as proposed.

El Dorado County Subdivision Ordinance: The project is subject to the applicable provisions of the El Dorado County Subdivision Ordinance, including Section 16.44.010 (State Law Compliance) and 16.44.020 (General Plan Compliance), subject to the specific findings under Section 16.44.030 and detailed in Attachment 2. The proposed Tentative Parcel Map would create a total of four lots, in conformance with the standards under the R20K zone district. Development of these parcels would be subject to applicable provisions of the El Dorado County General Plan, recommended Conditions of Approval, and other standards imposed by El Dorado County and affected agencies.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared (Exhibit G).

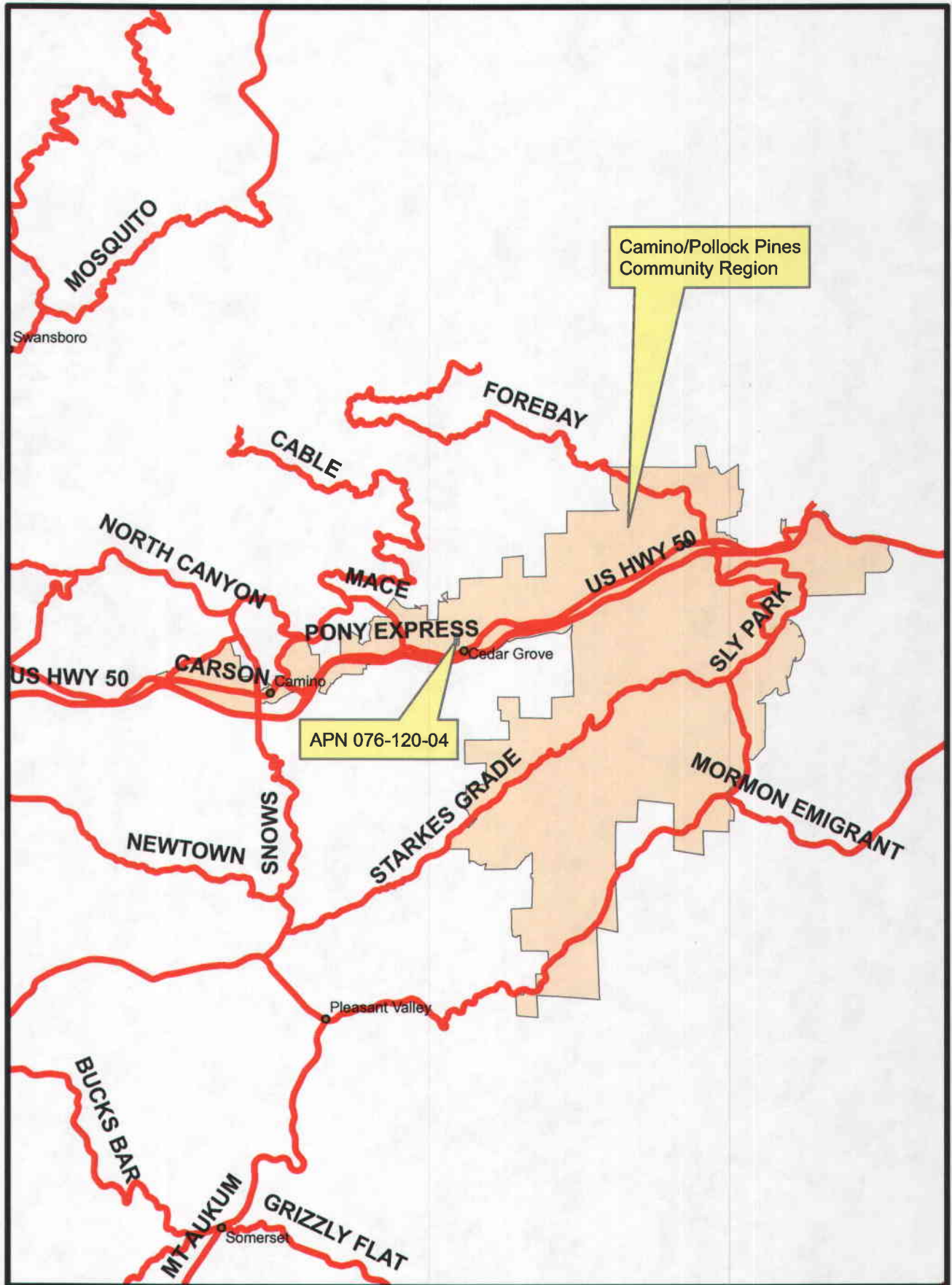
NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State 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 \$1,993.⁰⁰ 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

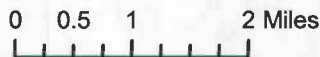
Attachments To Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Map Bk. 76 Pg. 12
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Parcel Map
Exhibit F	Local Circulation Map
Exhibit G	Environmental Checklist and Discussion of Impacts

