

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



Agenda of: July 12, 2007
Item No.: 9.a.
Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z06-0035/PD06-0023/P06-0030

APPLICANT: David and Michael McMahon

REQUEST: Request for a rezone, planned development, and a parcel map.

Rezone from Limited Multifamily-Design Control-Airport Safety District (R2-DC-AA) to Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA);

Planned development plan to would allow a four unit multifamily residential development consisting of a two duplex units; and

Parcel map creating four residential lots including open space lots.

One design waiver has been requested to reduce the sidewalk improvement requirement from six feet to four feet.

LOCATION: On the west side of Cambridge Road, 120 feet north of the intersection with Estepa Drive, in the Cameron Park area, Supervisorial District I (Exhibit A).

APN: 082-543-07

ACREAGE: 0.57 acre

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

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditionally approve Z06-0035/PD06-0023/P06-0030 and deny the design waiver

BACKGROUND: Design Review DR05-0010 was submitted on February 14, 2006, to construct a four-unit multifamily project on the parcel. However, pursuant to General Plan Policy 2.2.5.13, a Planned Development (PD) zone overlay is required because of the project location within Safety Zone 3 of the Cameron Park Airport. The rezone, planned development, and parcel map applications were submitted on August 11, 2006, to be consistent with the policy requirements and to allow the parcelization of the individual residential units.

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

Project Description: The request is for a rezone, planned development, and a parcel map for a four (4) unit condominium project. Two (2) duplexes would be constructed, and each unit would be parcelized. The units would be constructed as split level attached units with individual garages beneath the units.

The project would require the removal of oak canopy for the construction of the residential units. The applicant has submitted an arborist report and Oak Mitigation Plan consistent with General Plan Policy 7.4.4.4 which would involve onsite replacement of the affected canopy.

One design waivers has been requested for the following to reduce the sidewalk improvement requirements from six feet to four feet.

Rezone: The rezone request would add the Planned Development (PD) zone overlay and remove the existing Design Control (DC) overlay. The inclusion of the PD would require the removal of the DC overlay, because the level of review of a PD application would exceed that of a DC application.

The zoning would change from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA). The AA zoning overlay would remain due to the project location within Safety Zone 3 of the Cameron Park Airport.

Planned Development: A planned development (PD) is requested which would allow flexibility with the creation of airspace units. Because the project would parcelize the proposed multifamily residential units into individual airspace lots, zero lot line setbacks would be required. The PD application would allow reductions to the Development Standards within the R2 Zone District.

As required by General Plan Policy 2.2.3.1 residential planned developments would be required to provide a minimum of 30 percent open space. The project has identified areas on the project site that would be counted as open space. Approximately 34 percent of the site would be dedicated open space. The open space would be located in the undeveloped areas adjacent to the proposed condominium project.

Site Description: The project site is located in the Cameron Park area. The project site is at an elevation of approximately 1,280 feet elevation. Slopes onsite are generally mild with steeper slopes to the east where the site fronts Cambridge Drive. The site is located within Mitigation Area 2. The nearest riparian feature is Cameron Park Lake which is located approximately 250 feet to the east of the parcel. An arborist report prepared for the site identified five oak trees and two non-oak species.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2	MFR	Undeveloped
North	R2	MFR	Multifamily residences
South	R2	MFR	Proposed multifamily residences
East	R2	MFR	Multifamily residences
West	R2	MFR	Multifamily residences

The project would create multifamily residential development which is consistent with the surrounding development. The proposed land use and density is consistent within the project vicinity.

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

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

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

The project would exceed the density requirements of the policy. Accordingly, the rezone request would add the PD zone overlay to the parcel zoning to be consistent with this policy.

General Plan Policy 2.2.3.1A establishes that Planned Development residential projects shall include at least 30 percent commonly owned or public held open space. Open space shall not include space occupied by infrastructure. Planned Developments shall cluster housing or lots to conform to the natural topography. The project site is 0.57 acre (approximately 25,000 square feet). Residential planned developments require at least 30 percent open space (approximately 7,500 square feet.) Reviewing the proposed parcel map, approximately 34 percent of the site has been identified as calculable open space.

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

Planned Development Required Open Space

Parcel Size	0.59-acres (approx. 26,000 square feet)
Required Open Space	0.18-acres (approx. 7,800 square feet)
Proposed Open Space	0.20-acres (approx 8,800 square feet)
Percent Open Space Proposed	34

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

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

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

2. Availability and capacity of public treated water system;

EID submitted a Facilities Improvement Letter (FIL) to the applicants dated December 14, 2005, which verified that a 10-inch water line exists beneath Cambridge Road capable of providing water to the proposed four residential units. The water line is capable of sustaining the required 2,250 gallon per minute (gpm) fire flow for two hours as conditioned by the Cameron Park Fire Department.

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

A six-inch sewer pipe is located beneath Cambridge Road which can provide wastewater service to the proposed residential units.

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

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

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

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

6. Distance to nearest Community Region or Rural Center;

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

7. Erosion hazard;

The onsite soils are identified as Rescue Series variants which are characterized as having a moderate to high erosion potential. All grading activities would be required to adhere to the *El Dorado County Grading, Erosion, and Sediment Ordinance*. Compliance with this ordinance would reduce the potential erosion hazards.

8. Septic and leach field capability;

The project would be served by a public wastewater system.

9. Groundwater capability to support wells;

The residential development would be served by EID public water and sewer facilities.

10. Critical flora and fauna habitat areas;

The project site is located within Mitigation Area 2. As required by the Zoning Ordinance, the Mitigation Area 2 Fee would be applicable and paid prior to issuance of a building permit.

11. Important timber production areas;

12. Important agricultural areas;

13. Important mineral resource areas;

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

14. Capacity of the transportation system serving the area;

The Department of Transportation (DOT) has reviewed the project and has determined that a traffic study would not be necessary for the project. However, DOT has requested that road improvements

be required as conditions of approval. The improvements would include the onsite widening of Cambridge Road and onsite and offsite sidewalk construction.

15. Existing land use pattern;

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

16. Proximity to perennial water course;

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

17. Important historical/ archeological sites;

The cultural resources assessment performed on the property found no cultural resources or archeological sites.

18. Seismic hazards and present active faults.

The project site is not located in an area known to have seismic hazards or faults.

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

The proposed multifamily project is consistent with the applicable CC&R's.

General Plan Policy 7.4.4.4 establishes retention and replacement requirements for impacted oak canopy. As determined through an onsite arborist survey, the project site has approximately 44 percent oak canopy coverage. The policy requires 80 percent retention of the canopy. The project would remove roughly 8 percent of the canopy which is consistent with the retention requirements. The applicant has obtained the required replacement plan which identifies an onsite replacement area for the impacted canopy.

Planning staff finds the project would be consistent within the Multifamily Residential (MFR) land use designation and applicable General Plan policies.

Zoning: The subject site is zoned Limited Multifamily Residential-Community Design Review-Airport Safety District (R2-DC-AA). The R2 Zone District allows the proposed multifamily development. The project would comply with the development standards of the R2 Zone District.

The applicant is requesting the Planned Development (-PD) overlay in order to satisfy General Plan Policy 2.2.5.13. The (-PD) overlay would allow a density greater than one dwelling unit per five acres within Safety Zone 3 of the Placerville Airport.

