EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT

Agenda of:	April 18, 2007
Item No.:	5.a.
Staff:	Michael C. Baron

PARCEL MAP

FILE NUMBER: P06-0032

APPLICANT: Gene and Joan Thorne

AGENT: Gene E. Thorne and Associates, Inc.

REQUEST: A tentative parcel map creating three (3) parcels ranging in size from ten (10) acres to 11.5 acres on a 31.52-acre site (Exhibit B).

Design waiver(s) have been requested for the following:

1. Reduce the required on-site road width from 24-feet to 18-feet with two-foot (2') shoulders per State Responsibility Area Fire Safe Regulations.

2. Reduce the required off-site road width from the encroachment onto Jayhawk Drive to Deer Valley Road from 24-feet to 18-feet without two-foot (2') shoulder improvements.

3. Request to make no road improvements to the portion of Jayhawk Drive along the northern property frontage of proposed Parcel 2.

LOCATION: On the south side of Jayhawk Drive, 0.5 mile west of the intersection with Deer Valley Road in the Rescue area, Supervisorial District IV (Exhibit A)

APN: 102-120-13

ACREAGE: 31.5 acres

ATTACHMENT 5

GENERAL PLAN: Rural Residential (RR) (Exhibit B)

ZONING: Estate Residential Ten-acre (RE-10) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditionally approve Parcel Map P06-0032
Deny Design Waiver requests 1, 2 and 3.

BACKGROUND: The current parcel was created by grant deed and a boundary line adjustment from a portion of Parcel 3 of Parcel Map 42-127.

STAFF ANALYSIS

Project Description: The applicant is requesting a tentative parcel map creating two (2) ten-acre parcels and one (1) 11.5-acre parcel from a 31.5-acre site.

Site Description: The project site lies on the western slope of central Sierra Nevada in the Rescue area at an approximate elevation of 2,025 feet above mean sea level with a gentle increase in elevation to 2,195 feet at the southwestern corner of the property. The woodland habitat, as identified by the El Dorado County Draft Environmental Impact Report, is characterized as approximately 44 percent blue-oak and foothill pine. The soil type is predominantly a mix of rescue very stony sandy loam and rescue extremely stony sandy loam (RfE and RgE2) which can both be characterized by well-drained soils that are underlain by gabbrodiorite rocks at a depth of more than 40 inches. This land type has rapid surface runoff and moderate to high erosion. Existing improvements on the site include one single family dwelling, two wells, tennis courts, pool, horse arena, garage, and barn. The proposed parcels would eventually be developed using both well and septic systems.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	RR	Improved Residential
North	RE-10	RR	Improved Residential
South	RE-10	RR	Improved Residential/County Property
East	RE-10	RR	Improved Residential
West	RE-10	RR	Improved Residential

General Plan: The General Plan designates the subject site as Rural Residential which permits a minimum parcel size of ten (10) acres. The proposed minimum ten (10) acre parcels therefore conform to the General Plan land use designation. The following General Plan Policies apply to this project:

Policy 2.1.1.7: Requires that development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructures become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

Policy 5.7.1.1: Requires that applicants demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Policy 6.2.3.2: Requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. Adequate utilities, and other public services, exist and are available for both existing parcels.

Discussion: The proposed parcel map has been reviewed by the Rescue Fire Protection District and has been conditioned to create a wildland fire safe plan, which would ensure consistency with *General Plan Policies 2.1.1.7, 5.7.1.1*, and *6.2.3.2*. Furthermore, all access roads are required to meet all applicable California State Responsibility Area Fire Safe Regulations.

Policy 7.1.2.1: Prohibits the development on slopes of 30 percent or greater. The proposed parcel map would create parcels that have buildable area on slopes less than 30 percent. Prior to issuance of any ministerial building permit for any proposed parcels, the property owner would be required to demonstrate compliance with *General Plan Policy 7.1.2.1*, prohibiting development on slopes greater that 30 percent.

Discussion: The applicant has created parcels that would provide adequate building sites on slopes that do not exceed 30 percent, which can be referenced by the slope analysis provided by the applicant.

Policy 7.4.4.4: For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this Policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least one percent (1%) total canopy cover or (2%) are less than an acre and have at least ten percent (10 %) total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: 1) the project applicant shall adhere to the tree canopy retention and replacement standards; or 2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in *Policy 7.4.2.8*.

Discussion: The applicant has submitted a tree canopy analysis that identifies 44 percent canopy coverage for the entire 31.5 acre site. Estimated tree canopy retention after road improvements and lot development has been proposed to be 100 percent. However, to ensure consistency with *Policy 7.4.4.4*, any future ministerial building permits shall be consistent with the canopy retention standards set forth in the aforementioned policy.

Zoning: The subject site is zoned Estate Residential Ten-acre (RE-10) which permits a minimum parcel size of ten (10) acres and shall be consistent with the Development standards noted in *Chapter 17.70.110* for the RE-10 Zone District.

Discussion: As discussed above, staff finds that the project conforms to the Estate Residential Ten acre (RE-10) Zone District Development Standards. The proposed parcels are a minimum of ten (10) acres, exceed 100 feet in width and any future residential development would be able to satisfy the minimum 30-foot building setbacks as required by the RE-10 Zone District.