EXHIBIT A: VICINITY MAP



PERMIT # P08-0035
PREPARED BY AARON MOUNT



N. POR. NE 1/4, SE 1/4, SEC. 3., T. 10N., R. 12E., M. D. M.
 POR. SIERRA PINES SUBDIVISION

Tax Area Code

76:12

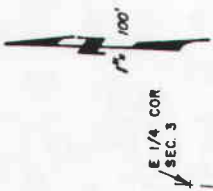
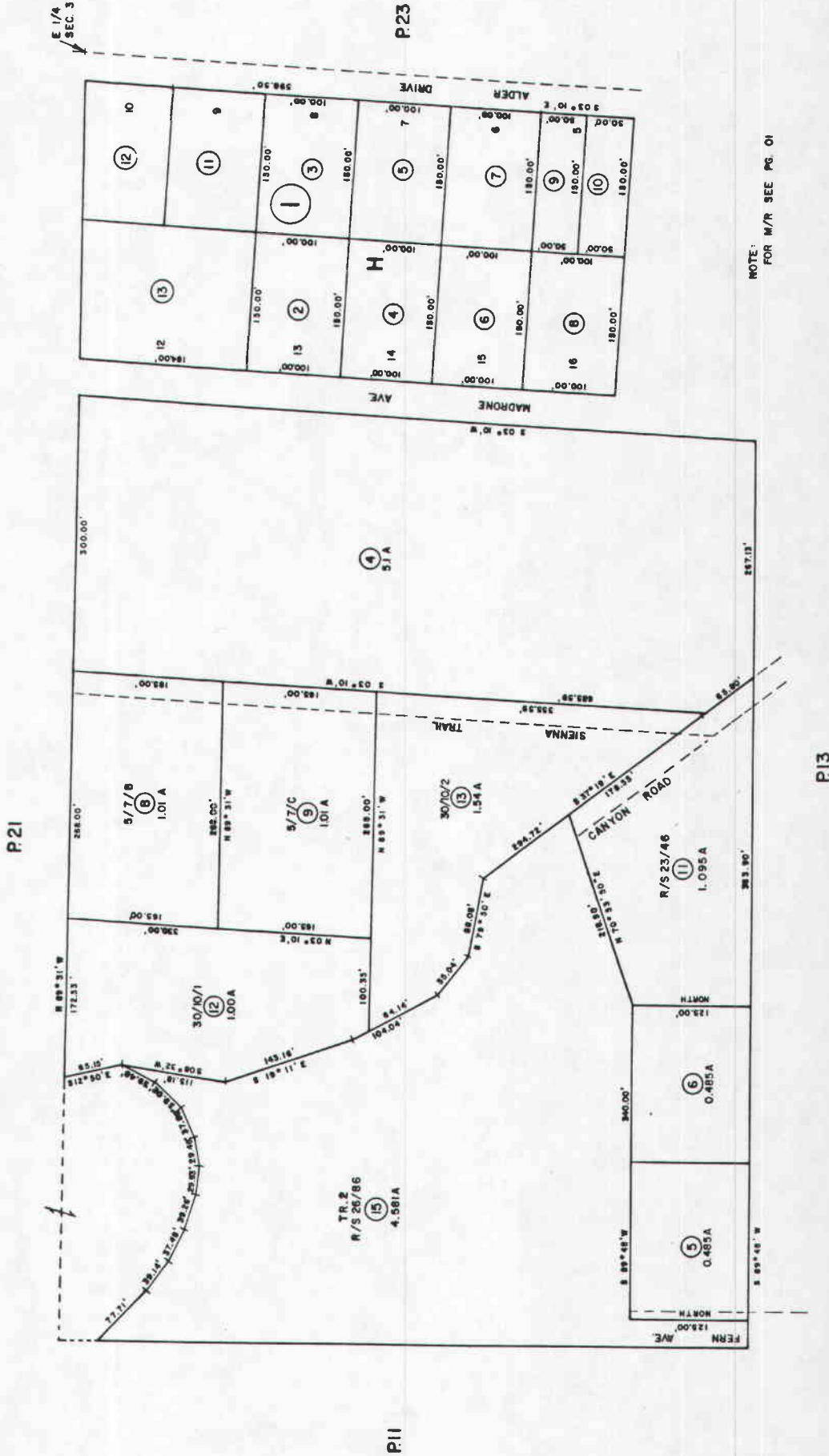