Development Plan: The proposed multifamily residential development consists of four residential units on a 0.57-acre site. The project would be constructed as two duplexes. The development has been designed with dual attached garages. A single driveway would be constructed to provide access to the units from Cambridge Road.

The development plan would allow modifications to the development standards of the R2 Zone District and standards of the Zoning Ordinance. The driveway which would provide access to the site from Cambridge Road has been proposed to be 21 feet. Section 17.18.030 of the Zoning Ordinance requires a 24 foot wide drive isle for driveways. The applicant has proposed a reduction in the driveway width requirement to minimize the potential impacts to the onsite oak canopy.

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

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

The proposed zone change would rezone the property from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District R2-DC-PD-AA). The zone change is required due to the project location within Safety Zone 3 of the Cameron Park Airport.

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

The project has been designed to minimize impacts to the oak canopy which would enhance the onsite natural features. Additionally, the required open space has been provided which would provide recreational areas for the project.

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

The project is consistent with the development standards of the R2 Zone District. However, a design waiver has been submitted to reduce the onsite driveway width from 24 feet to 21 feet. This would minimize the potential negative impacts to the existing oak canopy.

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

The project is relatively flat and would require a moderate amount of grading. The project site has approximately 44 percent oak canopy coverage. As discussed in the General Plan section above, the project would be consistent with the retention and replacement provisions of General Plan Policy 7.4.4.4.

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

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

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

The prominent natural feature on the project site is a large oak cluster located adjacent to Cambridge Road. The project has been designed to avoid impacting the oak and retaining the feature.

Planning staff finds that the project is consistent with the development standards of the R2 Zone District and the Zoning Ordinance.

Design Waivers

One design waiver has been requested in conjunction with the project:

- A. To reduce the sidewalk improvement requirement from six feet to four feet.

Section 16.08.020 of the Subdivisions Ordinance establishes that the following findings must be made prior to approval of a design waiver:

- a. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,
- b. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,
- c. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,
- d. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The Department of Transportation has requested conditions of approval which would require construction of a six foot wide sidewalk along the property frontage on the western side of Cambridge Road. Cambridge Road is a major collector road in the Cameron Park Community Region.

Reduction of the sidewalk width from six feet to four feet would potentially expose pedestrians to additional vehicular hazards along the major collector road. Furthermore, no sidewalks exist on the

east side of the road. Because the project site is located in close proximity to Bass Lake, increased usage of the sidewalks could be expected.

Therefore, the Department of Transportation has recommended denial of the design waiver.

Cameron Park Airport Comprehensive Land Use Plan:

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

ENVIRONMENTAL REVIEW

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

This project is not 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 \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

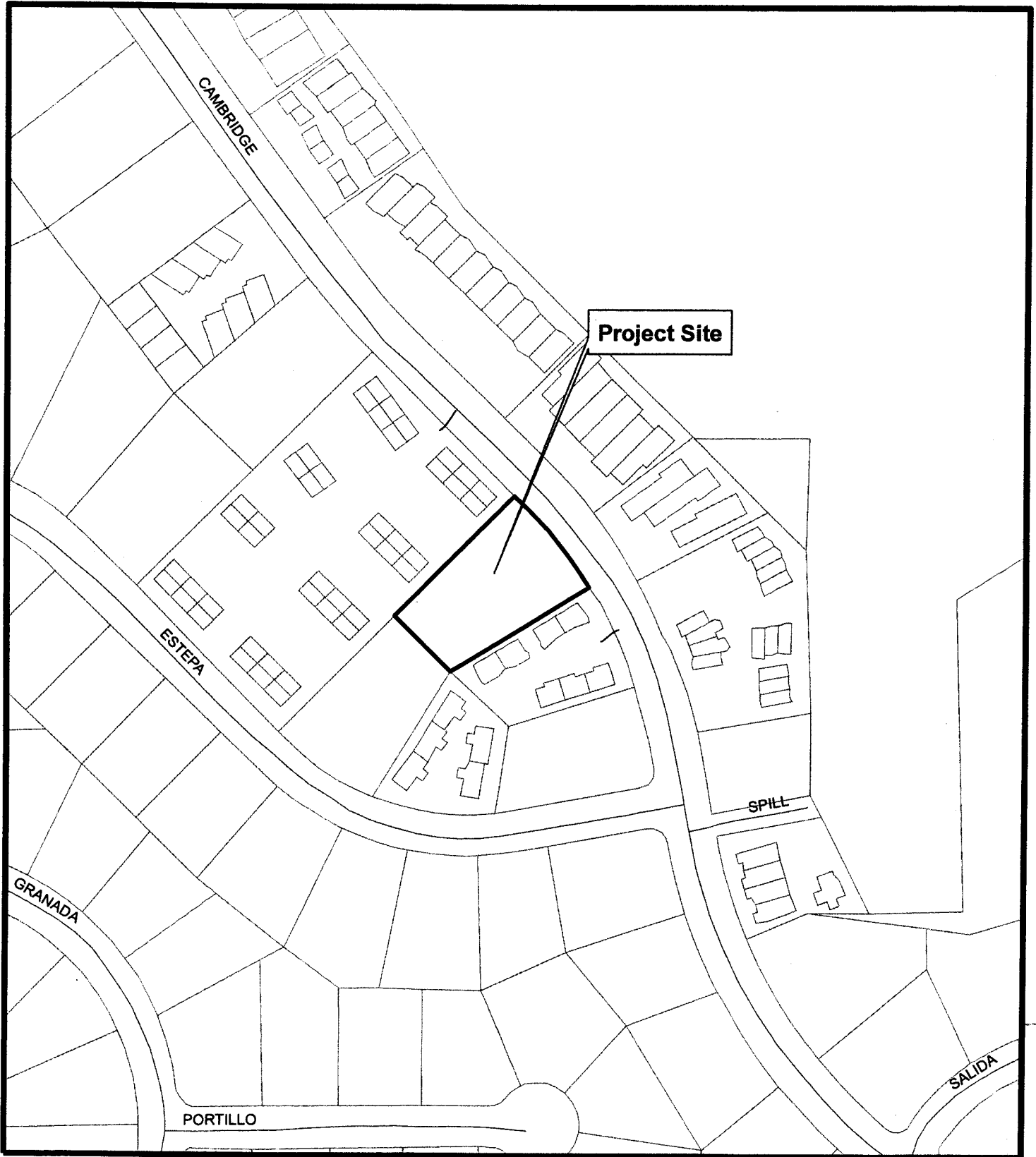
RECOMMENDATION: Approval of rezone/planned development; denial of design waiver.

