



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Cameron Woods Unit No. 9/ Z08-0033/ TM08-1482/ PD09-0006	
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667	
Contact Person: Jonathan Fong, Planning Services	Phone Number: (530) 621-5355
Property Owner's Name and Address: Darol Rasmussen 2890 Cinsant Road Cameron Park CA 95682	
Project Applicant's Name and Address: Darol Rasmussen 2890 Cinsant Road Cameron Park CA 95682	
Project Agent's Name and Address: Claybar Engineering 9354 Elk Grove Florin Road Elk Grove CA 95624	
Project Engineer's / Architect's Name and Address: Claybar Engineering 9354 Elk Grove Florin Road Elk Grove CA 95624	
Project Location: The project is located at the end of Cinsant Drive, approximately ¼ northeast of the intersection with Cameron Park Drive in the Cameron Park Area.	
Assessor's Parcel Number(s): 070-011-45/ 070-011-33/ 083-020-21	
Zoning: Estate Residential Five-Acre-Airport Safety (RE-5-AA)/ Estate Residential Ten-Acre- Airport Safety (RE-10-AA)/ One-Acre Residential- Airport Safety (R1A-AA)/ Planned Office Commercial- Design Control- Airport Safety (CPO-DC-AA)	
Section: 27,28,33,34 T: 10N R: 9E	
General Plan Designation: High Density Residential (HDR)/ Commercial (C)	
Description of Project: The project would include a Rezone, Development Plan and Tentative Subdivision Map. The Rezone would amend the parcels zoning to bring the zoning into conformance with the General Plan land use designation.	
APN 070-011-45: The parcel zoning would be amended from Estate Residential Five-Acre/ One -Acre Residential/ Planned Commercial Office-Design Control- Airport Safety (RE-5/ R1A/ CPO-DC- AA) to One Family Residential- Planned Development- Airport Safety (R1-PD-AA). The proposed 20.04-acres of Open Space would be zoned Open Space- Planned Development- Airport Safety (OS-PD-AA)	
APN 070-011-33: The parcel zoning would be amended from Estate Residential Ten-Acre/ One -Acre Residential/ Professional Office Commercial- Design Control- Airport Safety (RE-10/ R1/CPO-DC- AA) to One-Family Residential- Planned Development- Airport Safety (R1-PD-AA).	
APN 083-020-21: The parcel zoning would be amended from Estate Residential Five-Acre- Airport Safety (RE-5-AA) to Professional Office Commercial- Design Control- Airport Safety (CPO-DC-AA).	
The Tentative Map would create 33 residential lots and two commercial lots. The residential lots would range from 0.35-acres to 28.12-acres. The two commercial parcels would be 0.94-acres and 3.96-acres. One 20.04-acre Open Space lot would be created within the residential portion of the project.	
Parcel 33 would be 28.12-acres in size and would include the existing residence and accessory structures of the property owner. Parcel 33 would exceed the minimum lot area of the R1 Zone District and the parcel could be further subdivided. Any application for the subdivision of the parcel would be reviewed for consistency with the County Code and applicable General Plan policies.	

Surrounding Land Uses and Setting:			
	Zoning	General Plan	Land Use/Improvements
Site	R1A/RE-5/RE-10/CPO-DC/ AA	HDR/C	Single-family residential, accessory
North	R1-AA	HDR	Single-family residential
South	R2-PD-AA C-DC-AA	HDR C	Single-family residential Existing offices
East	R1-AA	HDR	Single-family residential
West	RE-10- AA	HDR	Undeveloped

Briefly Describe the environmental setting: The project site is a 75.26-acre site located within the Cameron Park Community Region. The project site is the final unit of a phased development with previous County approvals. Portions of the site have been previously disturbed with residential development and associated accessory structures. The biological assessment prepared the project area identified intermittent channels, and oak woodland canopy throughout the site.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

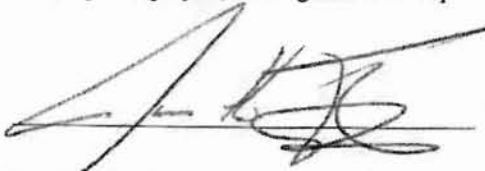
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

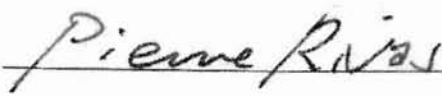
	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service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

DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 12/4/2009
 Printed Name: Jonathan Fong For: El Dorado County

Signature:  Date: 12-4-09
 Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development.