Design Waiver(s) Discussion: Design waivers have been requested for a reduction of road improvements from 24-feet to 18-feet with two-foot (2') shoulders for the on-site portion of Jayhawk Drive. The proposed parcels would require encroachments onto the existing on-site driveway onto Jayhawk Drive. Further, due to the existing 18-foot roadway from the encroachment to Deer Valley Road, the applicant is requesting a design waiver reducing the required 24-foot wide improvement to 18-feet with no shoulder improvements. The applicant has also requested a design waiver to do no improvements to the northern portion of the property that fronts Jayhawk Drive because there is no encroachment currently proposed. The Department of Transportation would request *a 101C Roadway Standard* as described in the *County Design and Improvement Standards Manual. Section 16.08.020(A)(2)* of the *El Dorado County Subdivision Ordinance* requires that four specific findings must be made in order to approve a design waiver.

Conclusion: Design Waiver 1 request to reduce the on-site road improvements from 24 feet to 18-feet with two-foot (2') shoulders per *State Responsibility Area Fire Safe Regulations* can be approved as the appropriate findings for the reduction in road width have been made as noted in Attachment 2. However, Design Waiver 2 and 3 requests cannot be approved, as the appropriate findings cannot be made as noted in Attachment 2. Staff's recommendation to deny Design Waivers 2 and 3 is based on recommendations from the Department of Transportation and inconsistency with State Responsibility Area Fire Safe Regulations.

ENVIRONMENTAL REVIEW

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

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation *(California Fish and Game Code Section 711.4)*, the project is subject to a fee of $1,800.^{00}$ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less $50.^{00}$ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION: Conditionally approve tentative map; deny design waivers

POR. E 1/2 SEC. 10 & POR. W 1/2 SEC. 11 T.10N. R.9E., M.D.M.

102:12

1 " equals 400 '