EXHIBIT B



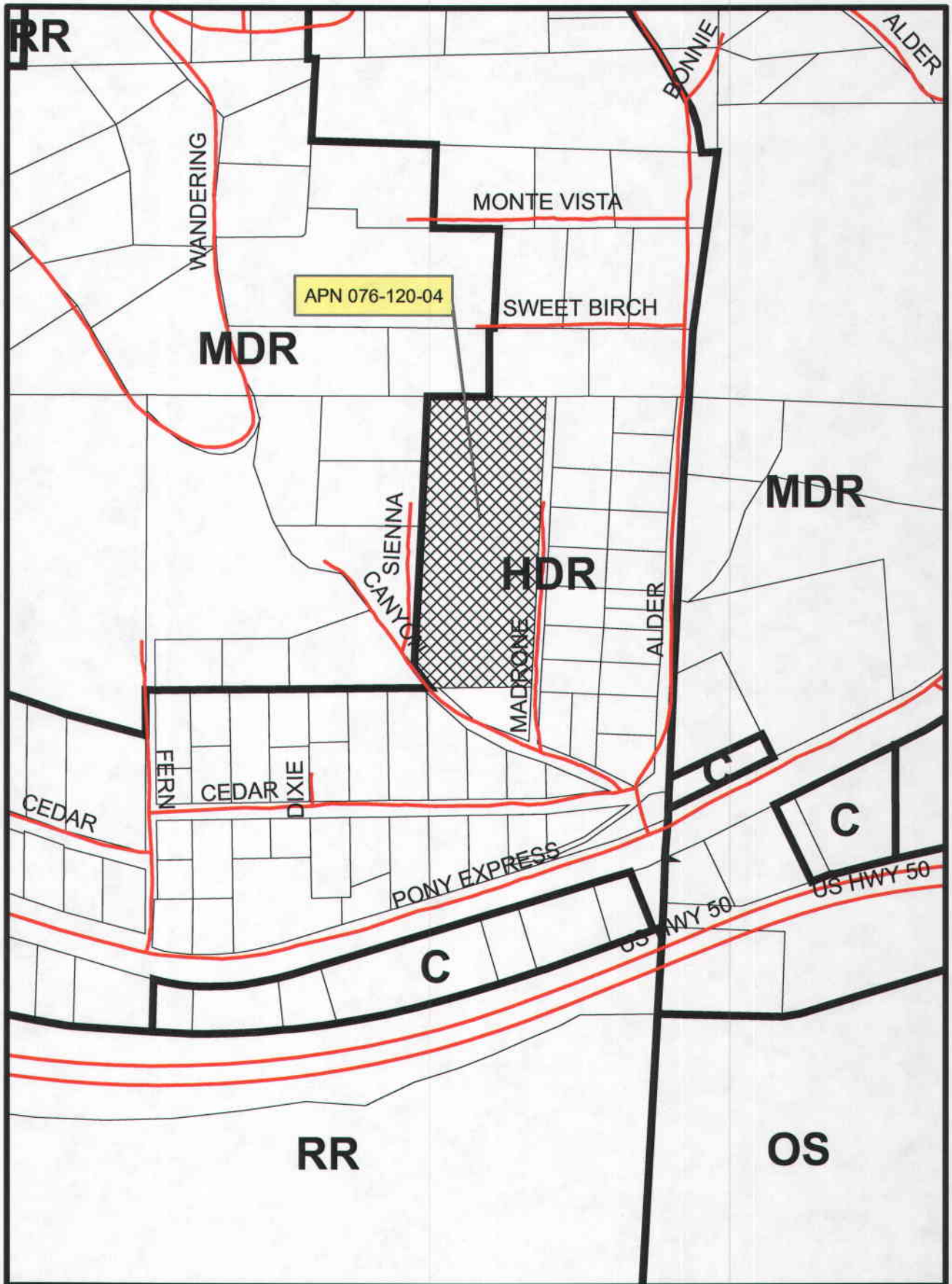
NOTE: FOR M/R SEE PG. 01

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 76 - Pg. 12
 County of El Dorado, California

OCT 27 2003

EXHIBIT C: GENERAL PLAN MAP



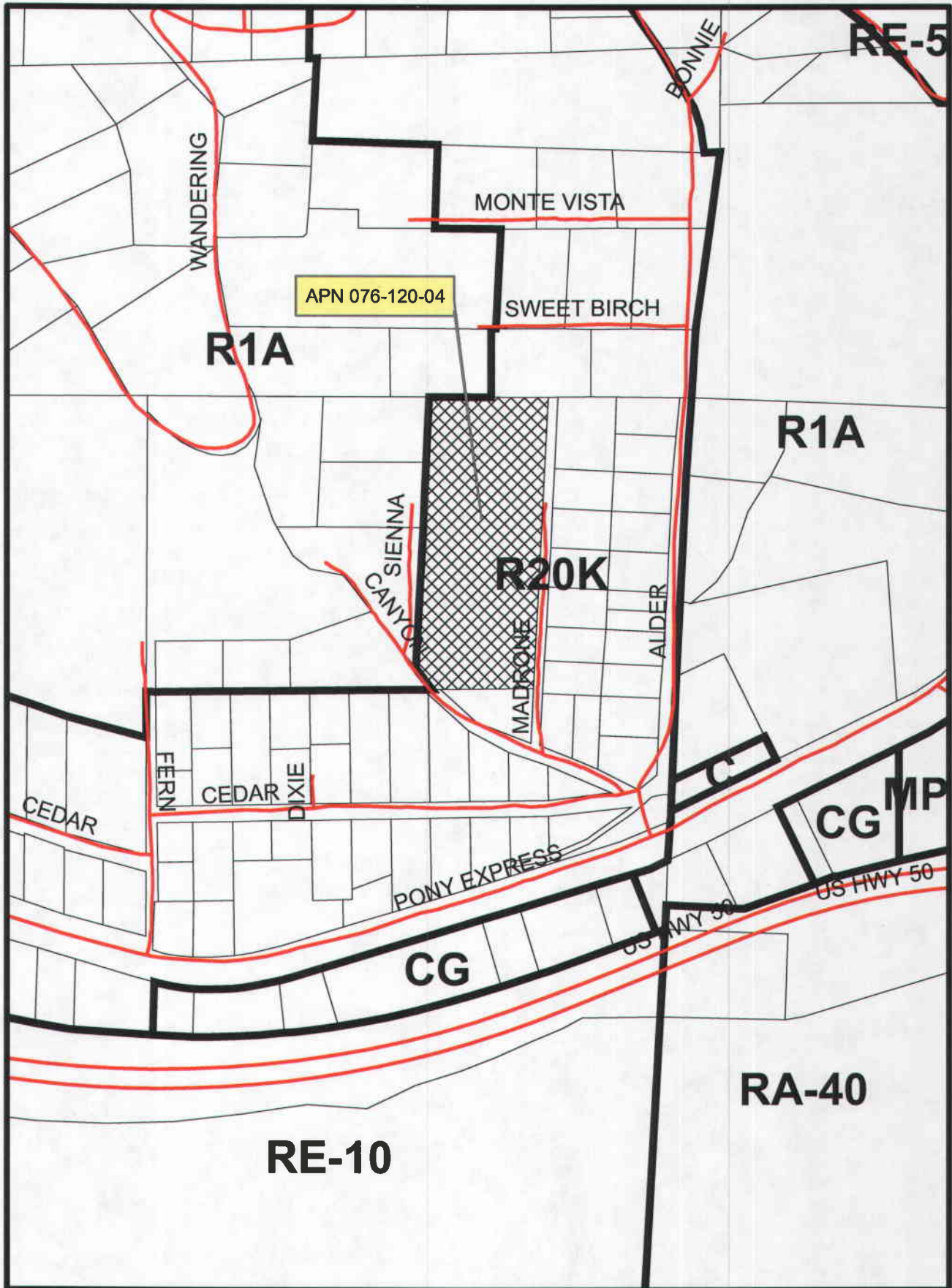
PERMIT # P08-0035
PREPARED BY AARON MOUNT

