

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



Agenda of: ~~November 18, 2010~~, September 22, 2011

Item No.: 9.b

Staff: Gina Paolini/Tom Dougherty

REZONE/PARCEL MAP

FILE NUMBER: Z09-0010/P09-0014

APPLICANT: Anthony P. DeVille, Jr. and Sharon DeVille

AGENT: C.J. Smith, III

- REQUEST:**
1. Zone Change from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5);
 2. Tentative Parcel Map to create two, five-acre parcels from a 10.01-acre parcel; and
 3. A Design Waiver request to allow a driveway to access Parcel A.

LOCATION: The property is located on the west side of Sierra Vista Road, approximately 1.2 miles south of the intersection with Green Valley Road in the Rescue area, Supervisorial District 4. (Exhibit A).

APN: 070-131-16 (Exhibit B)

ACREAGE: 10.01 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Rezone Z09-0010 based on the Findings listed in Attachment 2;
3. Approve Tentative Parcel Map P09-0014 based on the Findings in Attachment 2 and subject to the Conditions of Approval listed in Attachment 1; and
4. Approve the following Design Waiver since appropriate findings have been made as noted in Attachment 2:
 - a. Allow a driveway to access Parcel A.

BACKGROUND: The project parcel was originally a portion of the 30-319-acre Parcel D of Parcel Map 9-104 which was recorded in December of 1975. The 30-foot road and public utility easement along the western boundary was existing at that time and was recorded with that map for access use by Parcel D. This easement is not referenced by any of the recorded Parcel Maps for any adjoining parcel.

Parcel Map 11-93 split Parcel D of PM 9-104 into three parcels. The subject parcel is Parcel 2 of that map and the 30-foot easement referenced above was carried over and recorded on this map as well.

During the processing of the subject map, it was determined by DOT that if that 30-foot easement was used by more than one parcel for access, it would be required to be improved to road standards. Further, it was also determined that that easement has a very dangerous encroachment onto Sierra Vista Road. It was then determined that the best available solution was to use the existing encroachment onto Sierra Vista Road currently used by Parcel 1 of PM 11-93 as a shared access point for the subject proposed parcels and request a Design Waiver to use a driveway through another parcel for access. That parcel is currently identified by APN 070-131-07, adjoins the subject parcel on the north, and is subject of an adjunct/companion project application request, Z09-0009/P09-0013. That project is conditioned to require the recording of an access easement that would allow the new driveway access.

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

PROJECT DESCRIPTION: The project request includes a Zone Change from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5) and a Tentative Parcel Map to create two, five-acre parcels from a 10.01-acre parcel. Each parcel would be served by private wells and private septic systems. Parcel A does not include improvements; however, Parcel B has an existing single family residential unit and an existing gravel driveway entering from Sierra Vista Road through the parcel to the north. A Design Waiver has been requested to allow that driveway to be used as a private driveway access easement to proposed Parcel A.

Site Description: The project site elevations range from 1354 to 1409 and drains to the north. Vegetation on site is comprised of Valley and Interior Live Oaks and mixed grasslands. An intermittent stream is located to the southeast of the property boundary and flows across the northern third of the parcel and into a small reservoir pond located on the adjacent parcel to the northwest. The site is developed with a single family residence, driveway and accessory buildings.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	LDR	Single Family Residential
North	RE-10	LDR	Single Family Residential
South	RE-5	LDR	Single Family Residential
East	RE-5	LDR	Single Family Residential
West	RE-10	LDR	Single Family Residential

The site is located with in a residential area in the Rescue area. The majority of the existing parcels along Sierra Vista Drive are five acres in size. The proposed subdivision would create two five acre parcels which would be consistent with the existing land use pattern in the project area.

General Plan: The project would be for 2 lots each 5 acres in size, with a proposed zoning of Residential Five-Acre (RE-5). Therefore, the proposed parcels would conform to the General Plan land use designation of Low-Density Residential (LDR).

General Plan **Policy 2.2.5.3** requires the County to evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess changes in conditions that would support a higher density or intensity zoning district. The 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;*

Discussion: The project is located within the Rural Region and would not be served by public water. The project would be served by individual wells.

2. *Availability and capacity of public treated water system;*

Discussion: The proposed parcels would be served by individual wells and would not be served by a public treated water system.

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

Discussion: The project would not have a public waste water treatment system. The project would be served by individual sewage disposal areas.

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

Discussion: The project site is located within the Rescue Union School District and the El Dorado Union High School District. The distance to the closest elementary school, Rescue School is 0.53 miles, in Rescue. The project is within the boundaries of Ponderosa High School which is located in Shingle Springs. Bus service would be provided for students. The affected school districts were contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

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

Discussion: The Rescue Fire Protection District would be responsible for providing fire protection to the subject site. Rescue Fire Station No. 83 is located approximately one mile north east of the project site. The District was contacted as part of the initial consultation process. As such, the District has reviewed the proposal and indicated that adherence to the applicable building and fire codes, as well as Conditions of Approval development standards, fire safe plan, and construction of road improvements shown on the Tentative Parcel Map, would satisfactorily address all fire related safety issues.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located within the Rural Region. The proposed density for the site is consistent and compatible with the region.

7. *Erosion hazard;*

Discussion: The site is located at an elevation between 1,354 to 1,409 feet above mean sea level. Grading is not proposed at this time. At time of development, a grading and drainage plan would be required in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance. The project is conditioned to require review and submittal of an erosion control plan to limit impacts resulting from grading activities and perform revegetation of disturbed soils. The California Regional Water Quality Control Board would require the use of Best Management Practices during construction, including the use of swales and filters to reduce soil runoff and preserve topsoil on the site.

8. *Septic and leach field capability;*

Discussion: The project would be served by individual sewage disposal areas. Soil test trench evaluations were conducted in 2007. The average percolation rate was determined to

be 56 minutes per inch. The depth of soil exceeds 8 feet within the proposed sewage disposal areas. There were no indications of shallow groundwater within the proposed sewage disposal areas. The slope within the disposal areas varies from 5 to 15 percent. The soil within the identified disposal areas would be appropriate for wastewater disposal based on the conditions observed in the soil test trenches. The sewage disposal feasibility report has been reviewed and approved by the El Dorado County Environmental Management Department.

9. *Groundwater capability to support wells;*

Discussion: The project would be served by individual water wells to provide domestic water. Ground water recharge at the site occurs from rainfall, and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. Water wells would be constructed to intersect fracture zones that provide sufficient quantities of water for domestic residential supply design needs. There are no known problem areas for water availability at the project site.

10. *Critical flora and fauna habitat areas:*

Discussion: A biological assessment was prepared for the project site. The project site is located within Mitigation Area 1 which are areas outside of the designated ecological preserves but with soil types capable of sustaining rare or endangered plants. No special status species were found within the project site. In accordance with Section 17.71 of the County Code (Ecological Preserves), payment of the Rare Plant Mitigation in-lieu fee would be required during the building permitting process. There would be a less-than-significant impact to special status species or natural communities as a result of the project.

11. *Important timber production areas:*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: The site is not within an active agricultural area, is not located within a General Plan designated Agricultural District, and there are no current agricultural uses. Thus, the site is not considered an important agricultural area.

13. *Important mineral resource areas;*

Discussion: The project is not within a Mineral Resource Zone, is not located within a General Plan designated Mineral Resource area, and would not impact any known important mineral resources.

14. *Capacity of the transportation system serving the area;*

Discussion: The El Dorado County Department of Transportation (DOT) reviewed the project and determined that the project would not exceed the General Plan thresholds requiring a traffic study. DOT has recommended Conditions of Approval, including improvements to existing roadways that would address project impacts to ensure that the transportation system would be adequate to serve the area.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing residential land uses at similar densities. The proposed project would be consistent with existing land use patterns within the immediate project area.