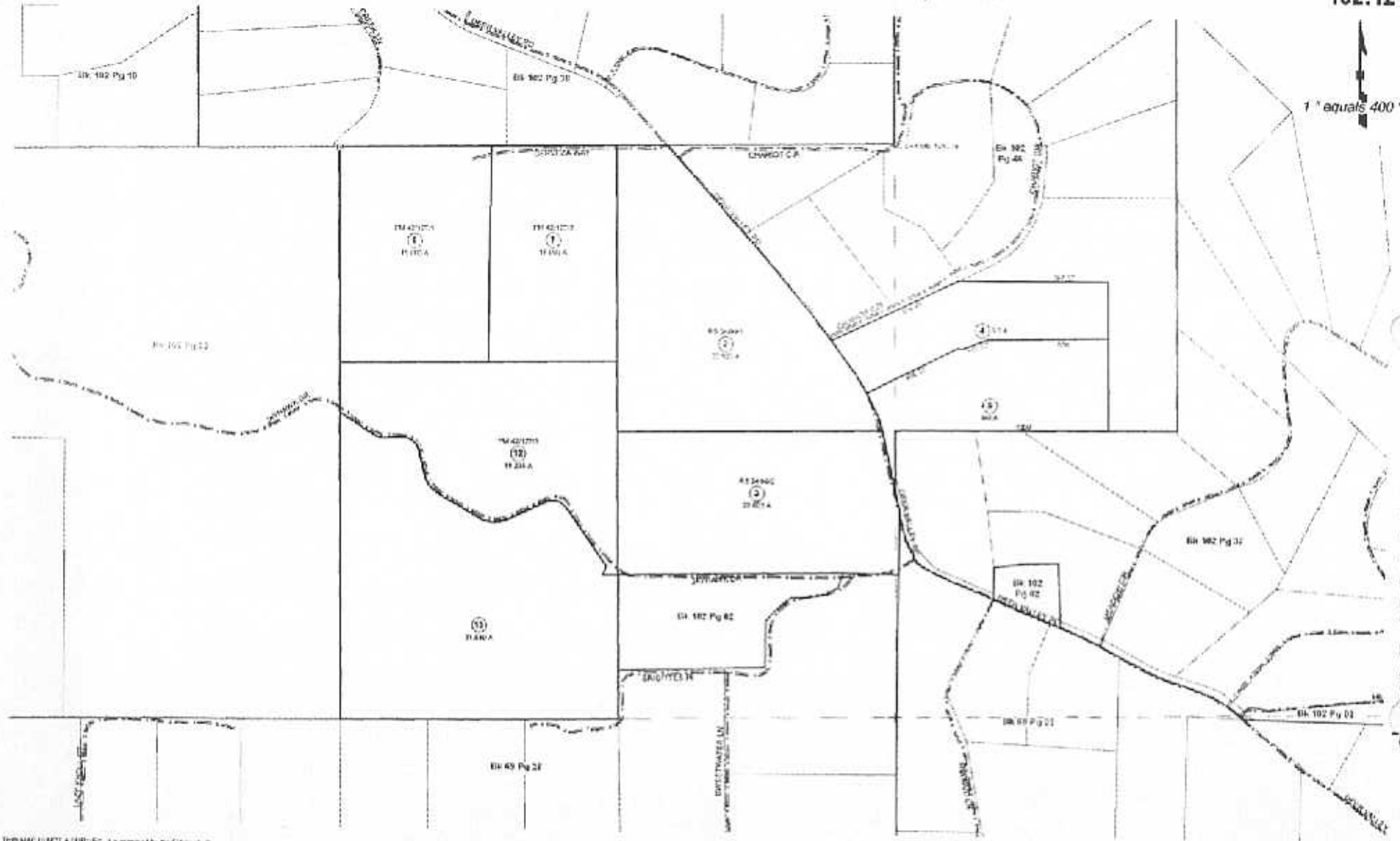


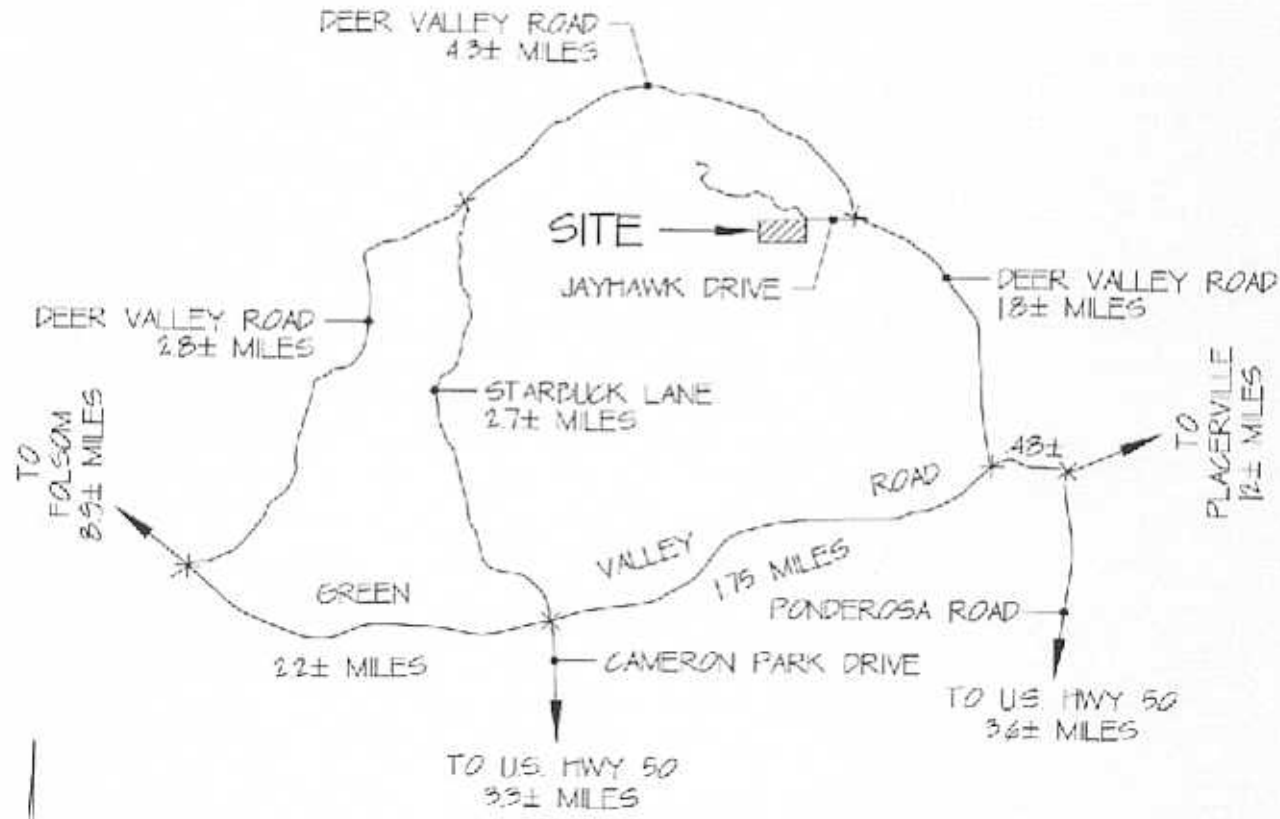
Exhibit A: Assessor's Map

Acreages Are Estimates

Rev. Apr. 4, 2006

Assessor's Map Bk. 102, Pg. 12
County of El Dorado, CA