0 0.035 0.07 0.14 Miles



09-1174.C.11

EXHIBIT D: ZONE DISTRICT MAP



PERMIT # P08-0035
PREPARED BY AARON MOUNT



09-1174.C.12

EXHIBIT E

TENTATIVE PARCEL MAP PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 3, T.10 N., R.12 E., M.D.M. COUNTY OF EL DORADO - STATE OF CALIFORNIA SEPTEMBER 2008 - SCALE 1" = 100'

Owner of Record: Denise Veifredo
6484 Dobson Way
Pollock Pines, CA 95726

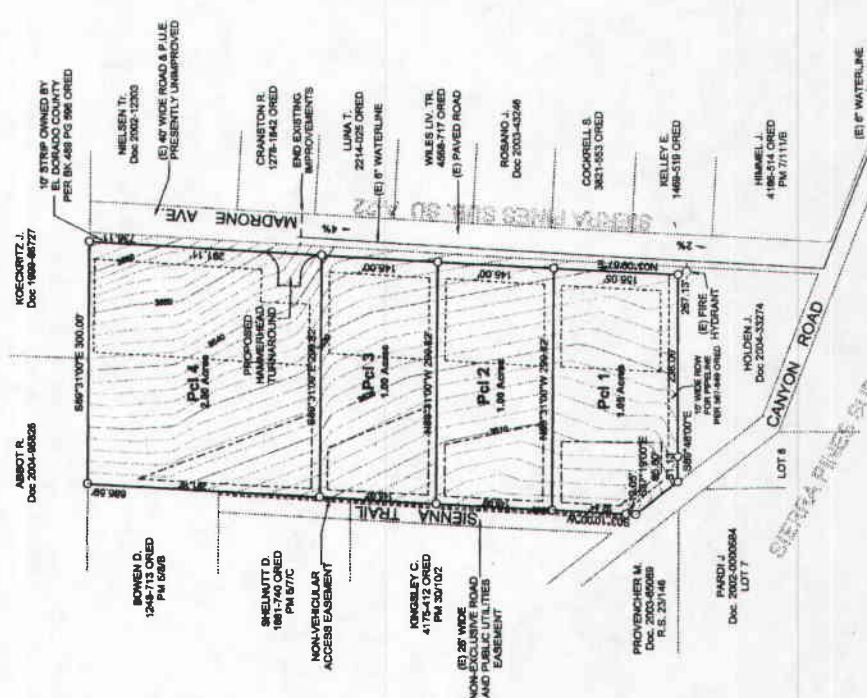
Name of Applicant: Denise Veifredo
6484 Dobson Way
Pollock Pines, CA 95726

Map Prepared by: Gates Engineering
2864 Ray Lawyer Dr, Suite 208
Placerville, CA 95667

Scale: 1 inch equals 100 feet
Contour interval: 2 feet
Source of topo: El Dorado County Aerials and field confirmation

Sec., Township, Range: Sec 3, T. 10 N., R. 12 E., M.D.M.
APN: 076:120:04
Present Zoning: R-20,000
Total Area: 5.21 Acres
Total number parcels: 4
Minimum parcel area: 1.03 acres
Water Supply: El Dorado Irrigation District
Sewage Disposal: Septic
Proposed structural fire protection: EDC Fire
Date of preparation: September 15, 2008

Zoning Administrator _____
Approval / Denial Date _____
Board of Supervisors _____
Approval / Denial Date _____



- ### REQUEST DESIGN WAIVERS
- MADRONE DRIVE L.O.D. AS EL DORADO COUNTY ALREADY OWNS 10 FOOT STRIP ALONG MADRONE DRIVE PER BK 488 PG 986 ORED.
 - CONSTRUCT MADRONE DRIVE ALONG PROJECT FRONTAGE TO A EL DORADO COUNTY 10'IC STANDARD.
 - IMPROVING CANYON ROAD ACCESS TO A EL DORADO COUNTY 10'IC STANDARD.
 - CONSTRUCTION OF ON-SITE ROADWAY ENCROACHMENT ONTO MADRONE DRIVE TO THE DSM STANDARD PLAN 100C.