SUPPORT INFORMATION

ATTACHMENTS

Exhibit A.....	Vicinity Map/ A.P.N. page
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Parcel Map
Exhibit E.....	Building Elevations
Exhibit F.....	Environmental Checklist and Discussion of Impacts

McMahon Project
Z06-0035/ P06-030/ PD06-0023
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

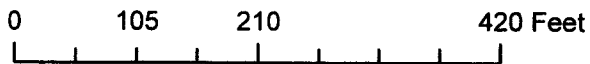
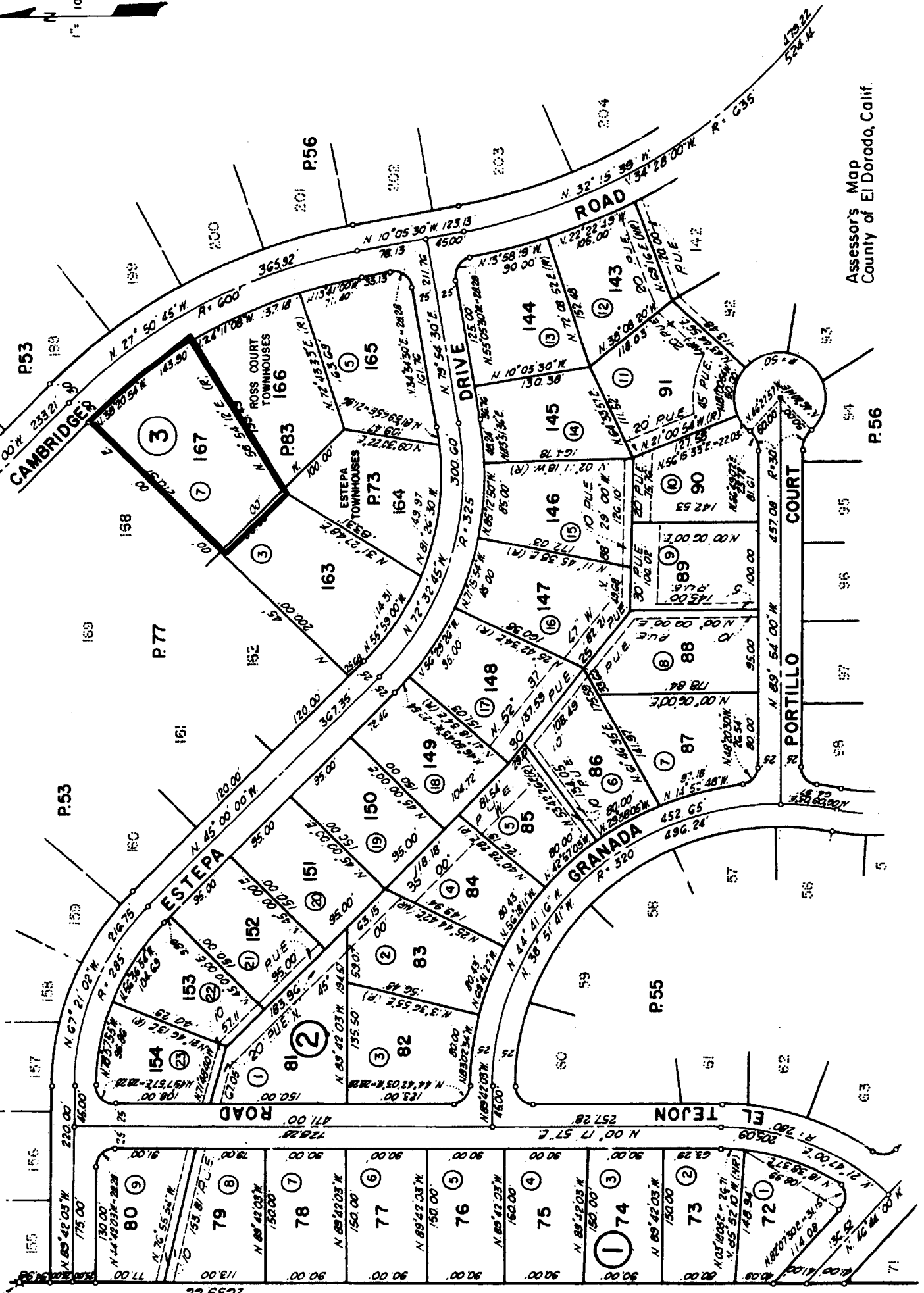
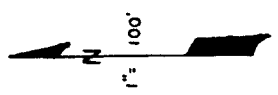


Exhibit A



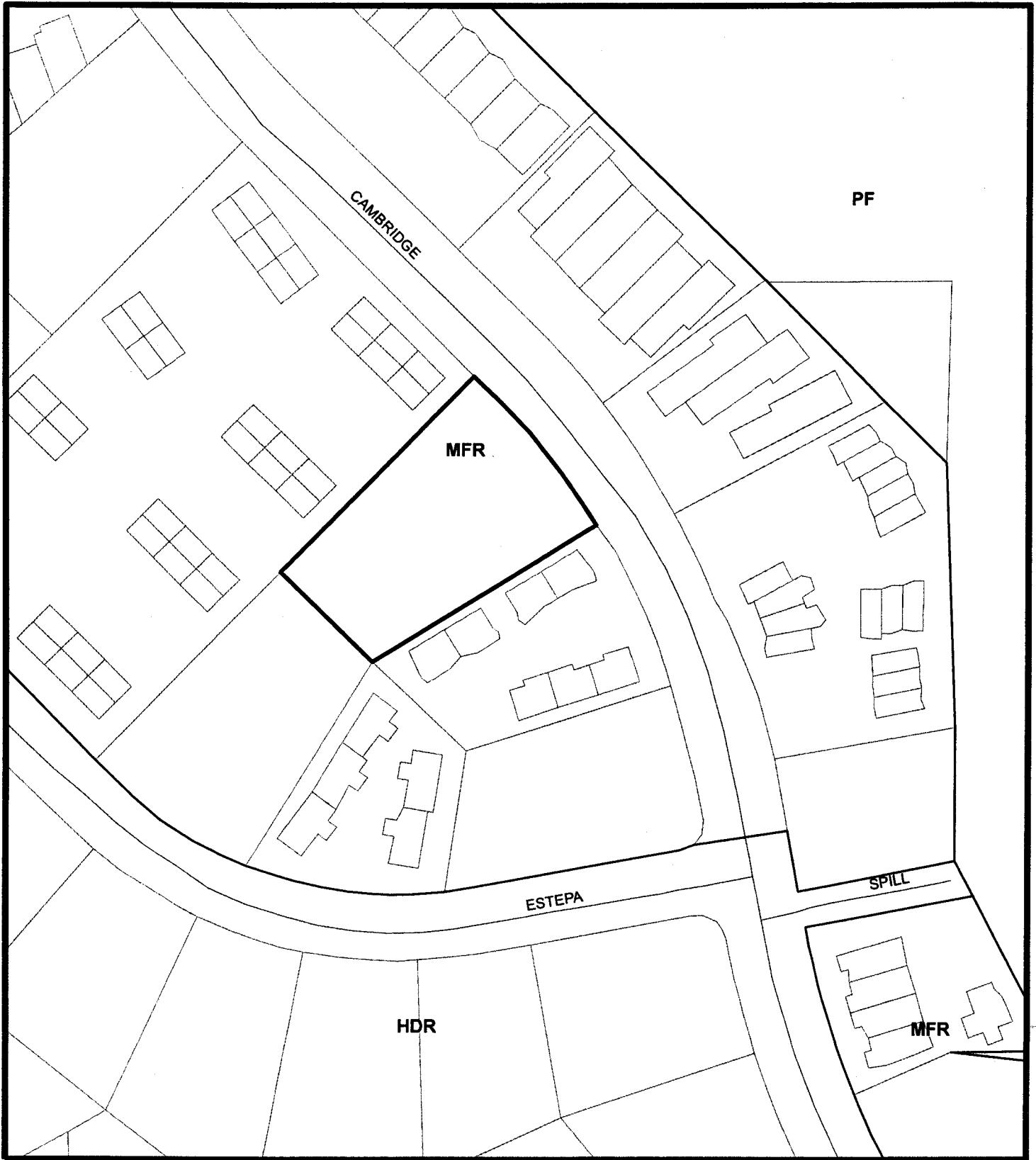
CAMERON PARK NUKIH UNIT N 8
POR'S SEC'S 28 & 33, T.10N.R.9E.& POR. SEC.4, T.9N.R.9E.M.D.M.