16. *Proximity to perennial water course;*

Discussion: The Biological Study prepared for the project determined that approximately 0.11 acres of intermittent stream bed occurs on the site, which should be avoided and protected by suitable habitat buffers and setbacks where appropriate. Parcel B is developed and would not affect the channel. The proposed driveway to Parcel A has been developed and a culvert has been constructed. In accordance with the General Plan the intermittent stream would be located within a 50-foot setback easement that would be shown on the Parcel Map. Any future development would be outside of the setback.

17. *Important historical/archeological sites;*

Discussion: A Cultural Resource Study was prepared for the site by Historic Resources Associates (October 2007). The report determined that no archeological or cultural resources are located on the project site. Standard Conditions of Approval would be required to be implemented during project construction in the event of accidental discovery of historic or archeological resources.

18. *Seismic hazards and present active faults; and*

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. Ground rupture associated with earthquake activity on the Foothills Fault System would be possible but considered very unlikely for the subject site. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone.

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

Discussion: No Conditions, Covenants, and Restrictions are recorded on the subject parcel.

General Plan **Policy 2.2.5.21** requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by policies in effect at the time the development project is proposed.

Discussion: The project site is surrounded by both existing and proposed residential land uses, which would be compatible with the proposed development.

General Plan **Policy 5.2.1.2** requires that adequate quantity and quality of water for all uses, including fire protection be provided with proposed development.

Discussion: The Rescue Fire Protection District would serve the project. The District has determined that in place of meeting the fire flow requirements and installation of hydrants, the applicant would be able to use a NFPA 13 D home sprinkler system with a water storage tank for all new structures to be built in the future on each parcel. Prior to filing the Parcel Map, a Notice of Restriction would be recorded noting the requirement.

General Plan **Policies 5.2.3.2 and 5.2.3.4** require new private wells to be tested to ensure safe and reliable water supply and that groundwater supply for the project in question be adequate to meet the highest demand associated with the approval in question.

Discussion: Water wells are required to be constructed to the standards specified in "Water Well Standards", State of California, Department of Water Resources, Bulletin 74-81 (and supplements); and must be capable of providing to each connection a minimum of five (5) gallons per minute, either from the well itself or a combination of well and storage, at a minimum of fifteen (15) pounds per square inch pressure. One water well constructed to domestic supply well specifications exists on the property. The depth of well is 200 feet. During December 2002 the well was pump-tested to verify production over a 4-hour period. The reported stabilized water level pumping rate at the end of the 4-hour pumping period was 40 gallons per minute. The static water level was 25 feet. The property owner would be required to demonstrate to the satisfaction of the Environmental Management Department that a safe and reliable water source could be provide to the new parcel prior to filing the Parcel Map.

General Plan **Policy 5.2.3.5** requires that the average residential density not be greater than one dwelling unit per five acres in proposed ground water dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required.

Discussion: The project is for 5 acre lots. The Environmental Management Department has reviewed the project and has determined that the groundwater supply would be adequate for the development as proposed.

As required by General Plan **Policy 5.7.1.1**, the applicant would be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Discussion: The Rescue Fire Protection District would provide fire protection service to the project site. The District reviewed the project and determined that the construction of roadways to Fire Safe Regulation standards, and implementation of a fire safe plan would reduce impacts to a less than significant level. The project would be required to provide provisions for water storage and/or fire sprinklers to ensure adequate fire protection infrastructure. The project would be required to adhere to a Fire Safe Plan approved by the Fire District and Cal Fire. Some of the requirements occur prior to the filing of the Parcel Map and some are ongoing in perpetuity.

Pursuant to General Plan **Policy 7.3.3.4**, a 50-foot setback is required from intermittent streams and wetlands and a minimum setback of 100 feet is required from all perennial streams, rivers and lakes.

Discussion: The project site includes an intermittent stream that transects the parcel. In accordance with the General Plan, the intermittent stream would have a 50-foot setback easement that would be recorded on the Parcel Map. Any future development would be outside of the required setbacks. The Conditions of Approval would require the identification of the required setback easements on the Parcel Map prior to filing the map (Condition No. 4).

As required by General Plan **Policy 7.4.4.4**, the applicant shall demonstrate that adequate development area exists on each of the proposed parcels where a single family dwelling and related improvements could be built without the removal of oak trees or without project mitigation.

Discussion: The tree canopy analysis prepared for the project determined oak canopy to be 0.65 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 0.70 percent retention of existing canopy cover for parcels over one acre having 60-79 percent oak canopy cover. Oak removal is not planned at this time; however if removal were to take place in the future the applicant would be required to comply with General Plan Policy 7.4.4.4 during the grading and building permit development phase, as required by Ordinance 4771 (Oak Woodland Management Plan).

Zoning: The zone change to Estate Residential Five-Acre (RE-5) is consistent with the Low Density Residential (LDR) land use designation. The two, five-acre proposed single-family residential parcels would conform to the development standards in Section 17.28.210 for minimum parcel area of five acres and minimum lot width of 100 feet. Compliance with setbacks, building coverage, building height, and parking development standards would be reviewed at time of building permit application submittal. The applicant has shown that there would be adequate area for that to occur.

Design Waiver: The following Design Waivers have been requested for the following:

Allow a driveway to access proposed Parcel A whereas Volume II, Section 2, B (5) of the Design Improvement Standards Manual (DISM) requires all lots to *have frontage to a public street or a street meeting County subdivision design and improvement standards.*

Discussion: Alternative access to proposed Parcel A along would involve introducing a 20-foot wide road to the parcel which would allow unwanted public access and introduce traffic through a new at an existing dangerous portion of Sierra Vista Road, none of which are desirable to the surrounding residents or the applicant. Requiring the parcel to front a road pursuant to Volume II, section 2, B (5) would require creating a 100-foot frontage pursuant to section 17.28.210 (C) of the Zoning Code which would then create irregular shaped parcels exceeding the required 3 to 1 ratio because they must remain 5 acres or more in size. The new parcel with a driveway standard would remain in standard rectangular shapes which would conform to the dominant pattern of the parcels surrounding them, and they would use an existing encroachment and not introduce any new undesirable impacts to the existing road system or to the existing neighbors.

Other Issues:

Access/Circulation: The project would be accessed via existing roadways within the Rescue Rural Region. Green Valley Road is a County-maintained roadway. Sierra Vista Road is a non-county maintained road. Sierra Vista Road from Green Valley Road to the project encroachment would be required to be improved consistent with El Dorado County Design and Improvements Standard Manual (DISM) Standard Plan 101C and the 2007 CA Fire Code with a 20-foot wide roadway capable of supporting 40,000 pounds. Although a driveway location has not been identified for Parcel A, the Department of Transportation has indicated concern with the possibility of sight distance at the potential driveway encroachment for Parcel A, and has required that all driveway encroachments meet the sight distance requirements in accordance with the DISM. The easement would be required to be included on the Parcel Map at time of filing (Condition No. 15). A condition of approval for the adjunct/companion file, Z09-0009/P09-0013 requires a driveway access easement through proposed Parcel B of that application's Tentative Parcel Map.

Noise: The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. These project construction hours would be incorporated into the Conditions of Approval.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set prior to filing the Parcel Map. In addition, the property owner must provide a Parcel Map Guarantee showing proof of access to a State or County Maintained Road.