Exhibit B: Vicinity Map



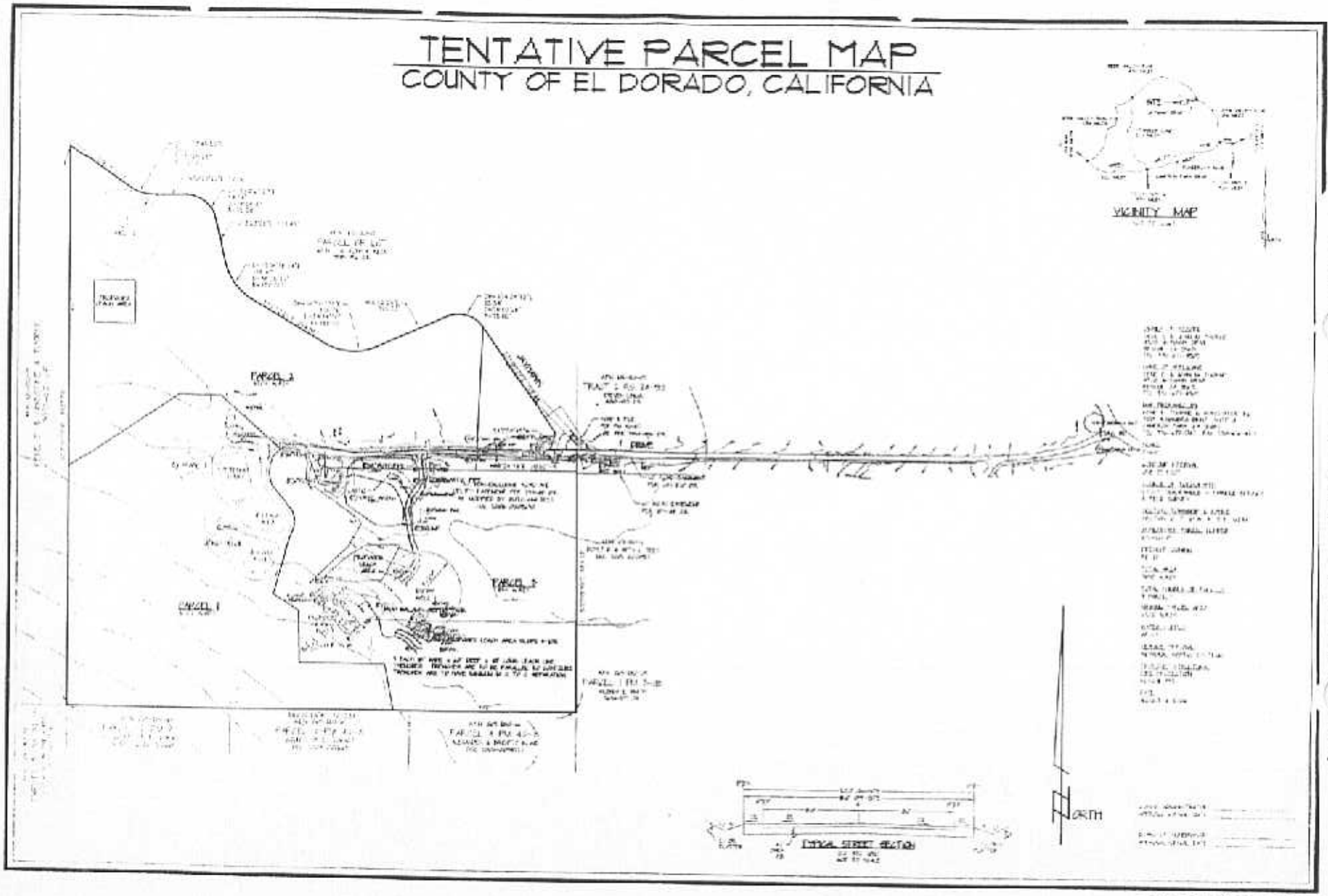
NORTH

VICINITY MAP

NOT TO SCALE

P 06-0032

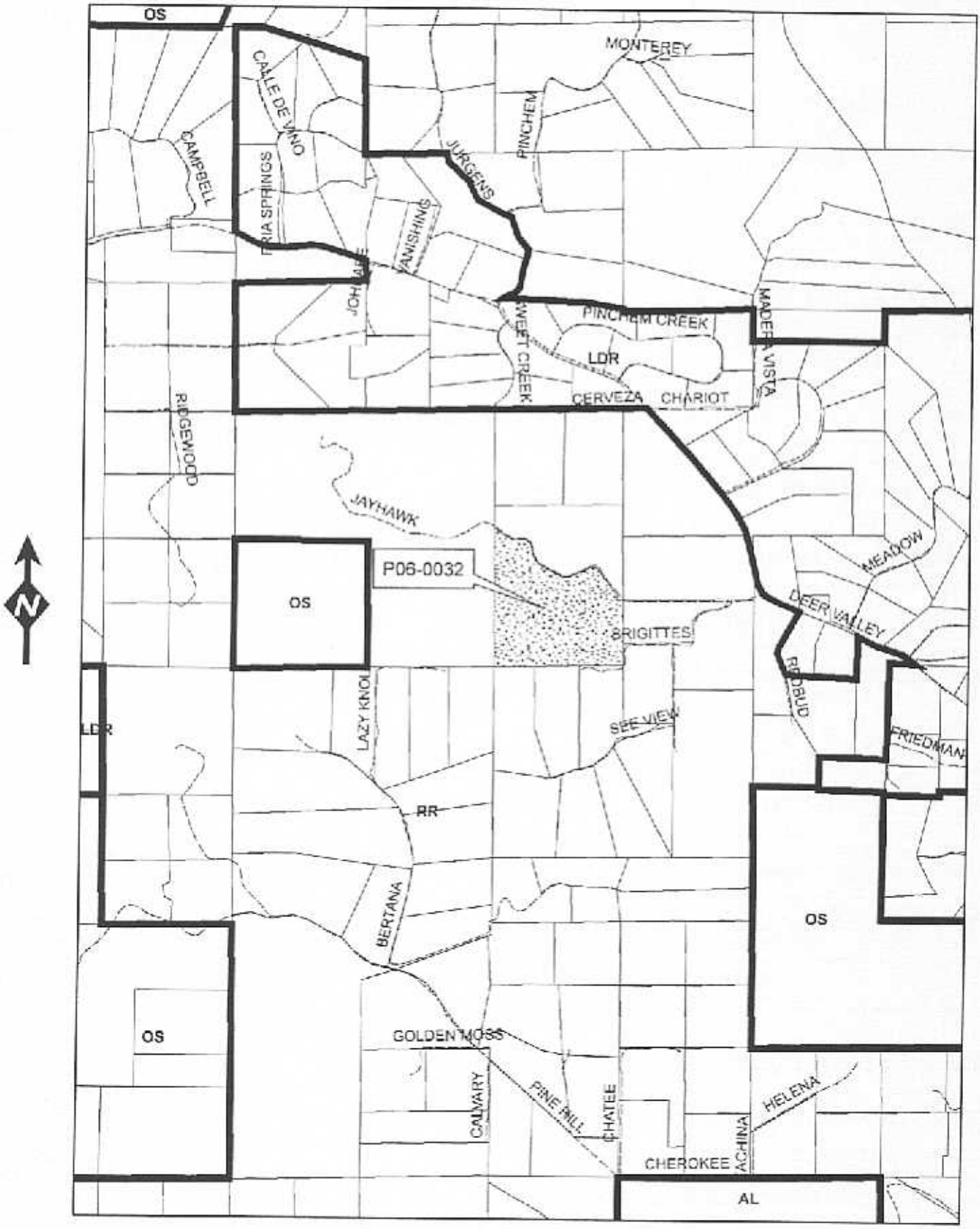
TENTATIVE PARCEL MAP