- ### LEGEND
- Non-Vehicular Access Easement
 - Sewage disposal area
 - Building envelopes

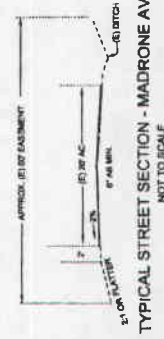
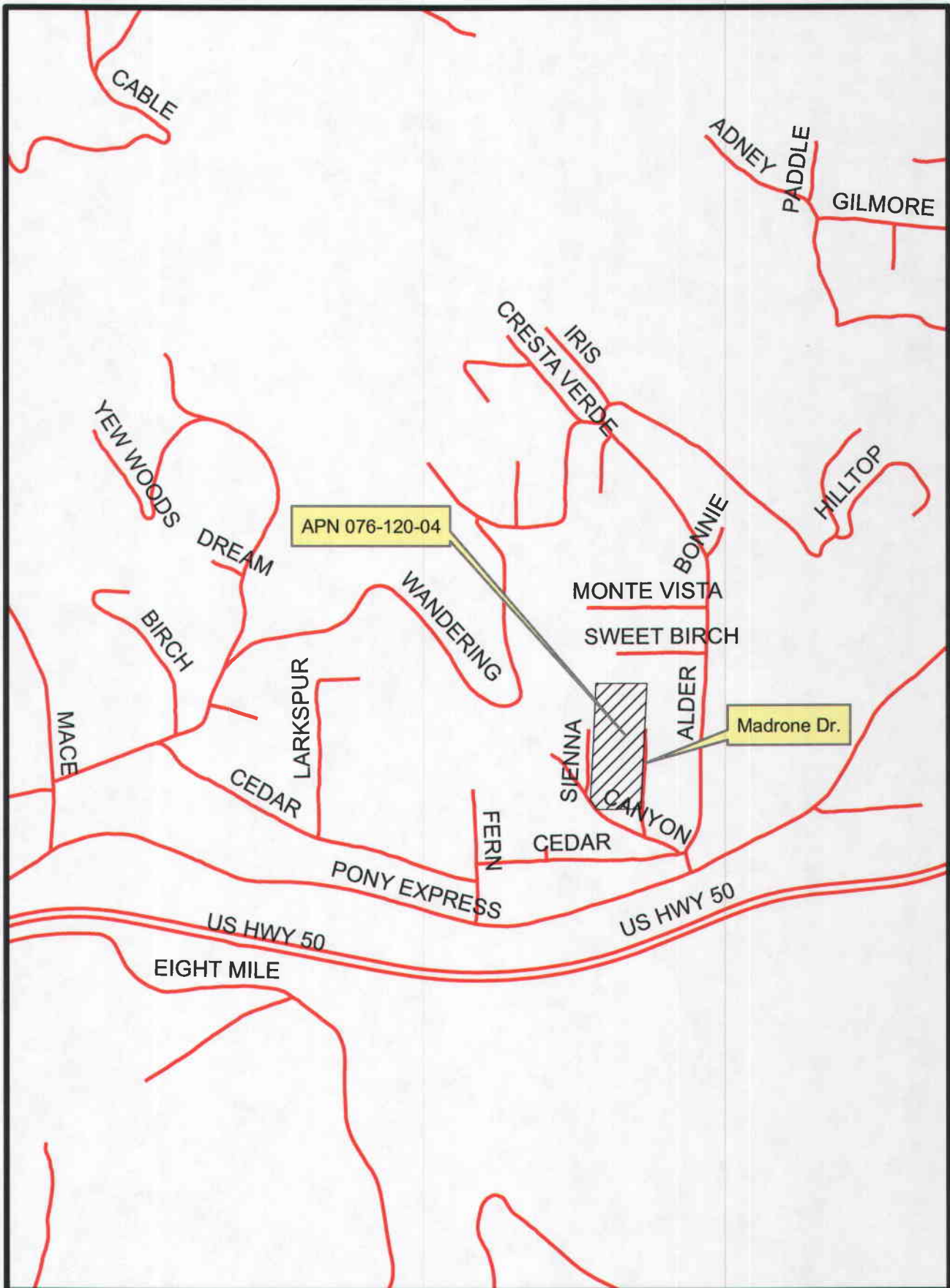
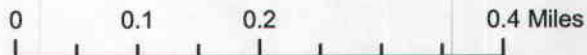


EXHIBIT F: LOCAL CIRCULATION MAP



PERMIT # P08-0035
PREPARED BY AARON MOUNT



09-1174.C.14



EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
DRAFT NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS

Project Title: P08-0035/Veffredo Parcel Map

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

Contact Person: Aaron Mount, Associate Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Denise Veffredo, 6484 Dobson Way, Pollock Pines, CA 95726

Project Engineer: Gates Engineering 2864 Ray Lawyer Drive #208, Placerville, CA 95667

Project Location: On the west side of Madrone Avenue, approximately 500 feet north west of the intersection of Alder Drive and Canyon Road in the Cedar Grove area.