Agency and Public Comments: Appropriate conditions from each reviewing agency are included in Attachment 2. The following agencies provided comments and/or conditions for this project:

El Dorado County Department of Transportation
El Dorado County Environmental Management Department
El Dorado County Air Quality Management District
El Dorado County Resource Conservation District
Office of the County Surveyor
Rescue Fire Protection District

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (see Exhibit F) to assess project-related environmental impacts. Based on the Initial Study, it has been determined that there is no substantial evidence that the proposed project would have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,044.00 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.

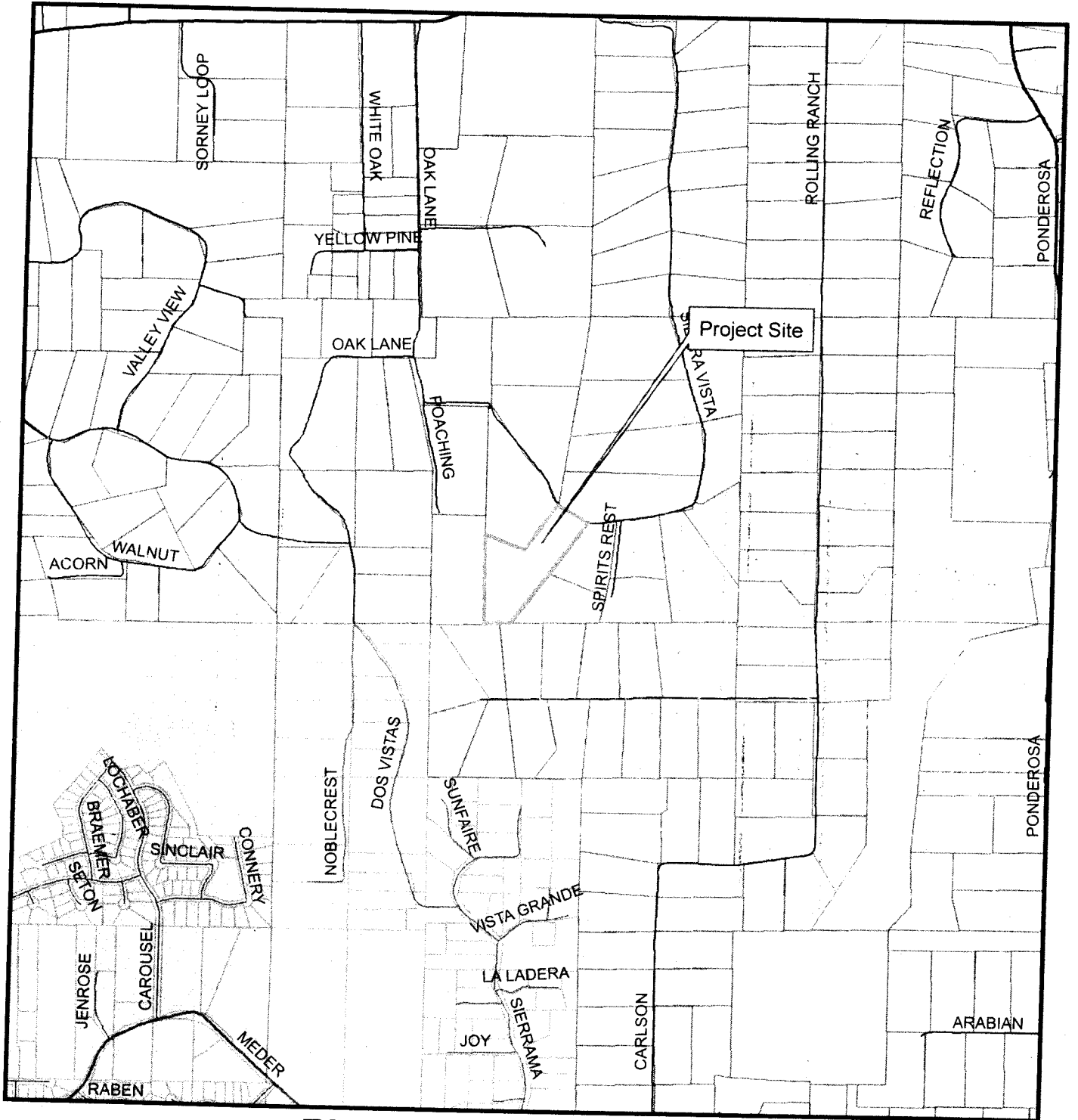
SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings of Approval

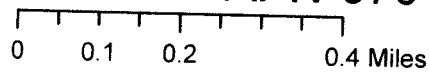
Exhibit ALocation Map
Exhibit BAssessor's Parcel Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit ETentative Parcel Map
Exhibit FParcel Map 11-93
Exhibit GNegative Declaration/Mitigated Negative Declaration
and Initial Study