Assessor's Map
County of El Dorado, Calif.

NW 1/16 CORNER
OF SECTION 33
259.66

McMahon Project
Z06-0035/ P06-030/ PD06-0023
General Plan Land Use Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

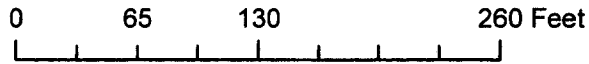
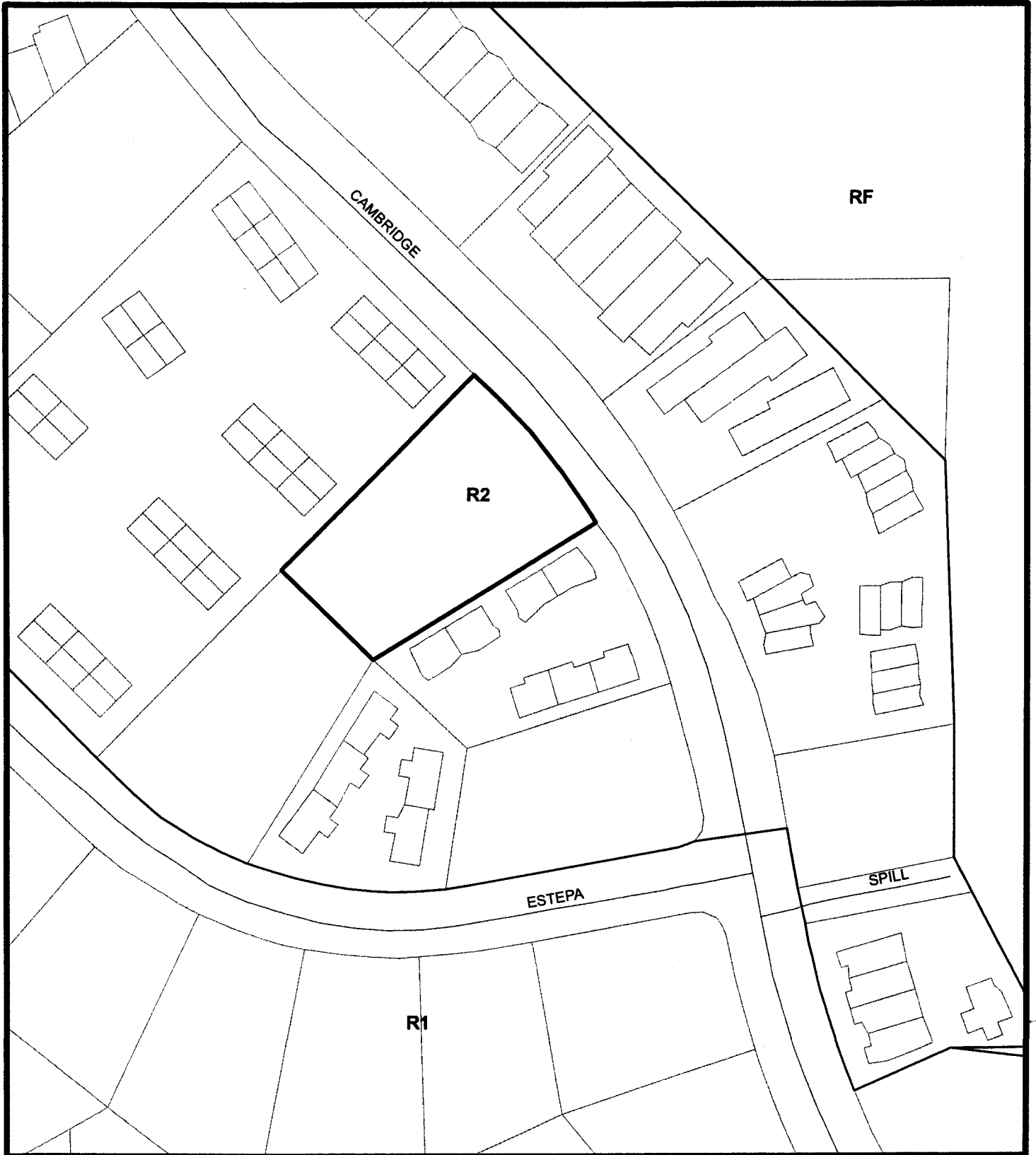