Assessors Parcel No.: 076-120-04

Parcel Size: 5.21 acres

Zoning: One-Half Acre Residential (R20K) **Section:** 3 **T:** 10N **R:** 12E

General Plan Designation: High Density Residential (HDR)

Description of Project: A tentative parcel map creating four parcels ranging in size from 1.0 to 2.0 acres on a 5.21-acre site. All parcels would be served by public water and onsite individual septic systems. All parcels would be access by Madrone Drive, a County maintained road. Design waivers have been requested for the following: 1) Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C. 2) Reduction of off-site improvement requirements To Canyon Road from Standard Plan 101B to Standard Plan 101C. 3) Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R20K	HDR	Undeveloped
North:	R20K/R1A	HDR/MDR	Single Family Residences
East:	R20K	HDR	Single Family Residences/Undeveloped
South:	R20K	HDR	Single Family Residences
West:	R1A	MDR	Single Family Residences

Briefly Describe the environmental setting: The project parcel is at average elevation of 3,460 feet above mean sea level and is accessed from Madrone Drive, a County maintained road. The undeveloped parcel contains slopes from zero to ten percent on the south eastern section of the subject site and slopes from ten to twenty percent on the remaining area. The subject parcel has been previously logged and contains scattered tree cover with a majority of the density at the western end of the parcel.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County: Department of Transportation, El Dorado County Fire Protection District, County Surveyor.

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. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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: 6/29/09

Printed Name: Aaron Mount, Associate Planner For: El Dorado County

Signature:  Date: 6-29-09

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 the proposed residential project. The project would allow the creation of fifteen residential parcels.

Project Location and Surrounding Land Uses

The project site is located within the Camino-Pollock Pines area. The project site is surrounded by existing and undeveloped residential parcels.

Project Characteristics

The project would create 4 residential parcels which would gain access from Madrone Drive.

1. Transportation/Circulation/Parking

Access to the project parcel would be provided from Madrone drive, which is a County maintained road. The project would include the extension of the access roadway through the parcel to the south that would provide additional access to Green Valley Road. The project would create 4 residential lots, which would require two parking spaces per parcel. Parking for each parcel would be provided within private garages. No impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site is currently undeveloped. As part of the project, the extension of utilities services would be required. Public water is available at the project site and each parcel would have an individual septic system.

3. Population

The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for on-site roadways and driveways.

The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved Fugitive Dust Plan from the Air Quality Management District.

5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

- Air Quality
- Land Use/Planning
- Noise
- Population/Housing

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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
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.

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

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 or 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.

- a) No identified public scenic vistas or designated scenic highway would be affected by this project. There would be no impact.
- b) The project is not located along a defined State Scenic Highway corridor and would not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project. There would be no impact.
- c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. The property would continue to provide the natural visual character and quality that currently exists by directing development

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to the least sensitive parts of the property and would keep the scenic areas of the property intact. There would be no impact.

- d) This two-parcel division of land splits a parcel with existing residences and would not create substantial light or glare affecting day or nighttime views in the area. There would be no impact.

Finding: No impacts are proposed to aesthetic or visual resources as part of this project. There would be no impact.

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) There would be no conversion of choice agricultural lands to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands with this project. The project is located within an established single-family residential neighborhood and all adjacent parcels are designated for single-family residential development. There would be no impact.
- b) This project would not reduce available agricultural lands. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. There would be no impact.
- c) There will be no conversion of existing agricultural farmlands to non-agricultural uses and there are no other changes that could affect an agricultural designation for non-agricultural use. There would be no impact.

Finding: This project would have no impact on agricultural lands and will not impact properties subject to a Williamson Act Contract. For the 'Agriculture' category, the tentative parcel map would have 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 PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - 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) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b, c) Currently, El Dorado County is designated as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

Short-term, superficial, minor grading and excavation activities that could be associated with the finish grading to the existing roadway, but that type of construction typically would only last a few days and intermittently at that.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution.

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In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. The proposed parcels are not located in an asbestos review area. Impacts would be less than significant

- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and found that no such receptors will be affected by this project. Impacts would be less than significant.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The parcel map would create a less than significant impact onto the environment from odors.

Finding: Standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant.