COUNTY OF EL DORADO, CALIFORNIA



TENTATIVE PARCEL MAP

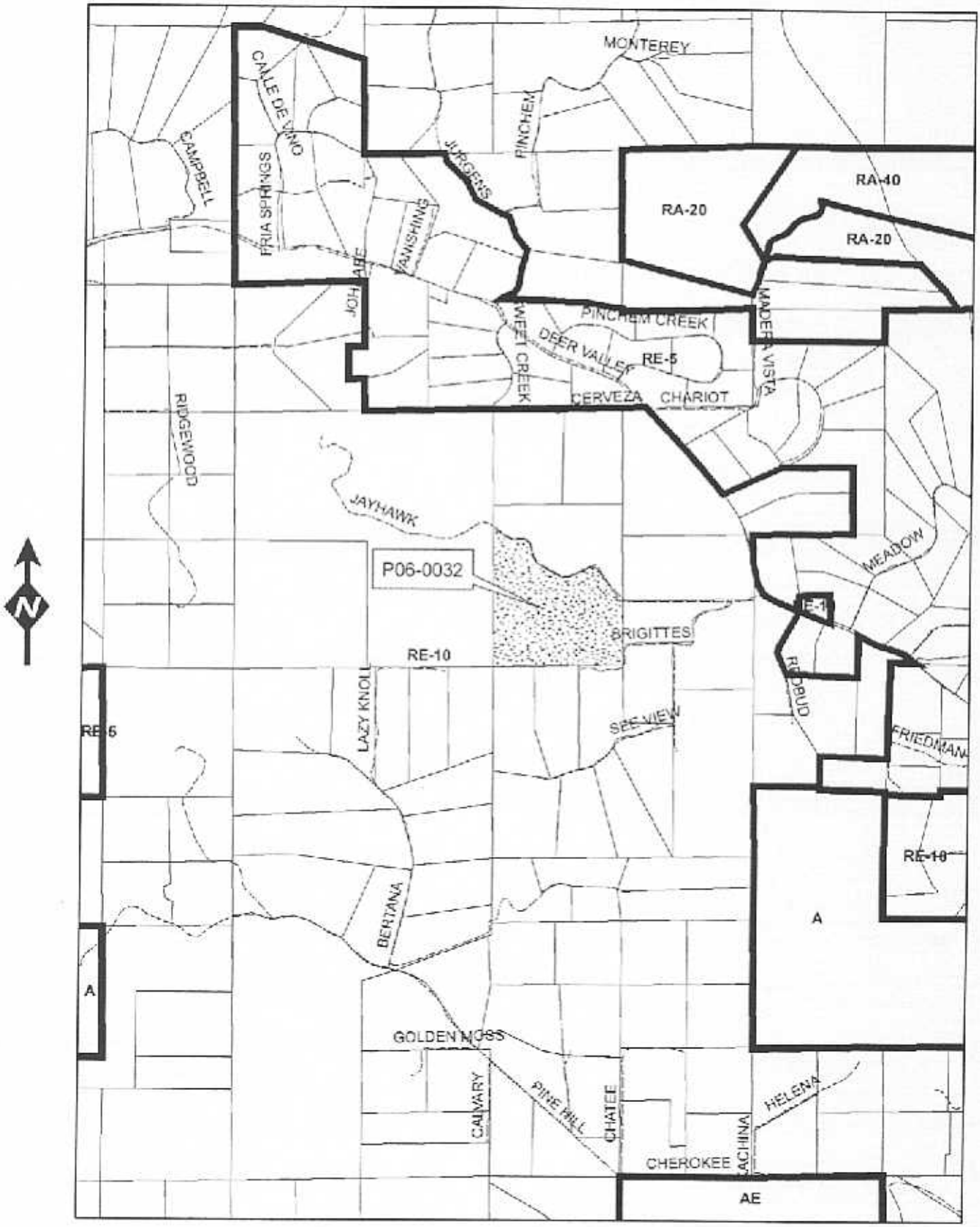
Exhibit C: Tentative Parcel Map

Exhibit D: General Plan Land Use Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