Location Map



Z09-0010/P09-0014-DeVille

APN-070-131-16



1:15,000

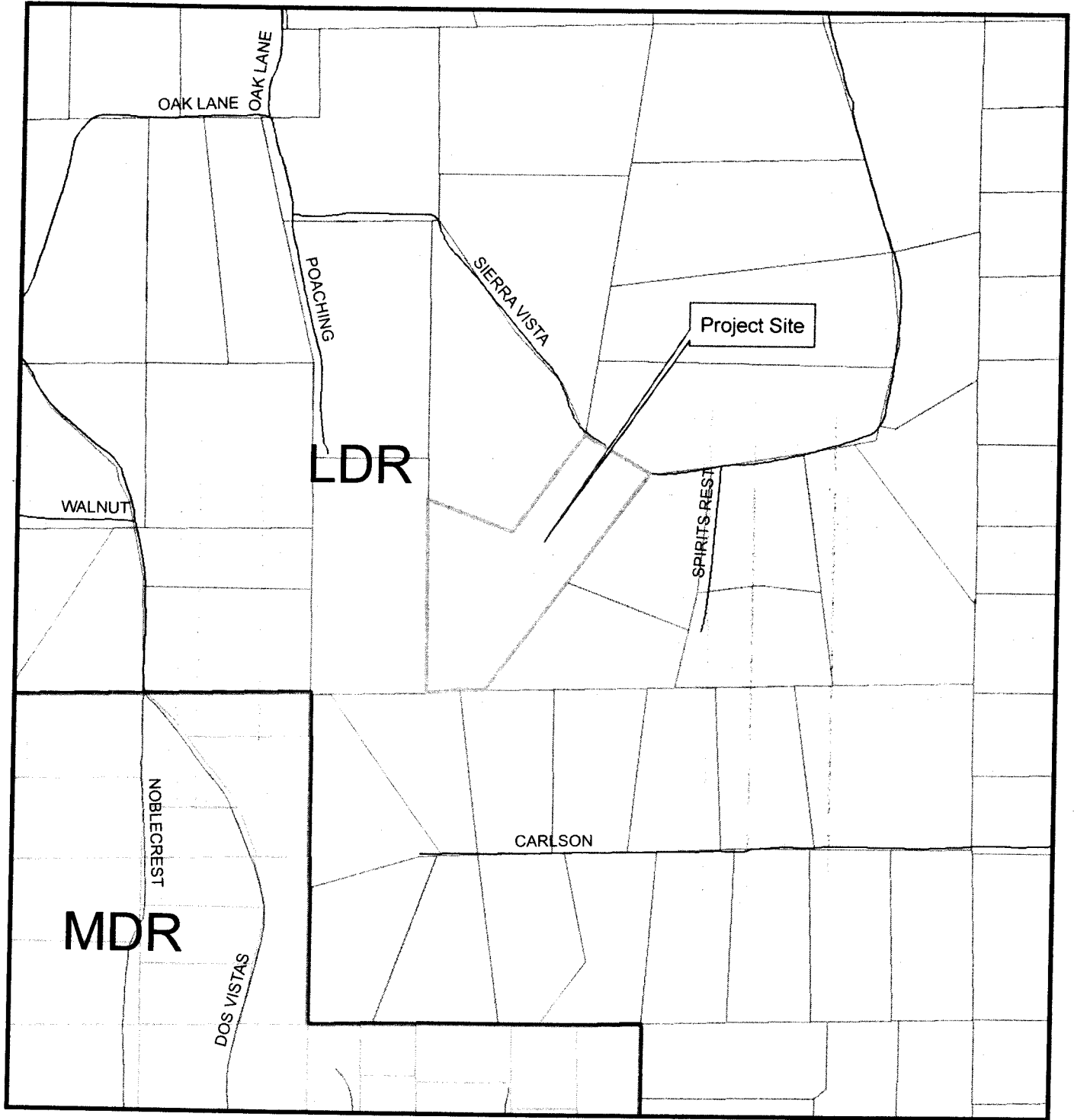


Prepared By:
Gina Paolini
Planning Services Department
September 2, 2010

Exhibit A

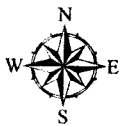
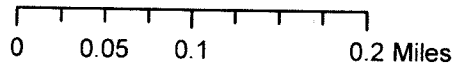
11-1155.C.11

General Plan Map



Z09-0010/P09-0014-DeVille

APN-070-131-16



Land Use Designation
LDR - Low Density Residential
MDR - Medium Density Residential

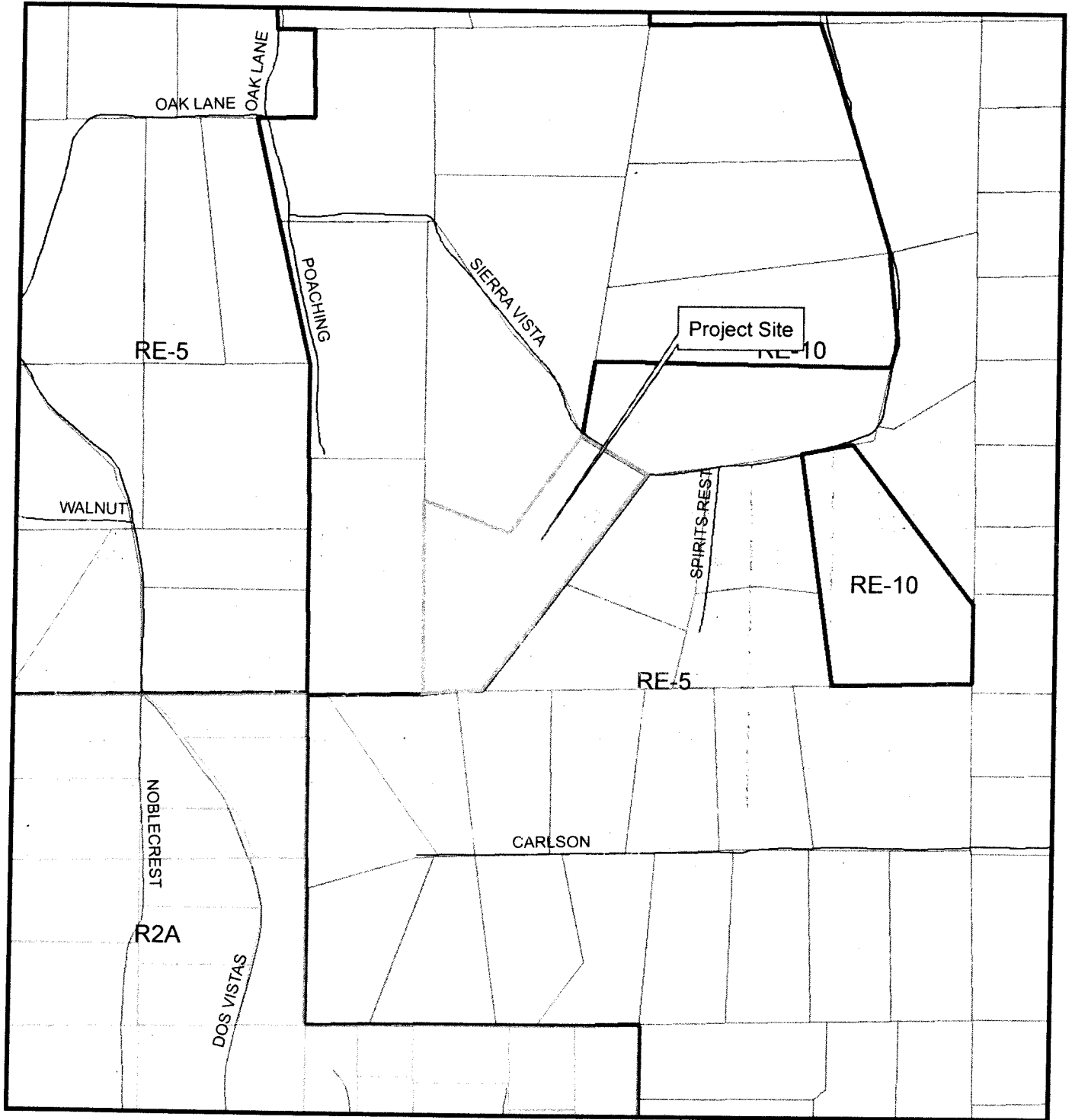
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Prepared By:
Gina Paolini
Planning Services Department
September 2, 2010

Exhibit C

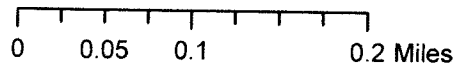
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Zoning Map



Z09-0010/P09-0014-DeVille

APN-070-131-16



Zoning Districts
RE-10- Estate Residential
RE-5 - Estate Residential Five-Acre

1:7,000

Prepared By:
Gina Paolini
Planning Services Department
September 2, 2010

Exhibit D

11-1155.C.14

TENTATIVE PARCEL MAP

BEING PARCEL 2 OF PARCEL MAP 11-93,
A PORTION OF THE N. 1/2 OF
SECTION 26, T.10N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER 2009 SCALE: 1" = 100' SHEET 1 OF 1

OWNER OF RECORD/APPLICANT
ANTHONY & SHARON DEVILLE
2841 SIERRA VISTA DRIVE
RESOLVE, CA 95672

MAP PREPARED BY
C.J. SMITH III
3949 GREEN VALLEY ROAD
RESOLVE, CA 95672

1" = 100'

10'

U.S.G.S.

SEC. 26, T.10N., R. 9E.

070-131-16

RE-10

Z

5.00 ACRES

INDIVIDUAL WELLS

INDIVIDUAL SEPTIC SYSTEMS

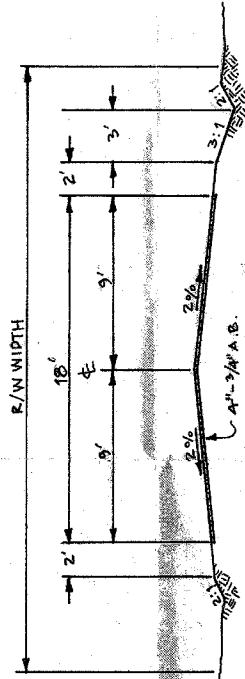
RESCUE FIRE P.D.

SEPTEMBER 2009

RECEIVED
PLANNING DEPARTMENT

SCALE OF MAP
CONTOUR INTERVAL
SOURCE OF TOPOGRAPHY
SECTION, TOWNSHIP RANGE
ASSESSOR'S PARCEL NO.
PRESENT ZONING
TOTAL NUMBER OF PARCELS
MINIMUM PARCEL AREA
WATER SUPPLY
SEWAGE DISPOSAL
STRUCTURAL FIRE PROTECTION
DATE

TYPICAL ROAD SECTION N.T.S.