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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) The project proposes no impacts to 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. The project is located within rare plant Mitigation Area 2 and in lieu fees for single-family residential development would be assessed for future residential development. Impacts would be less than significant.
 - b) The project proposes a less than significant impact to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Game. The site does not contain any water related features. Best Management Practices (BMPs) would be designed during the grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated with this project, including those necessary for road frontage improvements and those necessary to prepare and develop the site road access and turnaround, will be required to implement proper BMPs. There would be no impacts to oak woodland tree canopy with the approval of this project as none are to be removed. As a result, the project would reduce any potential impacts within this category to a level that is less than significant.
 - c) The project does not propose impacts to 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. The project site does not contain any water related features. There would be a less than significant impact from the project within this category.
 - d) The project site contains non-native grasslands with the majority of the tree canopy located along the western half of the parcel. The proposal would not create excessive uses that would significantly interfere 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 as there are existing residences on both proposed parcels. Impacts would be less than significant.
 - e) The project does not conflict with any local policies or ordinances protecting biological resources, such as the County's oak woodland canopy preservation policy. All oak trees would be retained. There would be no impacts to oak woodland tree canopy. There would be adequate site area to make improvements to the existing driveways to comply with road standards and to make the necessary adjustments to the existing encroachments along the property.
 - f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

Finding: There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be no impact to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy. In-lieu fees would be assessed for future dwellings on the parcels which would address the projects impacts within Rare Plant Mitigation Area 2. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

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

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) The applicant submitted a “Cultural Resource Study” prepared by Historic Resource Associates, dated December 1996 that reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could discover significant cultural resources, the following standard condition is required:

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 must 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. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.

Finding: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely. By implementing typical discovery procedures as conditions in the project permit, any chance of an accidental discovery would be accounted for during grading and/or improvement activities and impacts to the ‘Cultural Resources’ category would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada

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foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.

- b & c) 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* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). 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 future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant.
- d) Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Aiken loam (AfC) and Cohasset loam (CmD) which has a low to moderate shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- f) A septic capability report has been reviewed and approved the El Dorado County Environmental Management Health Division. The Environmental Management Health Division would review specific septic designs that accompany future development plans, including potential second-residential units on both parcels, to ensure that the final septic disposal design meets County standards. Impacts would be less than significant.

Finding: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

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				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
it create a significant hazard to the public or the environment?			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			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) Any hazardous materials used at the project site would need to comply with the *El Dorado County Hazardous Waste Management Plan*. This site and related future residential project would not be expected to include hazardous materials in the future construction or development of the new parcels. There would be no impacts.
 - b) No significant amount of hazardous materials would be used for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. There would be no impacts.
 - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within the quarter mile radius. There would be no impacts.
 - d) The project site is not identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There would be no impact from hazardous material at this location.

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- d) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and would be no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site.
- e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there would be no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. There would be no impacts.
- f) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sheriff's Department. There would be no impacts.
- g) The El Dorado County Fire Protection District reviewed the project and found that the project, with the recommended conditions implemented, would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. Impacts would be less than significant.

Finding: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or would not expose people and property to risks associated with wildland fires. For the 'Hazards and Hazardous Materials' category, as conditioned, any potential impacts experienced by this project would be less than significant.

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				X

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>				
Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading or improvement plans for this project would be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Development Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance*. The project would be required to provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County standards which includes RWQCB standards for run-off. Impacts would be less than significant.
 - b) The project would be required to connect to a public water supply. As such, there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
 - c) The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through either Development Services or El Dorado County Department of Transportation would be required for any future development to address grading, erosion and sediment control. The site improvement permit required for the road improvements will be reviewed for compliance. Impacts would be less than significant.

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- d) The proposed project encompasses 5.21 acres. The rate of surface runoff from development will be minimized through the application permit review process; there would be a less than significant impact from the current proposal's road improvements and future impervious surfaces created with development on the new parcels. Impacts would be less than significant.
- e) There would insignificant impacts from stormwater runoff directly caused by the approval of this application request and minor road improvements. Impacts would be less than significant.
- f) Wastewater and stormwater runoff from any future potential development would be analyzed further during permit review process to assure water quality protection standards have been established. The parcel map request would not involve major physical changes to the environment. Impacts will be less than significant impact.
- g, h and i)
 No portion of the project would be within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected. There would be no impact.
- j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami would be considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. There would be no potential impact from mudflow because the project site is not located within the vicinity of a dam or other water body. There would be no impact.

Finding: Any future development plans submitted for a building and/or grading permit would be analyzed to address erosion and sediment control. No significant hydrological impacts would occur with the project. 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	

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Conflict with adopted environmental plans, policies, and goals of the community.
- a) The project would not result in the physical division of an established community. The request for tentative parcel map would be consistent with the policies established by the General Plan and residential land use pattern of the neighboring area. Impacts would be less than significant.
 - b) As proposed, the project would be consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 2004 General Plan. The creation of the two new parcels takes into consideration the required development standards of the R20K zone district. Any future residential development on the four proposed parcels would be required to be designed to meet the requirements of the El Dorado County Zoning Ordinance and local subdivision policies. All related setback areas for buildings and septic disposal areas to the man-made drainage channel and/or pond would need to be maintained at all times with the approval of this project. The project would meet the land use objectives that have been established by the County. Impacts would be less than significant.
 - c) As discussed in Section IV 'Biological Resources', this project would have a less than significant impact on biological resources, and the proposal would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than significant.

Finding: For the 'Land Use Planning' category, project related impacts associated to the tentative parcel map application 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:

- 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) The project site is not within a Mineral Resource Zone (MRZ) mapped by the State of California Division of Mines and Geology or in the El Dorado County General Plan. There would be no impact.
 - b) The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category has been considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding: No impacts to any known mineral resources would occur as a result of the project and the 'Mineral Resources' category would not be affected.