Exhibit B



**McMahon Project
Z06-0035/ P06-030/ PD06-0023
Zoning Map**



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

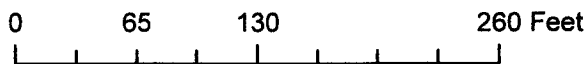
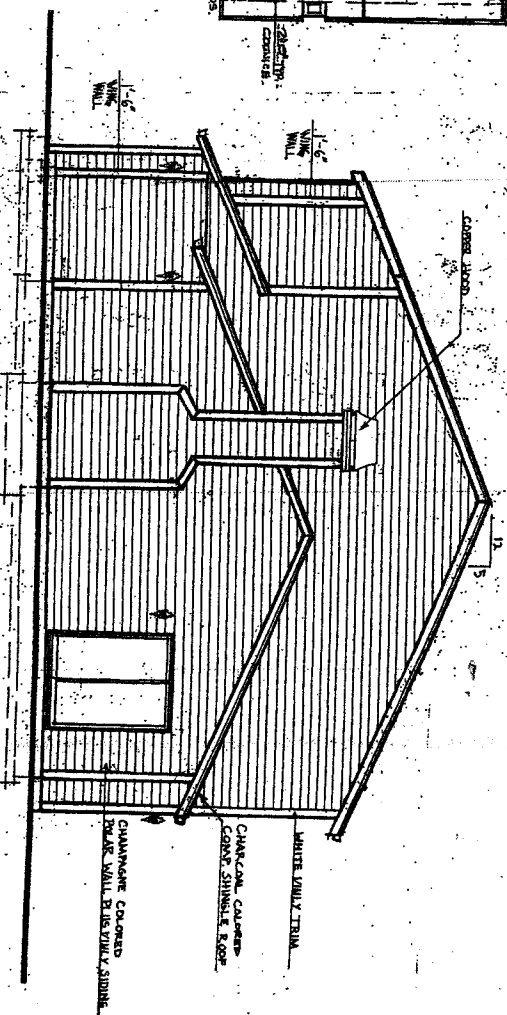
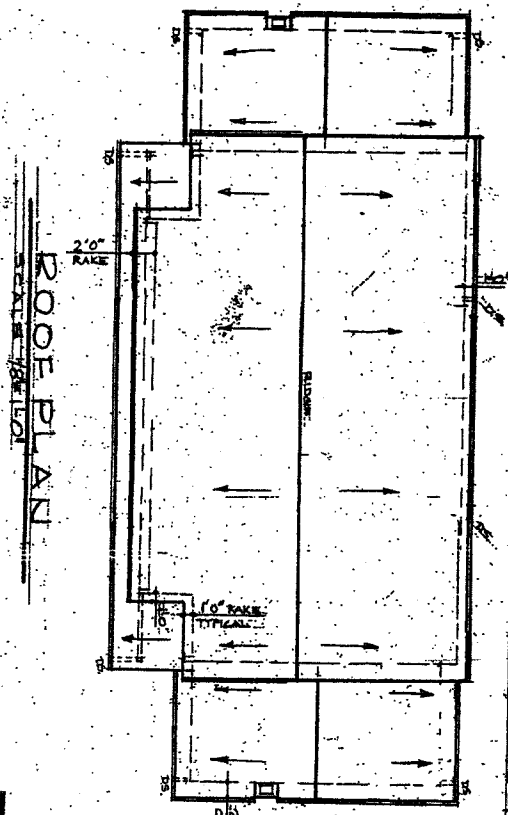
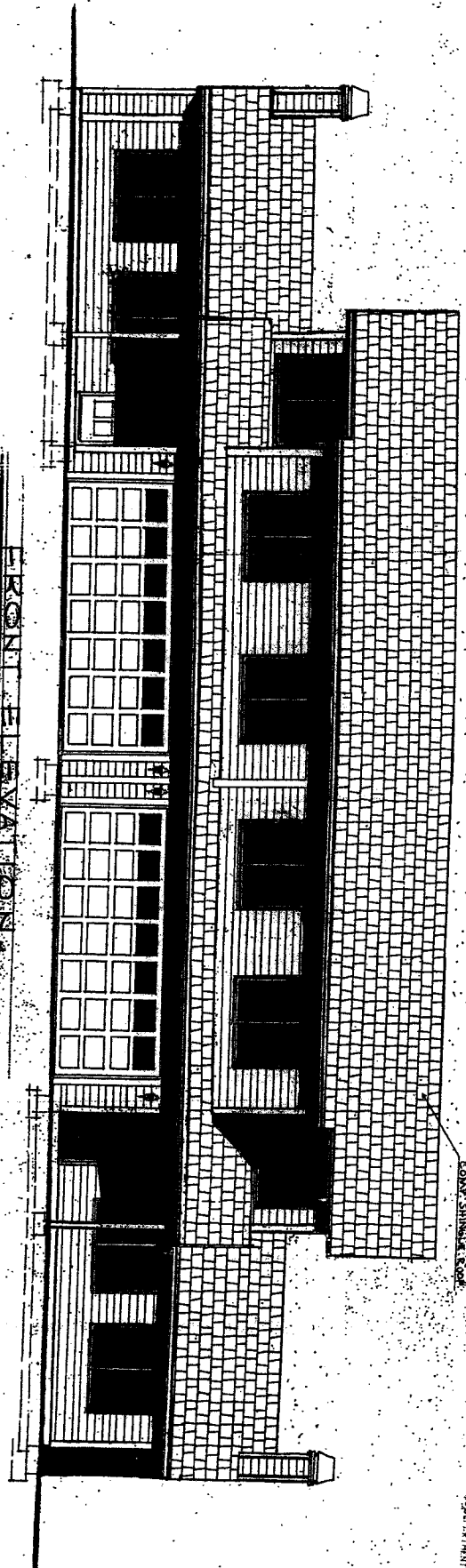


Exhibit C

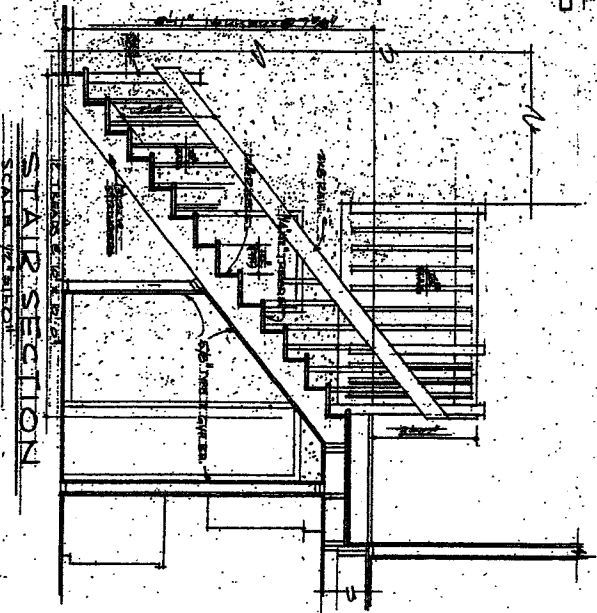
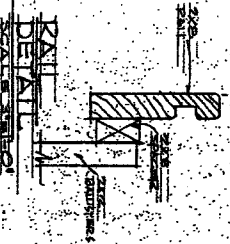
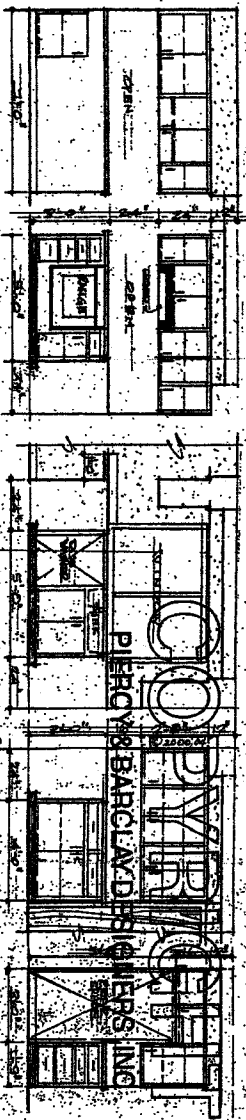
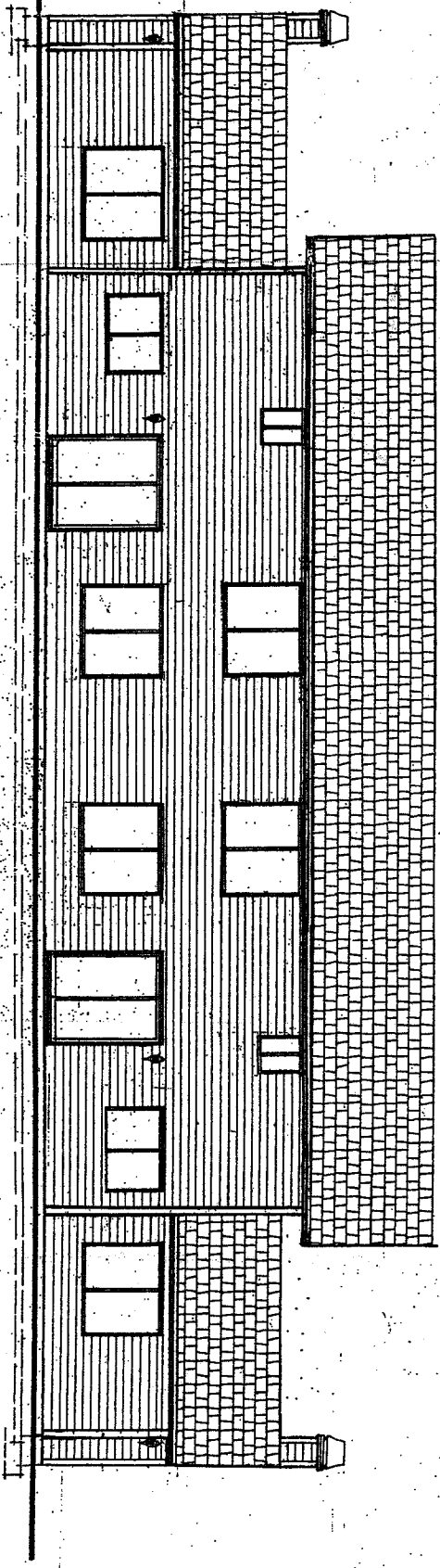