ZONING ADMINISTRATOR :
APPROVAL/DENIAL DATE :
BOARD OF SUPERVISORS :
APPROVAL/DENIAL DATE :

FILE COPY

Z 09-0010/P 09-0

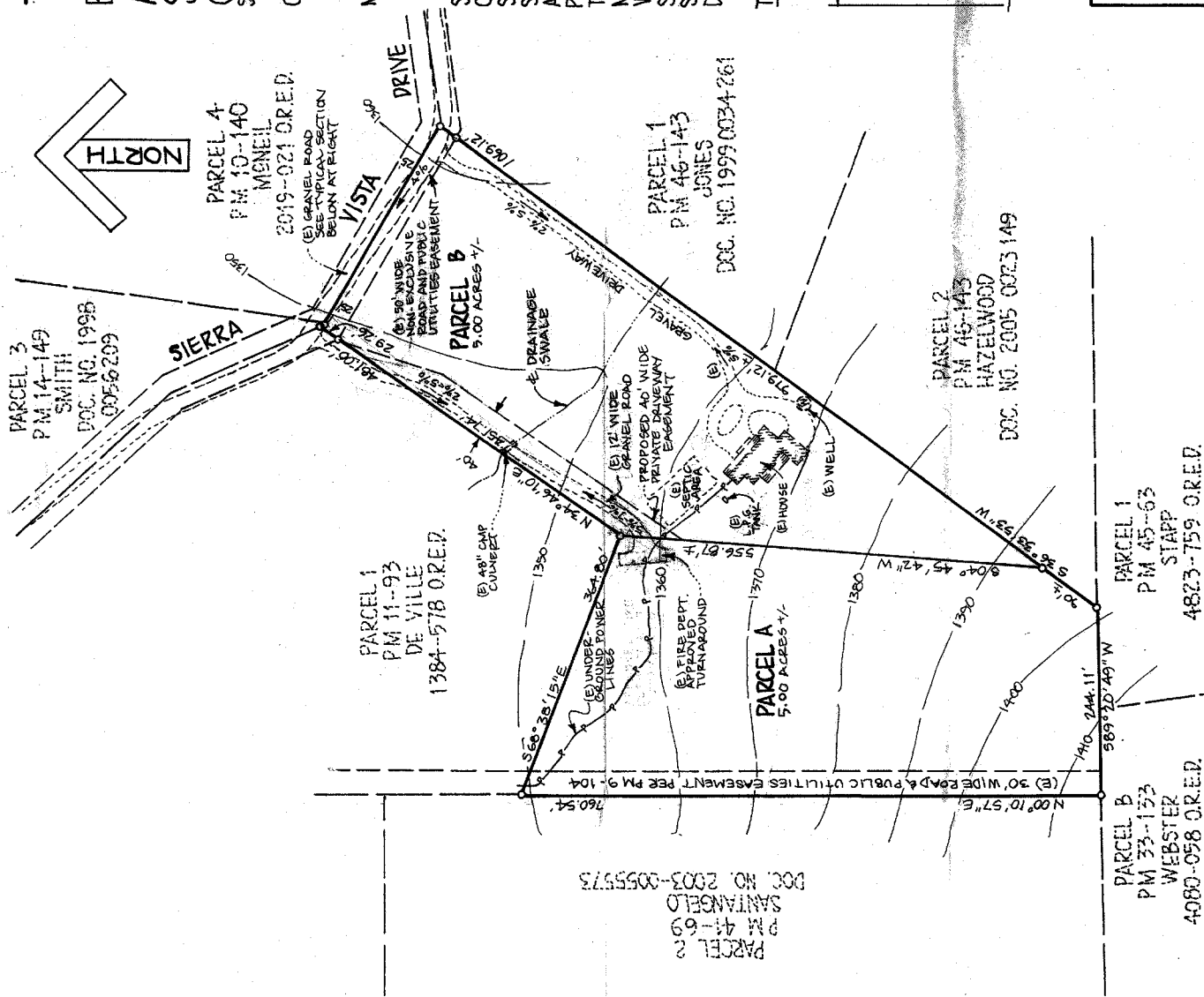


Exhibit E

11-1155.C.15

PARCEL MAP
 BEING PARCEL D OF PARCEL MAP 9/104
 A PORTION OF THE N½ OF
 SEC. 26, T.10N., R.9E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 SCALE: 1" = 200' ~ FEBRUARY 1976

GENE E THORNE & ASSOCIATE
 RCE 20462

BASIS OF BEARINGS:
 THE MERIDIAN OF THIS SURVEY IS BASED ON SOLAR OBSERVATION
 AND IS TRUE NORTH.

SURVEYOR'S CERTIFICATE:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND
 IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST
 OF ANTHONY DEVILLE ON 15 FEBRUARY 1976. I HEREBY CERTIFY
 THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE
 CONDITIONS OF APPROVAL THEREOF.

COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION
 MAP ACT AND LOCAL ORDINANCE.
 DATED: July 9, 1976

COUNTY RECORDER'S CERTIFICATE:
 FILED THIS 9 DAY OF July 1976, AT 10:16 A.M., IN
 BOOK 1 OF PARCEL MAPS AT PAGE 93 AT THE
 REQUEST OF GENE E. THORNE.

DOC NO. 22861
 JAMES W. SWANEY
 COUNTY CLERK
 COUNTY OF EL DORADO

BY James W. Swaney
 COUNTY CLERK

TENTATIVE PARCEL MAP, P. 76-127. APPROVED, 4-26-76

REFERENCE:
 PM 9/104

LEGEND:

- FOUND ¾ C.I.P. STAMPED
 RCE 20462-1976
- FOUND MONUMENT AS
 INDICATED
- SET ¾ C.I.P. STAMPED
 RCE 20462-1976

NOTE:

PARCELS 1, 2, AND 3
 ARE A DIVISION OF
 PARCEL D, PM 9/104.