Exhibit E: Zoning Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: P06-0032

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

Contact Person: Michael Baron-Project Planner | **Phone Number:** (530) 621-5355

Property Owner's/Applicants Name and Address: Gene and Joan Thorne, 4300 Jayhawk Drive, Rescue, CA 95672

Project Engineer/Agent's Name and Address: Gene Thorne & Associates, Inc., 3025 Alhambra Drive, Suite A, Cameron Park, CA 95682

Project Location: On the south side of Jayhawk Drive, 0.5 mile west of the intersection with Deer Valley Road in the Rescue area.

Assessor's Parcel Number: 102-120-13

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

Section: 10 & 11 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR)

Description of Project: A tentative parcel map creating three (3) parcels, ranging in size from 10 to 11.5 acres, on a 31.5 acre site

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single-family Residences, Grazing, Park, School)
Site:	RE-10	RR	Improved Residential
North:	RE-10	RR	Improved Residential
East:	RE-10	RR	Improved Residential
South:	RE-10	RR	Improved Residential/County Property
West:	RE-10	RR	Improved Residential

Briefly describe the environmental setting: The project site lies in the western slope of the central Sierra Nevada at an approximate elevation of 2,025 feet above mean sea level with a gentle increase in elevation to 2,195 feet at the southwestern corner of the property. The woodland habitat, as identified by the El Dorado County Draft Environmental Impact Report, is characterized as approximately 44 percent blue-oak and foothill pine. The soil type is predominantly a mix of rescue very stony sandy loam and rescue extremely stony sandy loam (RfE and RgE2) which can both be characterized by well-drained soils that are underlain by gabbrodiorite rocks at a depth of more than 40 inches. This land type has rapid surface runoff and moderate to high erosion. Existing improvements on the site include one single-family dwelling, two wells, tennis courts, pool, horse arena, garage, and barn. The proposed parcels will eventually be developed using both well and septic systems. The current parcel has a paved driveway with a fire safe turn around.

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

El Dorado County Department of Transportation
El Dorado County Department of Environmental Management
El Dorado County Surveyor
Rescue Fire Protection District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Michael Baron Date: 1/16/07

Printed Name: Michael Baron For: El Dorado County

Signature: Peter M. Maurer Date: 1/11/07

Printed Name: Peter Maurer For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			√	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			√	
c. Substantially degrade the existing visual character quality of the site and its surroundings?				√
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				√

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

a & b)No scenic vistas, resources, trees rock outcroppings, historic buildings or designated scenic highways will be affected by this project.

c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings.

d) There is no lighting proposed as part of this project.

FINDING: For this "Aesthetics" category, the thresholds of significance have not been exceeded. No impacts from light and glare are expected and no mitigation is required.

II. AGRICULTURE RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			√	
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			√	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			√	

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a) 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 there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (A) General Plan Land Use Overlay District area adjacent to the project site. The project will not result in the conversion of farmland to non-agricultural uses because there are no adjacent agriculturally zoned properties.

b) The proposed project will not conflict with any agricultural use in the project vicinity, and will not adversely impact properties currently under a Williamson Act Contract.

c) No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

FINDINGS: It has been determined that the project will not result in any impact to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is consists of mainly commercial development. For this "Agricultural" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			√	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			√	
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)?			√	
d. Expose sensitive receptors to substantial pollutant concentrations?			√	
e. Create objectionable odors affecting a substantial number of people?			√	

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 82 lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

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

- Emissions of PM_{10}, CO, SO_2 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, b)Site clearing, burning, grading, utility excavation, and movement of construction equipment will create temporary air quality impacts during construction. The construction-related impacts should be insignificant since these aspects of the project will be controlled by *Chapter 15.14* of the *County Code* which sets minimum standards for such activities and El Dorado Air Pollution Control District Rule 223 that controls fugitive dust.

c) Regarding cumulative air quality impacts, the proposed project does not require a change in existing land use designation or exceed the project alone significance criteria. Based on the project information provided, the proposed project will not result in any cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

d) The proposed project and eventual creation of a single-family dwelling is not considered to he a sensitive receptor. There are no existing uses considered to be sensitive receptors located near the project site. Therefore, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

e) The proposed parcels and eventual construction of a single-family dwelling is not a use that commonly produces odors. It has been determined that the proposed project will not create objectionable odors affecting a substantial number of people.

FINDINGS: It was determined that a less than significant impact will result from the project because it will not; obstruct implementations of the El Dorado County California Clean Air Act Plan; violate any Air Quality Standard; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
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?			√	
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?			√	

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			√	
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?			√	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			√	
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?			√	

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) After Reviewing County resource materials for sensitive and protected species, it has been determined that the project would not affect locally designated natural communities, disturb wetlands, or affect migration corridors.

b, c) The U.S. Department of Interior National Wetlands Inventory Maps were reviewed and subsequent site visit was done to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review indicates that there are no wetlands or riparian habitat areas on or adjacent to the project.

d) Review of the Planning Division GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project will not substantially interfere with the movement of any native resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

e) The project will result in the future development of a single-family dwelling and driveway encroachment that may result in some tree removal. However, any ministerial building permit will be required to retain a percentage of the tree canopy as required under General Plan Policy 7.4.4.4.

f) The project area 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 the Draft Recovery/Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

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

FINDING: It has been determined that all potential biological resource impacts as a result of the proposed project are less than significant. Therefore, the established thresholds for significance in the "Biological Resources" category will not be exceeded.