Z 06-0035, P 06-0030
PD 06-0023

05 AUG 16 PM 2:10
PRESENTED
PLANNING BOARD

EXHIBIT E



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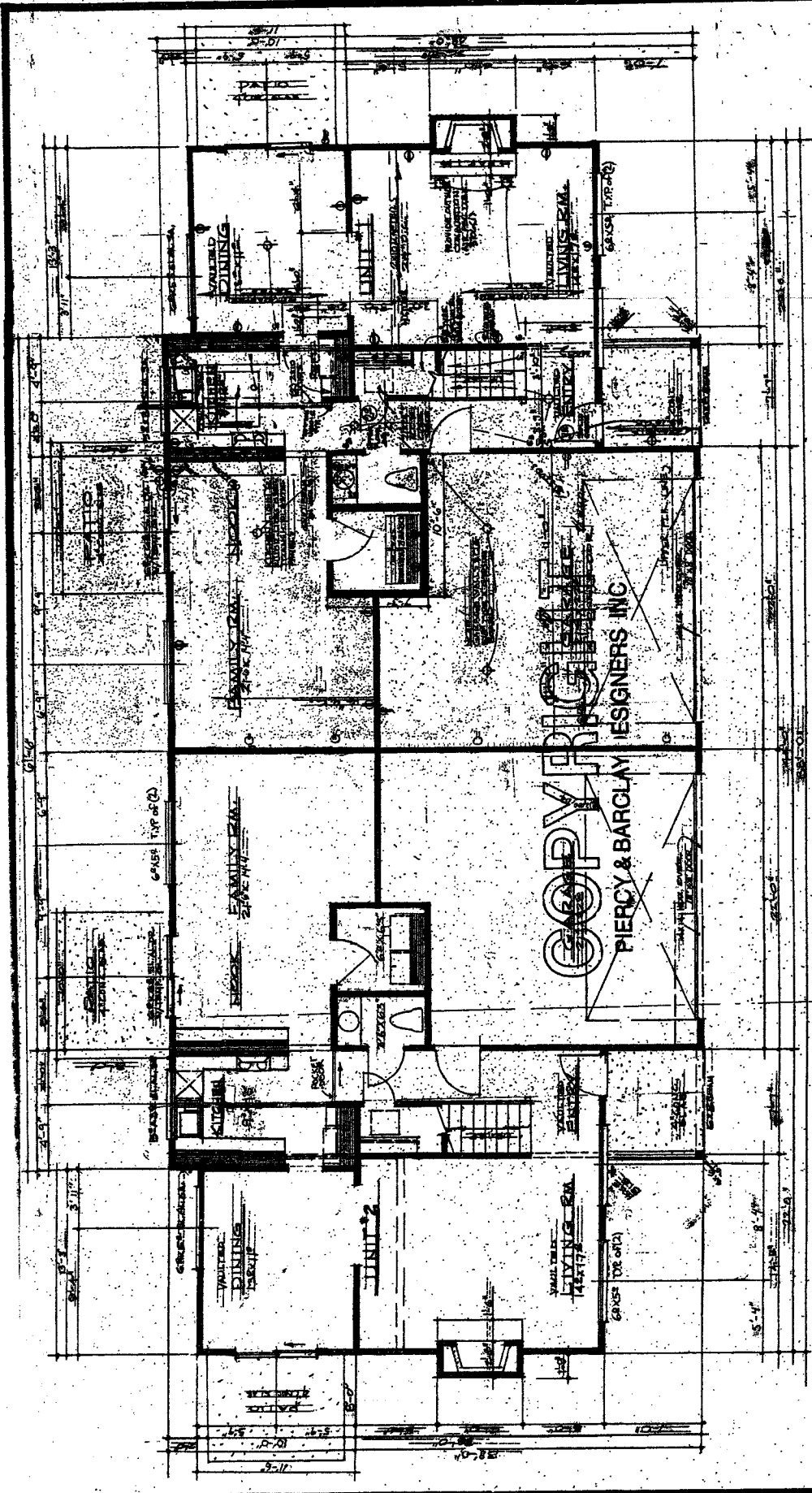
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EXHIBIT E