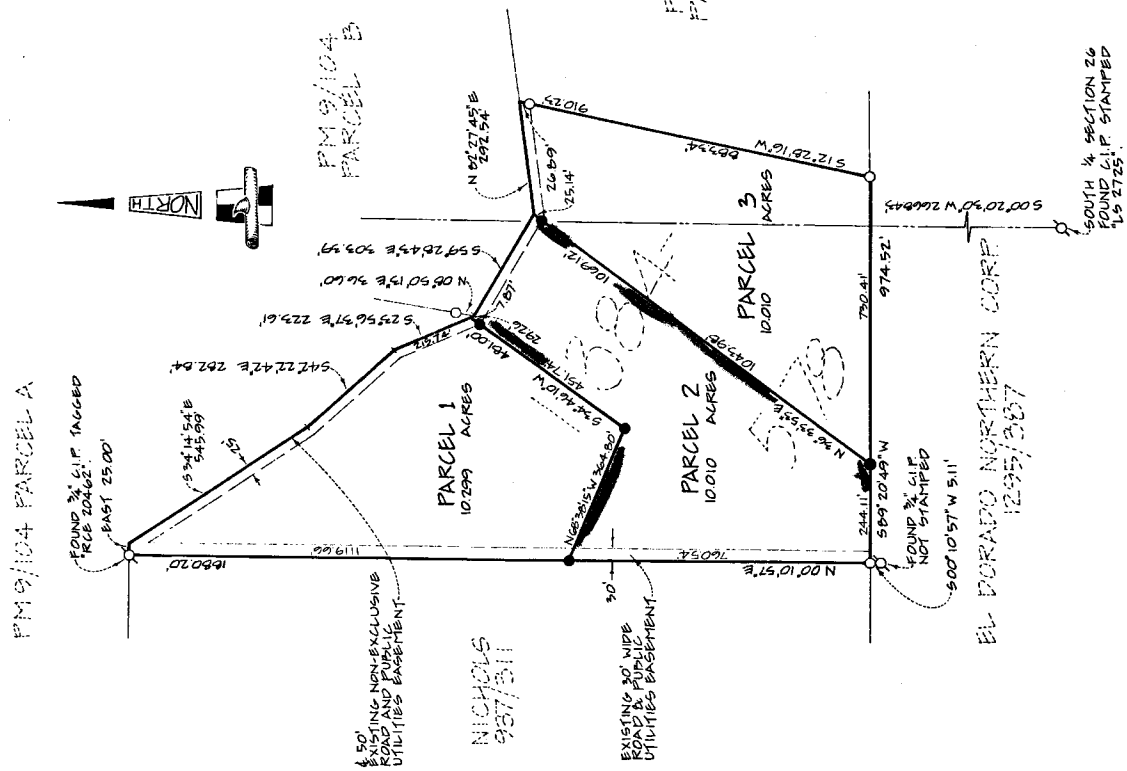


Exhibit F

11-93



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title Z09-0010/ P09-0014 DeVille Parcel Map

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

Contact Person: Gina Paolini/Tom Dougherty

Phone Number: (530) 621-5355

Property Owner's Name and Address:

Anthony P. DeVille Jr. and Sharon DeVille, PO Box 42, Rescue, CA 95672

Project Applicant's/Agent's Name and Address:

Anthony P. DeVille Jr. and Sharon DeVille. PO Box 42, Rescue, CA 95672

Project Engineer's/Architect's Name and Address: CJ Smith III, 3949 Green Valley Road, Rescue, CA95672

Project Location: On the west side of Sierra Vista Road, 1.2 miles south of the intersection with Green Valley Road in the Rescue Area.

Assessor's Parcel Number(s): 070-131-16

Parcel Size: 10.01 acres

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

Section: 26 **T:** 10N **R:** 9E

General Plan Designation: Low Density Residential (LDR)

Description of Project: Rezone from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5), and a Tentative Parcel Map creating two parcels, each five acres in size. A Design Waiver is requested to allow a driveway to access Parcel A

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	LDR	Single Family Residential
North	RE-10	LDR	Single Family Residential
South	RE-5	LDR	Single Family Residential
East	RE-5	LDR	Single Family Residential
West	RE-10	LDR	Single Family Residential

Briefly Describe the environmental setting: The project site elevations range from 1354 to 1409 and drains to the north. Vegetation on site is comprised of indigenous oak tree canopy and mixed grasslands. An intermittent stream is located to the southeast of the property boundary and flows across the northern third of the parcel and into a small reservoir pond located on the adjacent parcel to the northwest. The site is developed with a single family residence, driveway and accessory buildings.

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

1. Building Services
2. Department of Transportation
3. El Dorado County Air Quality Management District
4. El Dorado County Resource Conservation District
5. Rescue Fire Protection District
6. El Dorado County Surveyor
7. El Dorado County Environmental Management

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Tom Dougherty Date: 8-12-11
 Printed Name: Tom Dougherty For: El Dorado County

Signature: Pierre Rivas Date: 8-12-11
 Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a proposed two lot Parcel Map and Zone Change. The project would allow the creation of two residential parcels to be five acres in size each.

Project Location and Surrounding Land Uses

The project site is located on Sierra Vista Road in the Rescue Area. The site is designated as Low Density Residential by the El Dorado County General Plan. The surrounding land uses are residential with the majority of the parcels in the area developed with existing single family residences and accessory structures.

Project Characteristics

1. Transportation/Circulation/Parking

Both parcels would be accessed via Sierra Vista Road. Sierra Vista Road would provide for two points of access onto Green Valley Road. Road. Improvements would be required along the project frontage of Sierra Vista Road. The proposed project would have sufficient circulation in accordance with the County Design Manual and the Fire Safe Regulations. All parking would be provided on-site in accordance with County Code.

2. Utilities and Infrastructure

No off-site extensions of services would be required. Each of the proposed parcels would be served by private wells and individual septic systems.

3. Population

The proposed two residential parcels would result in an increase of population in the Rescue area. This would be consistent with the anticipated residential density of the Low Density Residential Land Use Designation. The project would not add significantly to the population in the vicinity.

4. Construction Considerations

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

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is

adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

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

Noise
Population/Housing

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a two lot Parcel Map and a Zone Change. The surrounding land uses are residential.

- a-b. **Scenic Vista or Resource.** The project site is located in the Rescue area in a predominately residential area. The project site and vicinity is not identified by the County as a scenic view or resource. The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. Impacts would be less than significant.
- c. **Visual Character.** The proposed project and the future residential development would not affect the visual character of the surrounding area. Impacts would be less than significant.
- d. **Light and Glare.** The proposed project would create two residential parcels. Potential sources of light and glare would result from the residential development. The potential lighting sources would be consistent with the existing conditions in the area. Therefore, the impacts of existing light and glare created by the project would be less than significant.

FINDING: No impacts to aesthetics are expected with the project either directly or indirectly. For this “Aesthetics” category, impacts would be less than significant.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest 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.

- Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
- Williamson Act Contract.** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.
- Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- Loss of forest land/conversion of forest land.** There would be no loss of forest land or conversion of forest land with the project.
- Conversion of Farmland or Forestland to non-agriculture use or non-forest use.** The project is not within an agricultural district and would not convert farmland to non-agriculture use. The project would create two parcels, 5-acres in size. There would be no impact to farmland with the project.

FINDING For this “Agriculture” category, there would be no impact.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.
- b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. This would be a less-than-significant impact.

The construction activities would be below the AQMD emission thresholds of significance of 82 pounds per day each of ROG or NOx. The air quality impact by the project would be less than significant.

- c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM₁₀. The project would be well below emissions thresholds, as described above and would cause an insignificant contribution to existing or projected air quality violations.
- d. **Sensitive Receptors.** Sensitive receptors such as schools, hospitals, care facilities and high density dwelling units are not located within the immediate vicinity. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested parcel map and rezone would not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the on site and off site road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. No construction activities would occur as part of the project that would expose sensitive receptors to substantial pollutants or produce objectionable odors. Therefore, long-term impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

FINDING The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation, however existing regulations would reduce these impacts to a less-than-significant level. Additional impacts to air quality would be less than significant. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

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

- a. **Special Status Species and Sensitive Natural Communities.** The project site is located within Mitigation Area 1 which are lands outside of the designated ecological preserve but with soil types capable of sustaining rare or endangered plants. The Biological Study prepared for the project site determined that no special status species are located within the project site. In accordance with the County Code, payment of the Rare Plant Mitigation in-lieu fee would be required during the building permitting process. There would be a less than significant impact to any special status species or natural communities as a result of the project.
- b-c. **Riparian Habitat.** The Biological Study prepared for the project determined that approximately 0.11 acres of intermittent stream bed occurs on the site, which should be avoided and protected by suitable habitat buffers and setbacks where appropriate. Parcel B is developed and would not affect the channel. The proposed driveway to Parcel A has been developed and a culvert has been constructed. In accordance with the General Plan the intermittent stream would be located within a 50-foot setback easement that would be shown on the Parcel Map. Any future development would be outside of the setback. Impacts would be less than significant.
- d. **Wildlife corridors.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR exhibit V-8-4 indicates no mapped deer migration corridors exist on the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.

- e. **Biological Resources.** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands.