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

Discussion:

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

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

a, b) The applicant supplied a Record Search completed by Historic Resource Associates. This Record Search indicated a low possibility of identifying Native American Artifacts and a low possibility of identifying historic-period cultural resources in the project area. Based on the Record Search results, it was determined that no further archival or field study is required.

c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological site or known fossil locales.

d) Due to the scope of the project, there is not a high potential to discover human remains outside of a dedicated cemetery. However, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County has mitigation measures in place pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code, that in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and deposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

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

FINDINGS: While the project does not have the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the incorporation of the required mitigation measures will ensure that any potential impacts are mitigated to a less than significant level. Established thresholds of significance will not be exceeded within the "Cultural Resources" category.

VI. GEOLOGY AND SOILS. *Would the project:*				
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.			√	
ii) Strong seismic ground shaking?			√	
iii) Seismic-related ground failure, including liquefaction?			√	
iv) Landslides?			√	
b. Result in substantial soil erosion or the loss of topsoil?			√	
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?			√	
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?			√	
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?			√	

Discussion:

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

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

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

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people,

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

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) 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 for El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquification are considered to be less than significant. Any potential impact caused by locating buildings in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.

b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance, which will reduce any potential impacts to a less than significant level.

c) The soil on the project site is classified as predominantly a mix of rescue very stony sandy loam and rescue extremely stony sandy loam (RfE & RgE2) *(soil Survey of El Dorado County Area, 1974)*. According to the soil survey, this land type is "moderately to excessively drained," surface runoff is very rapid with moderate to high erosion hazard. All future grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.

d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as predominantly a mix of rescue very stony sandy loam and rescue extremely stony sandy loam (RfE & RgE2). Review of the *Soil Survey of the El Dorado County Area* indicates that the mapped soil types for the proposed project have a mantle of soil up to 40 inches in depth. Furthermore, any future building permit will be subject to review by the Air Quality Management District. Based upon this review, the impact from expansive soils is less than significant.

e) The applicant is not required to provide a Report of Percolation Test because the proposed parcels exceed five (5) acres in size. However, the El Dorado County Environmental management Department has reviewed the project and had no specific concerns related to percolation rates.

FINDINGS: No significant impacts will result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that will result in significant impacts. For the "Geology and Soils" category, established thresholds will not be exceeded by development of the project and no significant adverse environmental effects will result from the project.

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			√	
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?			√	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			√	
d. Be located on a site which is included on a list of hazardous materials sites			√	

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
compiled pursuant to *Government Code Section 65962.5* and, as a result, would it create a significant hazard to the public or the environment?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			√	
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?			√	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√	
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?			√	

Discussion:

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

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

a) Any hazardous materials utilized at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan.*

b) No significant amounts of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) The project site is not identified on any list compiled pursuant to *California Government Code 65962.5* identifying any hazardous material sites in the project vicinity. As such, there will be a less than significant impact from hazardous material sites.

e, f) As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District Overlay. There will be no immediate hazard for people residing or working in the project area or safety hazard resulting from private airport operations and aircraft over-flights in the vicinity of the project site.

g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County.

h) The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. To reduce impacts to a less than significant level, the project shall be required to comply with the "Fire Safe" requirements.

FINDINGS: The proposed project will not expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials, and expose people and property to risks associated with wild-land fires. For this "Hazards and Hazardous Materials" category, the thresholds of significance will not be exceeded by the proposed project.

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			√	
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)?			√	
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?			√	
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?			√	
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?			√	
f. Otherwise substantially degrade water quality?				√
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?				√
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				√
j. Inundation by seiche, tsunami, or mudflow?				√

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) At the building permit stage the applicant will be required to submit a preliminary drainage plan and erosion control plan, which is reviewed by the Department of Transportation. Compliance with the Erosion Control Plan will limit water runoff and discharge that would violate water quality standards or discharge requirements established by the Regional Water Quality Control Board. Permit applicants are required to prepare and retain on the construction site, a Storm-water Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non storm-water management controls.

b) There is no evidence that the project will substantially reduce the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The applicant has provided a well production report for the proposed project.

c) There is no evidence that the grading and ground disturbances associated with the project will substantially alter the existing drainage patterns on or off the site. *The Grading, Erosion, and Sediment Control Ordinance* contain specific requirements that limit the impacts to a drainage system (*Section 15.14.440 & Section 15.14.590*). The standards will apply to this project when a building permit request is submitted to the County.

d, e) In this case, the project may include a moderate amount of grading for road improvements. However, at the time a grading or building permit request is submitted to the County an erosion control plan will be required to reduce erosion and sediment discharge off the site to a less than significant level.

f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All storm-water and sediment control methods contained in the *Grading, Erosion, and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.