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;
 - 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) The project is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation source. As such, an acoustical analysis was not provided as part of the project application submittal. The creation of four parcels for single-family use would not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. Impacts would be less than significant.
- b & d)
 Short-term noise impacts may be associated with excavation, grading, and construction activities in the parcel vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. Noises associated with residential uses are not anticipated to increase ambient noise levels. The creation of four parcels would require road improvements which would have a less than significant impact.

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- e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential development, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. There would be no impact.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport. There would be no impact.

Finding: For the '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) The proposed project would have a minimal growth-inducing impact of approximately 11.2 people. All future residential development such as second-residential units would be required to comply with County development standards and would pay project related impact fees. These include traffic related impacts fees, fire impacts fees, school impact fees, and other fees, as required by the County's Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits could be issued. The project does not include school or large scale employment centers. Impacts would be less than significant.
 - b) No existing housing stock would be displaced by this project and no replacement housing will be necessary with the approval of the tentative parcel map. There would be no impact.
 - c) No persons would be displaced by approving the tentative parcel map and construction of replacement housing would not be required for this project. There would be no impact.

Finding: The project would not displace any individuals and would not remove existing housing. The project would not directly or indirectly induce a substantial growth in population by process of a two-parcel subdivision of land. For this 'Population and Housing' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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
 - Be inconsistent with County adopted goals, objectives or policies.
- a) The El Dorado County Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed parcel map. The impacts would be less than significant.
- b) Police Protection: The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The creation of four parcels would not significantly impact current Sheriff's response times to the project area. The impacts would be less than significant.
- c) Schools: The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a dominant residential component. The impacts would be less than significant.

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- d) Parks: Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. These fees required under the Quimby Act would be used to offset the acquisition of parkland needed from the increase in population. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not significantly increase the demand for parkland. The impacts would be less than significant.
- e) Other Facilities: No other public facilities or services would be directly impacted by the project. The impacts would be less than significant.

Finding: As discussed above, no significant impacts would occur with the project 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) By creating four parcels, no significant increase or effects in the use of area wide neighborhood or regional parks would be experienced by approving this project. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities. Impacts would be less than significant.
- b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project. In lieu fees for the acquisition of parklands would be assessed during the process of the final parcel map. Impacts would be less than significant.

Finding: No impacts to recreation or open space would result from the project. For the 'Recreation' category, there would be a less than significant impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) The County Department of Transportation has determined that the project would not generate a significant level of trips to require a traffic study or mitigation. Approval of the project would result in the creation of two parcels allowing for density of a primary and secondary residential unit and supporting accessory structures on each newly created parcel. Each parcel would provide for fire safe access and would be accessible from Madrone Drive. On-site and off-site road improvements are included and have been considered with this Initial Study. Full road improvements for the access road and encroachments are required. Impacts would be less than significant.
 - b) Approval of the tentative parcel map would accommodate the allowed density. The proposed density would not have a significant traffic and/or circulation impact to Madrone Drive, or the surrounding road circulation system. Impacts would be less than significant.
 - c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) Based on what is required for the project, there would be no design features, such as sharp curves or dangerous intersections added or changed. Impacts would be less than significant.
- e) The project would not result in inadequate emergency access to any potential residential structure. The project is conditioned to upgrade onsite and offsite roads to County and State fire safe standards. Impacts would be less than significant.
- f) Future development would be required to meet on-site parking identified by use and the Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses would include, and identify required parking. Future requests for building permits would be reviewed for conformance with parking during the review process. There would be no impact.
- g) The proposed project would not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: For the 'Transportation/Traffic' category, processing the four-parcel map would have a less than significant impact within this 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

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;

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- 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) No significant wastewater discharge or surface run off would result from this project. Any future residential development on the parcels would be designed to meet the County standards to include BMPs for pre- and post construction development for wastewater discharge and surface run-off. Impacts would be less than significant.
 - b) No new water or wastewater treatment plants are proposed and none are required as a result of this project. Evaluation of the potential for individual septic systems has been reviewed and approved by El Dorado County Environmental Health. There would be no impact.
 - c) On-site stormwater drainage facilities may be required on the property in order to reduce run off to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans would be required to show site discharge and/or run off at pre and post levels. All required drainage facilities would be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. There would be no impact.
 - d) The project is required to provide public water service for each parcel. The project would be conditioned to ensure adequate water pressure for fire control with the final review and approval by the El Dorado County Fire Protection District required prior to filing the parcel map. Impacts would be less than significant.
 - e) The County's Environmental Management Department previously reviewed and approved the existing septic systems. Future residential development would be reviewed by Building Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards. Impacts would be less than significant.
 - f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.
 - g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. There would be no impact.

Finding: Impacts within the 'Utilities and Service Systems' category would remain at a less than significant level based on this tentative parcel map. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

- a) There is no substantial evidence contained in the project record that would indicate that this project has the potential to degrade the quality of the environment. This tentative parcel map would not have the potential to 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 California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that will be implemented with the process of the final parcel map and/or any required project specific improvements on or off the property.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.
- c) As outlined and discussed in this document, this project proposes a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

2004 El Dorado County General Plan A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief. Adopted July 19, 2004.

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.)

US Department of the Interior, Fish and Wildlife Services 1995 National Wetland Inventory for the Placerville, California Quad.

“Cultural Resource Study” prepared by Historic Resource Associates, dated June 2007