The tree canopy analysis prepared for the project determined oak canopy to be 0.65 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 70 percent retention of existing canopy cover for parcels over one acre having 60-79 percent oak canopy cover. Construction is not proposed at this project level. Driveway and house pads would be completed during a future phase; however, the biologist has estimated that the project would retain 0.98 percent of the existing canopy. The applicant would comply with General Plan Policy 7.4.4.4 during the grading and building permit development phase, as required by Ordinance 4771 (Oak Woodland Management Plan). Impacts would be less than significant.

- f. **HCP's or NCP's.** The proposed project would not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

Finding: The proposed project would not impact rare or endangered plant species, riparian feature, or biological resources. The project site is accessible via roadways which are sufficient to provide access. This project would have a less than significant impact within the 'Biological Resources' category.

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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-c. **Historic or Archeological Resources.** The Cultural Resources Study prepared for the site determined that no archeological or cultural resources are located on the project site. Standard Conditions of Approval would be required to be implemented during project construction in the event of accidental discovery of historic or archeological resources. Impacts would be less than significant.
- d. **Human Remains.** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: Standard Conditions of Approval would be required for accidental discoveries during project construction. This project would have a less than significant impact within the Cultural Resources category.

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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards.**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) Ground rupture associated with earthquake activity on the Foothills Fault System would be possible but considered very unlikely for the subject site. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. Ground shaking could cause landslides where soil and/or rock conditions are weak. The possibility of landslide development impacting future buildings at the site would be considered remote given the general relative competent bedrock conditions and soil cover, along with the slope conditions in the areas proposed to receive building improvements. Impacts would be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b & c. **Soil Erosion and loss of top soil.** According to the Soil Survey for El Dorado County, the project site is entirely within the Rescue Series, Rescue sandy loam, 2-9 percent slopes. ReB has a moderately slow permeability. Surface runoff is slow to medium, and the erosion hazard is slight to moderate. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. 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 Rescue Series soil types have a moderate to high shrink-swell potential. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Septic Systems.** The proposed parcels would be served by individual septic systems. The preliminary septic capability reports prepared for the site determined that adequate septic areas and repair areas would be available on each of the proposed parcels for adequate sewage disposal. The El Dorado County Environmental Management Department would review and approve the septic systems prior to installation. Based on the submitted reports and subject to final approval by Environmental Management, impacts would be less than significant.

FINDING: The soils and geologic conditions on the project site are suitable for the proposed development. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a-b. **Generate Greenhouse Gas Emissions and Policy.** Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide, and chlorofluorocarbons. Greenhouse gases specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are regarded by many researchers as responsible for enhancing the greenhouse effect. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.¹

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

¹ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004.* (Staff Final Report). Publication CEC-600-2006-013-SF.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is impossible to discern whether the presence or absence of CO₂ emitted by the project would result in any altered conditions.

No air district in California, including the El Dorado APCD, has identified a significance threshold for GHG emissions or a methodology for analyzing air quality impacts related to GHG emissions. In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (*CEQA and Climate Change*) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project's greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

Because the effects of GHGs are global, a project that merely shifts the location of a GHG-emitting activity (e.g., where people live, where vehicles drive, or where companies conduct business) would result in no net change in global GHG emissions levels.

The project proposes 2 residential parcels, which comprises a small percentage of housing in the region. Similar to other new residential development in the region, the project would incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be less than significant.

FINDING: It has been determined that the project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

VIII. 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

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Materials.** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.

c. **Hazardous Materials Near Schools.** The project would not be located near a school. There would be no impact.

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- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e. **Aircraft Hazards.** The project site is not located within an airport land use plan. Impacts would be less than significant.
- f. **Private Airstrips:** The project site is not located within the vicinity of a private airport. There would be no impact.
- g. **Emergency Response Plan.** The parcel would be accessed from Sierra Vista Road. The nearest through County-maintained road is Green Valley Road. Fire response and fire safety issues have been reviewed by the Rescue Fire Protection District. The Fire District would require a Fire Safe Plan prepared by a registered professional forester. Impacts would be less than significant.
- h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.² As part of the conditions of approval for the Project, the applicants would be required to provide an approved Fire Safe Plan, and comply with Fire Safe Regulations as part of the building permit process. Impacts related to wildland fire hazard would be less than significant.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The Rescue Fire Protection District and Department of Forestry and Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

XI. 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

² El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030) , May 2003, Exhibit 5.8-4.

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XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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. **Water Quality Standards.** Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.

b. **Groundwater Supplies.** The project would be served by individual domestic water wells. Ground water recharge at the site occurs from rainfall, and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. Water wells would be constructed to intersect fracture zones that provide sufficient quantities of water for domestic/residential supply design needs. There would be no known problem areas for water availability at the project site.

There is an existing well at the project site. A report of well production was prepared for the existing well on December 10, 2002. The well was pump-tested to verify production over a 4-hour period. The production rate for the 4 hour test was 40 gallons per minute. The depth of the well was measured to be 200 feet. The static water level was 25 feet.

Construction activities may have a short-term impact as a result of groundwater discharge; however, adherence to the Grading Ordinance would ensure that impacts would be less than significant.

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- c-f. **Drainage Patterns.** Grading and Drainage improvements associated with the project appear to be only those associated with the required infrastructure improvements. The applicant would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. The applicant would be required to obtain permits from State and Federal agencies prior to any construction activities which would impact any riparian areas. Impacts would be less than significant.
- g-j. **Flood-related Hazards.** The project site is not within a flood zone (Panel No. 06017C0750E) (Revision Date: 09/26/2008). The risk of exposure to seiche, tsunامي, or mudflows would be remote. There would be a less than significant impact with implementation of Standard Conditions of Approval.

FINDING: The proposed project would require a site improvement and grading permit through the El Dorado County Building Services 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, impacts would be less than significant.

X. 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 surrounded by residential uses and is located within the Rural Region. The proposed project would not physically divide an established community. Impacts would be less than significant.
- b. **Land Use Plan.** The parcel is zoned Estate Residential (RE-10) and allows single family residential development. The project would include a re-zone request to modify the zoning from RE-10 to Estate Residential Five Acre (RE-5) which would be consistent with the Low Density Residential General Plan Designation and the surrounding project area. Adequate roadways providing primary and secondary access exist at the project site. The proposed

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project would be consistent with the density requirements of the Low Density Residential land use designation and the policies and objectives of the General Plan. Impacts would be less than significant.

- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. Impacts would be less than significant.

FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

XI. MINERAL RESOURCES. Would the project:			
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.** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

XII. 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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII.NOISE. <i>Would the project result in:</i>			
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. **Noise Exposures.** The project would not be located within any CNEL which exceeds the noise thresholds of the El Dorado County General Plan. Impacts would be less than significant.
- b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. These project construction hours would be incorporated into the Conditions of Approval. Impacts would be less than significant.
- c. **Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. For the construction of the road and encroachment improvements required by DOT, the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases.** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise.** The project is not located adjacent to an airport. There would be no impact.

FINDING: For this 'Noise' Category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. 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. **Population Growth.** To avoid impacts associated with an increase in population growth potential displacement of housing or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions can be taken to decrease forecasted impacts in areas where higher intensity development is found to have a market demand. A recent study conducted by Bay Area Economics in June 2006 concluded that “Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, it appears that the growth assumptions in the Land Use Forecast Report are reliable, and in fact somewhat conservative from an environmental impact standpoint.” The proposed project would include up to 2 residential units. Assuming 2.8 persons per household³ in the primary units, population could increase by approximately 6 persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 11 persons. Assuming growth beyond the primary units the additional population would not be considered a significant population growth. Therefore, potential impacts as a result of increased population and displacement of housing or residents would be considered less than significant.

b & c. **Housing Displacement.** The project would result in the creation of 2 residential lots. No displacement or relocation housing would result as part of the project. There would be no impact.