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

g, h) The Flood Insurance Rate Map (Panel 060040 0725 C, 12/04/86) for the project area establishes that the project site is not located within a mapped 100-year floodplain.

i) The subject property within the Rescue area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.

j) The potential for a siege or tsunami is considered less than significant. Potential for a mudflow is also considered to be less than significant.

FINDINGS: As discussed above, no other additional significant hydrological impacts will result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project will not exceed the identified thresholds of significance and therefore no significant adverse environmental effects will result from the project.

IX. LAND USE PLANNING. *Would the project:*				
a. Physically divide an established community?				√
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?				√
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				√

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) The project will not result in the physical division of an established community.

b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 1996 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance.

c) 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.

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

FINDINGS: For the "Land Use Planning" section, the project will not exceed the identified thresholds of significance.

X. 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?				√
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?				√

Discussion:

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

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

a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.

b) The El Dorado County Mineral Resources Zone Map, General Plan Exhibit V-7-4 indicates that the project is not in a mineral resource zone. Based on the review of this map, there are no significant mineral deposits on the project site.

FINDINGS: No impacts to any known mineral resources will occur as a result of the project. Therefore, no mitigation is required. In the "Mineral Resources" section, the project will not exceed the identified thresholds of significance.

XI. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			√	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			√	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			√	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. *Would the project result in:*				
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?			√	
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?			√	

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, c) The proposed project is not considered a noise sensitive land use and will not significantly contribute to an increase in the ambient noise.

b, d) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of the project.

e) County airports include a comprehensive Land use Plan, which contains building restrictions due to airport noise. In this case, the project site is not located within the defined noise contour of a county owned/operated airport facility.

f) The proposed project is not located adjacent to a private airstrip. As such, the project will not be subjected to intermittent noise levels considered excessive.

FINDINGS: As discussed above, for this "Noise" category, the thresholds of significance have not been exceeded. No significant noise impacts would occur as a result of this project.

XII. POPULATION AND HOUSING. *Would the project:*				
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)?			√	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				√
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				√

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

Discussion:

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

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

a) The proposed project has been determined to have minimal growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth.

b) No existing housing stock will be displaced by the proposed project.

c) No people will be displaced necessitating the construction of replacement housing elsewhere.

FINDINGS: The project will not displace any existing or proposed housing. The project will not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

XIII. 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?			√	
b. Police protection?			√	
c. Schools?			√	
d. Parks?			√	
e. Other government services?			√	

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;

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

- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of five (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 currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire Department from meeting its response times for the project or its designated service area. The Rescue Fire Protection District will review any future building permit applications to ensure compliance with fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking areas, fire sprinklers within buildings, and building identification.

b) Police Protection: The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of a residential parcels and the related development will not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.

c) Schools: The project site is located within the Rescue Union School District. Impact to the affected School District from the proposed development will be less than significant.

d) Parks: The proposed development will not substantially increase the local population necessitating the development of new park facilities. *Section 16.12.090* of *County Code* establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are included as the project is residential in nature.

e) No other public facilities or services will be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the development of the subject parcel either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

XIV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			√	
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?			√	

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 five (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) The proposed project will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur because this project is not expected to increase population in the region.

b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

FINDING: No impacts to recreation or open space will result from the project. For this "recreation" section, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			√	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			√	
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?			√	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			√	
e. Result in inadequate emergency access?			√	
f. Result in inadequate parking capacity?			√	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			√	

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 five (5) or more units.

a) The addition of three residential parcels a minimum of ten (10) acres each will not result in a significant increase in vehicle trips or result in traffic congestion.

b) No improvements required as a result of the proposed land division will result in any safety hazards from design features.

c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.

d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards.

e) The project will not result in inadequate emergency access to any of the current or future structures.

f) Single-family residences are required to provide two parking spaces that are not in tandem. The proposed parcels will provide adequate space to comply with all parking requirements.

g) The proposed project does not conflict with the adopted General Plan Policies, and adopted plans, or programs supporting alternative transportation.

FINDING: No significant impacts to transportation/traffic are expected. For this "Transportation/ Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			√	
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?			√	
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?			√	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			√	
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?			√	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			√	

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
g. Comply with Federal, State, and local statutes and regulations related to solid waste?			✓	

Discussion:

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

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

a,b) The proposed minimum ten (10) acre parcels will provide both well and septic systems. There are no anticipated wastewater treatment or facility impacts.

c) On-site drainage facilities are required as needed on-site so as to reduce runoff to discharge levels, which do not exceed site discharge levels, which existed prior to development of the site. All drainage facilities should be designed in conformance with the standards contained in the "County of El Dorado Drainage Manual."

d) As referenced above, the proposed project will provide for a well and septic system.

e) The project will not affect the capacity of the sanitary districts ability to serve the project's projected demand in addition to the sanitary districts existing commitments.

f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g. concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30 year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655 acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.

g) County *Ordinance No. 4319* requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables.

FINDING: No significant impacts will result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects will result from the project.

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

Discussion:

a) There is no substantial evidence contained in the record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards and requirements imposed in the conditioning of the project.

b) Cumulative impacts are defined in *Section 15355* of the *California Environmental Quality Act (CEQA) Guidelines* as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study, it has been determined that the project will not result in cumulative impacts.

c) Based upon discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

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

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.)