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

<p>PIERCY & BARCLAY DESIGNERS, INC. 141 B.D.K.</p>	<p>7000 10th St. N.W. Seattle, WA 98107 206-450-0800</p>	<p>3</p>
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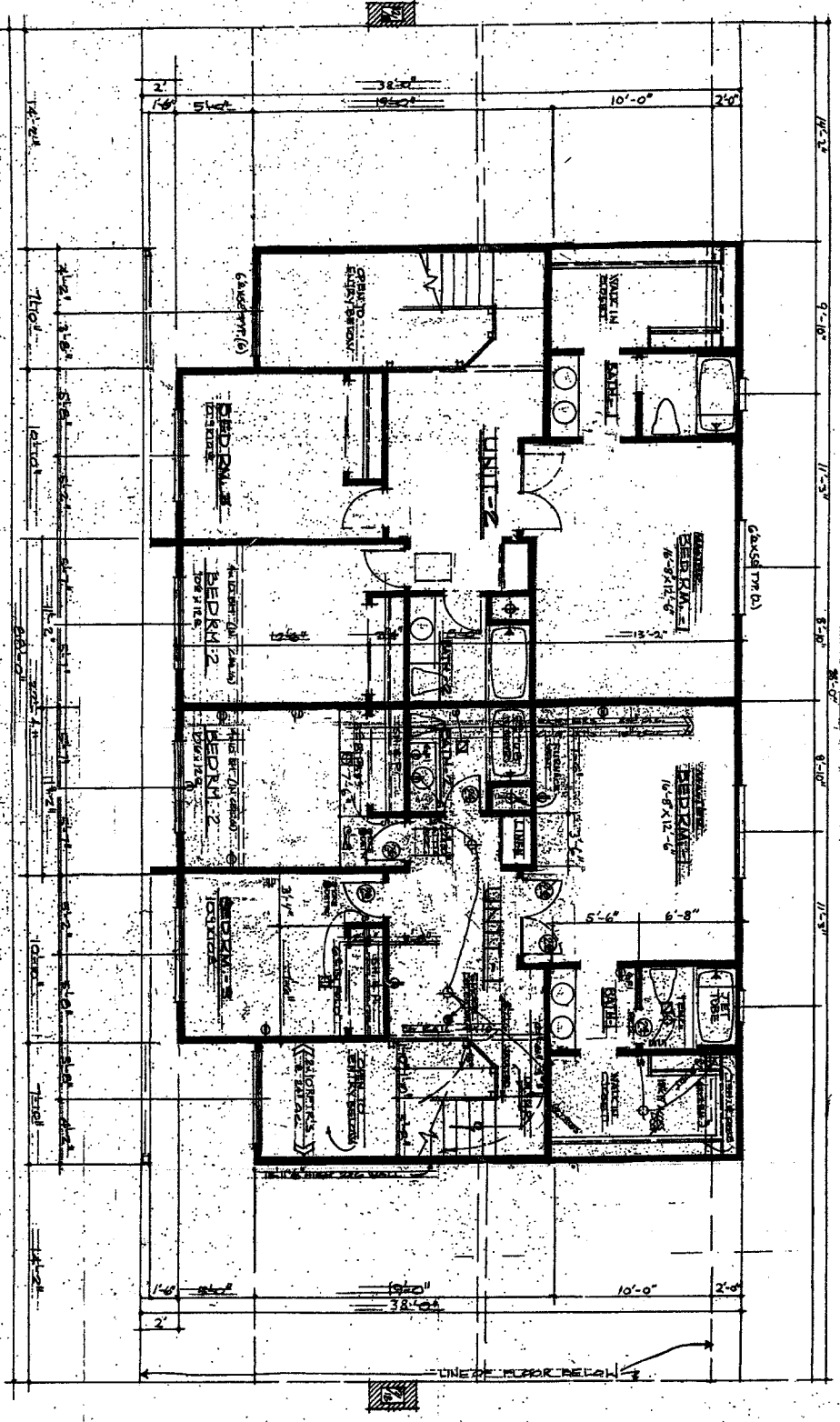
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1000 10th Street
San Francisco, CA 94103
415-774-1000

4

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0035/P06-0030/PD06-0023 David McMahon

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

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: David McMahon, 5930 Bourbon Drive Carmichael, CA 95608

Project Applicant's Name and Address: David McMahon, 5930 Bourbon Drive Carmichael, CA 95608

Project Agent's Name and Address: David McMahon, 5930 Bourbon Drive Carmichael, CA 95608

Project Engineer's / Architect's Name and Address: David McMahon, 5930 Bourbon Drive Carmichael, CA 95608

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

Assessor's Parcel No: 082-543-07

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

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

General Plan Designation: Multi-Family Residential (MFR)

Description of Project: Request to rezone the project parcel from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Multifamily-Planned Development-Airport Safety District (R2-PD-AA) and a proposed development plan for a four unit condominium development. The Parcel Map would create individual lots for the units and create a common open space lot.

Surrounding Land Uses and Setting:

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

Briefly Describe the environmental setting: The project site is currently undeveloped. The project site is located at approximately 1280 feet elevation about 1/8 mile from the Cameron Park Lake. Vegetation on site is characterized by mature Blue Oak Habitat and two non-Oak tree species.

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

1. El Dorado County Building Department: building permits
2. El Dorado County Department of Transportation: grading permits, encroachment permits
3. El Dorado County Air Quality Management District: Fugitive Dust Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.

I find that although the proposed project could have a significant effect on the environment, there would 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** would 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: June 8, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: June 8, 2007

Printed Name: Gina Hunter For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from construction of a four-unit condominium project to be located at 3120 Cambridge Road in the community of Cameron Park (proposed project).

Project Location and Surrounding Land Uses

The 0.57-acre project site is located at 3120 Cambridge Road, approximately 120 feet north of the intersection with Estepa Drive in the Cameron Park area. Access to the proposed residential project is directly from Cambridge Road. The project parcel is currently undeveloped land. Surrounding the parcel are existing and proposed multi-family complexes.

Project Characteristics

The project would involve the construction of two duplexes for a total of four units. Each unit would be split level residences with attached dual-car garages. Each unit would be accessible via a common driveway accessible directly accessible from Cambridge Road.

1. Transportation/Circulation/Parking

Access to the site is to be provided from Estepa Drive via a 170 foot paved driveway running along the center of the parcel. The project site is accessed from Cambridge Road which is a County maintained road.

The project site would provide four attached garages. The garages would provide two spaces for each of the residences.

2. Utilities and Infrastructure

The project requires public water and sewer. The El Dorado Irrigation District (EID) would provide water and sewer facilities. An existing ten inch water pipe and a four inch sewer line are located beneath Cambridge Road. The EID Facilities Improvement Letter has stated that both the water and sewer lines can accommodate the increased load created by the proposed project.

3. Visual Elements and Landscaping

The project site is characterized by a number of large oak trees and non-oak species. Oak canopy removal would be required as part of the project. However, onsite replacement of the affected canopy would occur in the designated open space areas.

4. Population

The project would result in the construction of four residential units which would result in the increase of population in the area.

5. Construction Considerations

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

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

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new four unit condominium project on a .57-acre parcel.

- a. **Scenic Vista.** The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is not located within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.² The parcel is currently vacant. There would be no impact to scenic resources as a result of development of the proposed project.
- c. **Visual Character.** The proposed project is proposed in a developed portion of the County. Existing around the project site are multi-family residential units. The residential project would be designed and landscaped to blend in with the surrounding area. The impact to the visual character of the area would be less than significant.
- d. **Light and Glare.** All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The lighting would have no impact on nighttime views in the area as it has been determined that no scenic views exist from the site that would affect the views at night. Therefore, the impacts of light and glare from this proposed project would be less than significant.

Finding

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

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

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

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

Finding

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

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

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, would result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a.

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

b-c.

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

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

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

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater

Sacramento metropolitan area by prevailing winds. The project parcel is accessed off of Cambridge Road. The project, by itself, would not likely increase traffic generated emission sources from what would normally occur along Cambridge Road. The parcel's remote location ensures that people utilizing the convenience store/gas station would be predominantly drivers passing through, rather than locals using it as an end destination. The project would not require grading that could generate criteria air pollutant emissions from vehicle exhaust or dust. Impacts would be less than significant.

d-e.

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

Finding

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

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

Discussion:

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

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

a-c.

Special Status Species and Sensitive Natural Communities The project site is located within Mitigation Area 1. Mitigation Area 1 is defined as areas outside of Mitigation Area 0, but within the area as described as the rare soils study area. Section 17.71.220A. of the County Zoning Ordinance requires that projects within Mitigation Area 1 pay the required fee in lieu of Ecological Preserve Mitigation. Impacts would be less than significant.

d.

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

e-f.

Tree and habitat conservation plans. An onsite arborist survey was conducted to identify oak canopy. The reconnaissance determined that the required oak canopy removal for the project would be consistent with the retention requirements of General Plan Policy 7.4.4.4. Additionally, the project would be required to replace the affected canopy onsite. The project would replace the oak canopy within the designated open space areas.