FINDING: It has been determined that there would be less than significant impacts to population growth and no significant impacts to population or housing displacement. For this “Population and Housing” category, impacts would be less than significant.

³ El Dorado County General Plan, July 2004, Chapter 2 land Use, Table 2-2, Page 19.

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XIV. PUBLIC SERVICES. *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:*

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 Rescue Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as Conditions of Approval of the project. These measures include the preparation of a fire safe plan, construction of roads to Fire Safe Regulations and other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Rescue Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

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FINDING: The project would not result in a significant increase of public services to the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

XV. 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 project would result in an increase usage of parks and recreational facilities. Payment of in-lieu fees would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.
- b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			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. **Traffic Increases.** The project would create 2 residential parcels which would not exceed the thresholds for traffic established by the General Plan. A Traffic Impact Analysis was not prepared for the project. The project is located within the Rural Region. A Design Waiver has been requested to allow a driveway to access Parcel A. Sierra Vista Road from Green Valley Road to the project encroachment would be required to be improved to Design Standard Plan 101C. The minimum roadway width would be 20 feet. Payment of TIM fees would be required for traffic impacts for future development at the time of building permit issuance. Upon payment of applicable TIM fees, impacts would be less than significant.

b. **Levels of Service Standards.** The project impacts would not exceed the level of service thresholds established by the General Plan with project Conditions of Approval. Impacts would be less than significant.

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- c. **Air traffic.** The project site is not located adjacent to an airport. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. Impacts would be less than significant.
- e. **Emergency Access.** The proposed parcels would both be accessed via roads that would provide adequate emergency access via the existing Sierra Vista Road. Primary and secondary access would be available for the proposed parcels. There would be no impact.
- f. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For the Transportation/ Traffic category, impacts would be less than significant.

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- a. **Wastewater Requirements.** The project proposes individual onsite septic facilities. Wastewater treatment would not be required. Impacts would be less than significant.
- b. **Construction of New Facilities.** The project is within the Rural Region. No expansion to the existing system would be necessary to serve the project. Impacts would be less than significant.
- c. **New Stormwater Facilities.** All facilities would be constructed in conformance with County ordinance. Impacts would be less than significant.
- d & e. **Sufficient Water Supply and Capacity.** The project would be served by individual wells. One well has been drilled at the site. The Conditions of Approval would require that each individual parcel have a safe and reliable water source prior to filing of the Parcel Map. Impacts would be less than significant.
- f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

- g. **Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be less significant.

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FINDING: Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

- a. The project would not have the potential to significantly impact fish or wildlife species as part of the project. The project would include Conditions of Approval requiring compliance with County Ordinance 4771 (Oak Woodland Management Plan) for the conservation of oak woodland during the project construction/development phase. Implementation of these requirements would reduce potentially significant impacts to less than significant.
- b. The project would not result in significant cumulative impacts. The project would not require the extension of infrastructure or utilities. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c. Based on the discussion contained in this document, potentially significant impacts to human beings would occur with respect to Air Quality. The project would include standard Conditions of Approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The project would result in the construction of two residential units. The proposed residential development would not result in substantial impacts to human beings. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

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

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 Manual

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.)

Project Specific Resource Material

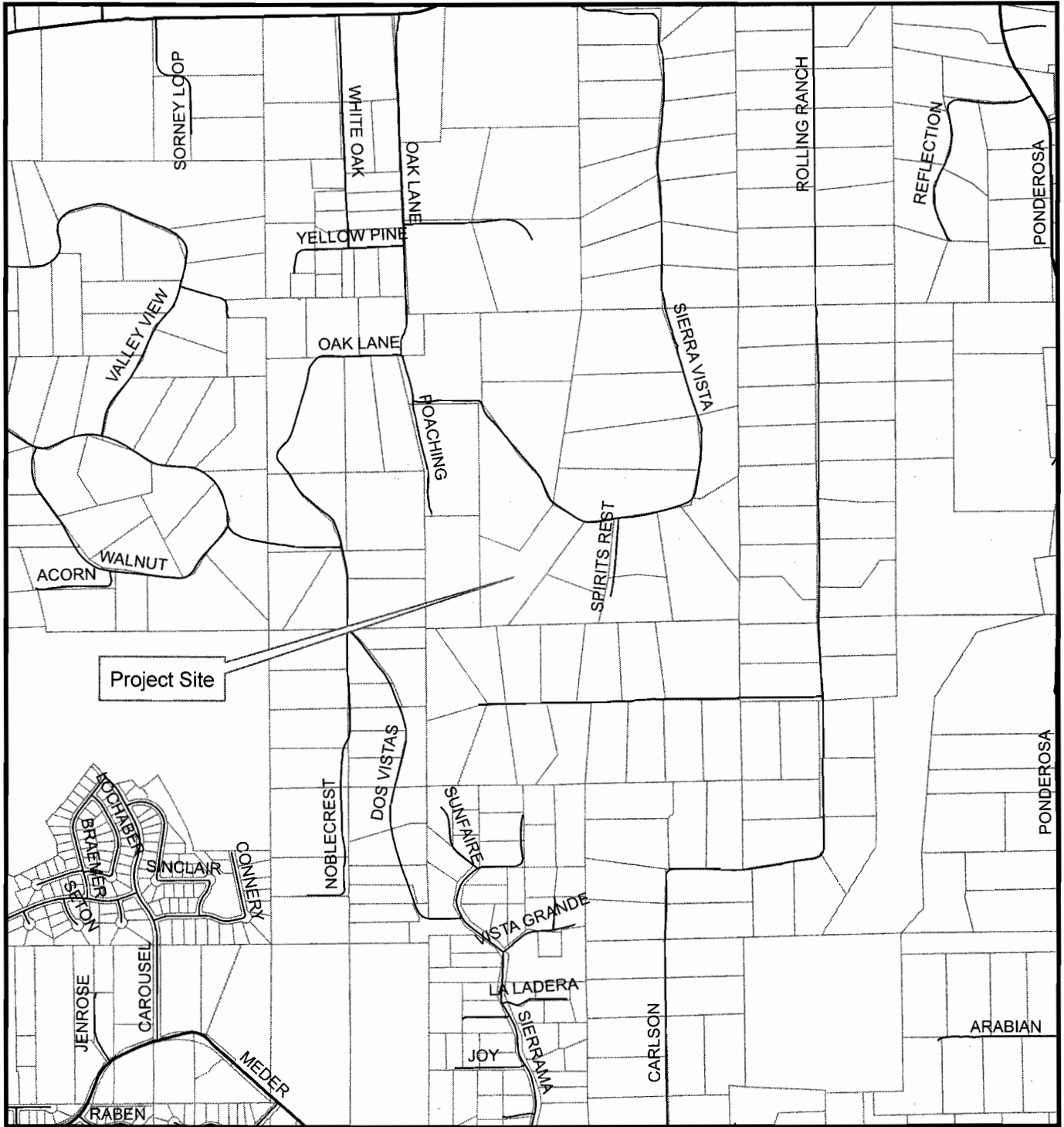
Biological Study of the Anthony and Sharon DeVille Property, Michael Baad, Ph.D. February 2008.

Report of Well Production, Triangle Well Drilling, December 2002

Cultural Resource Study of Assessor's Parcel Number 070-131-16, Historic Resource Associates, October 2007

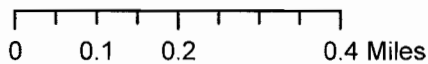
Sewage Disposal Suitability Study, Norton Professional Geologist, November 2007

Location Map

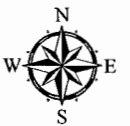


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Prepared By:
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September 2, 2010

Exhibit G-Attachment 1

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