Finding

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

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

Discussion:

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

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

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

Finding

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

4

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

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.

⁴ Cultural Resources Assessment for S&C Property Development Cambridge Project, El Dorado County, California, May 2004, Pacific Legacy Incorporated.

- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁵ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁶ There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁷

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁸ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.⁹ The project site flat to gently sloped and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact. The project site is flat and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact.

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

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

The project includes the construction of four residential units. The residential project is designed as a two duplex condominium project. Impacts would be less than significant.

⁵ *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.*

⁶ *California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁷ *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.*

⁸ *California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.*
(<http://www.consrv.ca.gov/cgs/rghm/psha>)

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

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Rescue (RgE2) soils. These soils are listed as having low shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant may be required to submit a site-specific geotechnical study prior to obtaining a building permit for the residential units. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.
- e. There would be no impact related to septic systems because no septic system use is necessary for the project. The project is to be served public water and sewer. There would be no impact.

Finding

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

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

- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a. **Hazardous Substances.** Residential construction and operation would not involve the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.
 - b. **Creation of Hazards.** Residential construction and operation would not create a hazard through the release of hazardous materials into the environment. Impacts would be less than significant.
 - c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
 - d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁰ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.
 - e. **Public Airport Hazards.** The project site is located within Safety Zone 3 of the Cameron Park Airport. The project as designed complies with applicable General Plan and Airport Land Use Plan policies. The residential project would not create any hazards for airport use in the area. The impacts would be less than significant.
 - f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
 - g. **Emergency Response Plan.** Construction and occupation of the proposed residential facilities would involve negligible or no disruption of emergency access to and from occupied uses along Estepa Drive. There would be no impact related to emergency response or evacuation plans.
 - h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of "Moderate Fire Hazard". Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed residential development has been designed in compliance with state and local fire district regulations would reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the project either directly or indirectly. For this "Hazards" category, the thresholds of significance have not been exceeded.

¹⁰ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dts.ca.gov/database/Calsites/>.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

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

a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater. There is no evidence indicating that the project or activities associated with the project would violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.

- b. **Groundwater.** El Dorado County lies within the Central Sierra Nevada geomorphic province. There are 357 defined groundwater basins in California, but no designated basins are defined in El Dorado County. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan would reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control. There would be no impact.
- d. **Existing Drainage Pattern.** The parcel on which the proposed project is to be situated is .57 acres. The project is for a new condominium project including four units to be constructed in addition to a 130 foot driveway. The project site is currently rough graded, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site would be minimized. There would be no impact.
- e. **Stormwater Run-off.** There are no natural drainages in the project vicinity due to the development in the area. Construction and occupancy of the multi-family residences would not measurably alter the rate or amount of stormwater runoff from the proposed impervious surfaces. The proposed project would not involve any operations that would be a significant source of polluted water. Therefore, there would be no impact on drainage patterns, flooding, drainage systems, or water quality. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of stormwater runoff from the project site would be minimized. There would be no impact.

g, h, i& j.

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

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

Finding

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

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The project site is in a residential zone district that is surrounded by multi-family residences. The proposed residential use would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** The project site is located in an area zoned for Limited Multifamily Residential (R2) and is allowed by right under Section 17.28.100(B) of the County Zoning Ordinance. The proposed use would not conflict with the adopted General Plan land use designation for the site (Multifamily Residential (MFR)) or adjacent uses. The applicant has designed the residential project in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 1 established for the Pine Hill rare plants. The proposed development would require payment of the required Mitigation 1 mitigation fee. There would be no impact.

Finding

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

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹¹ There are no MRZ-2-classified areas within or adjacent to the project site¹², and the project site has not been delineated in the General Plan or in a specific plan as a

¹¹ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹² California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

locally important mineral resource recovery site.¹³ There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the project either directly or indirectly. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-b.

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

c-d.

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

¹³ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

- e. **Airport noise exposure.** The project is located within Safety Zone 3 of the Cameron Park Airport. Table 6-1 in the El Dorado County General Plan establishes 60 dB as the maximum threshold level for residential land uses. The project site is located outside of the 55 dB CNEL contour interval. As listed in the Conditions of Approval, the development is required to comply with Title 25 of the Administrative Code. This requires that interior noise levels do not exceed 45 dBCNEL in any habitable room. The impacts from airport noise exposure would be less than significant.
- f. **Private airstrip.** There are no private airstrips in the vicinity of the project site. There would be no aircraft-related noise impacts due to private airstrip usage.

Finding

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

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

Discussion:

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

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

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

Finding

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

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. **Fire Protection.** The Cameron Park Community Services District Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.
- b. **Police Protection.** The project site would be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80% of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. The project site is located within the Cameron Park Community Region. The addition of the proposed four residential units would not significantly impact current responses times to the project area.
- c. **Schools.** The state allows school districts to directly levy fees on new residential and commercial/ industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project site is located within the Rescue Union School District. The affected school districts were contacted as part of the initial consultation and no specific comments or mitigation measures were provided. No other public facilities or services would be substantially impacted by the project. The impacts would be less than significant.
- d. **Parks.** As required by the Cameron Park Community Services District, the project would require payment of park fees at the time of building permit issuance. Impacts to parks would be less than significant.

e. **Public Facilities.** No other public facilities or services would be substantially impacted by the project.

Finding

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

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

- a. **Parks.** The park facilities in the area of the project site are maintained by the Cameron Park Community Services District. The Cameron Park Community Services District charges park impact fees in conjunction with building permits. There would be no impact.
- b. **Recreational Facilities.** The project proposal does not include the provision of on-site recreation facilities. There would be no impact.

Finding

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

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

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

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

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

a&b. **Capacity and Level of Service.** The project would not significantly increase the traffic impacts in the project vicinity. The Department of Transportation has reviewed the project and determined the project would not worsen the traffic in the area and would not require a traffic study. Impacts would be less than significant.

c. **Air Traffic Patterns.** The project site is located in Safety Zone 3 of the Cameron Park Airport. The project has been designed to comply with all requirements in the Cameron Park Comprehensive Land Use Plan. The project would not present an air traffic hazard. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.

d. **Hazards.** The project site is readily accessible from Estepa Drive. Delivery of the facility components during the construction period or occupation of the residences would not involve frequent or substantial number of turning movements onto Estepa Drive that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.

e. **Emergency Access.** The project site is accessible from Estepa Drive. Project construction, including staging, would occur entirely on-site. There would be no disruption of emergency access to and from Estepa Drive. There would be no impact.

f. **Parking.** The project has been designed to comply with Chapter 17.18 of the County Zoning Ordinance. The project has been designed to provide for a garaged space for each of the four. There would be no impact to parking.

g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

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

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment				X

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.				X

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater.** Construction and operation of the residential units would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.
- b,,d,,e. **New Facilities** No new or expanded water or wastewater facilities would be required for the project because operation would not require these services. There would be no impact.
- c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The project would be conditioned to comply with the County requirements. There would be no impact.
- f & g. **Solid Waste.** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.

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

Finding

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

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 would cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- a. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant. The project's contribution to changes in the visual environment has been mitigated to less-than-significant levels through project design. The cumulative contribution to the viewshed would not be considerable.
- d. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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