Project Description

The Rezone, Tentative Map, and Development Plan “the project” would create 33 residential parcels and two commercial parcels. The Rezone would bring the zoning of the project parcels into conformance with the General Plan Land Use Designations. The residential portions of the project would be zoned One-Family Residential-Planned Development- Airport Safety (R1-PD-AA). The commercial portion of the site would be zoned Professional Office Commercial- Design Review- Airport Safety (CPO-DC-AA). The Development Plan would dedicate 20-acres of the site as Open Space to be preserved in perpetuity.

Project Location and Surrounding Land Uses

The 75.26-acre site is located on the east side of Cameron Park Drive ¼ mile east of the intersection with Virada Road in the Cameron Park Area. The surrounding land uses are existing single family and multifamily residential development and to the south is a retail commercial development.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed via existing roadways within the Cameron Park Community Region. A new through road would be constructed to provide secondary access to the project area. A stubbed cul-de-sac road would be constructed to provide access to future land divisions to the west.

2. Utilities and Infrastructure

The project site would be serviced by public water and sewer systems. Power utilities and telephone service have been extended to the site by local utility companies.

3. Population

The proposed 33 residential parcels and 2 commercial parcels would result in an increase of population in the Cameron Park Community Region but would be consistent with the anticipated residential density of the High Density Residential Land Use Designation of the EIR. The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of off site and on site road improvements including grading. The project would require construction of the residences and landscaping along the project boundaries.

The project applicant would be required to obtain permits for grading and encroachment from the Department of Transportation and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

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 Mitigated Negative Declaration for Design Review DR07-0001 Camerado Office Building - 1080 Camerado Drive, Camerado Park (State Clearinghouse Number 2009072001) in accordance with Section 15152 of the CEQA Guidelines. The Mitigated Negative Declaration is available for review 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 Mitigated Negative Declaration analysis and all Mitigation Measures are identified herein. The following impact areas are tiering off the Mitigated Negative Declaration:

Biological Resources
Traffic/ Circulation

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.

- a. **Scenic Vista.** The project site is located on Cameron Park Drive within the Cameron Park Community Region. The project site and vicinity is not identified by the County as a scenic view or resource. There would be no impact.
- b. **Scenic Resources.** 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. There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of the Cameron Park Community Region or the project vicinity. There would be no impact.
- d. **Light and Glare.** Potential sources of light and glare would result from the residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Outdoor lighting could potentially be installed as part of development of the proposed commercial parcels. Prior to approval of any building permits or installation of any outdoor lighting, the County would require submittal of photometric plans as part of the Design Review application. Compliance with the outdoor lighting requirements of the County Code would ensure that any lighting be downward shielded to prevent excessive lighting or glare from spilling onto the adjoining parcels. 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. All lighting plans for the future commercial development would be required to demonstrate consistency with the County Outdoor Lighting requirements. For this "Aesthetics" 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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II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.

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

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		

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>			
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.

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 is a less-than-significant impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Air Quality Assessment prepared for the project determined that the construction activities would result in potentially significant impacts to air quality. The Air Quality Management District has reviewed the assessment and determined that standard District Conditions of Approval would reduce potentially significant impacts to a less than significant level.

Long term air quality impacts may result from the proposed commercial development. The URBEMIS air quality analysis done for the anticipated commercial development determined that established thresholds of significance would not be exceeded either by construction or operational air quality impacts as a result of the development (Analytical Environmental Services, April 2007). The commercial parcels would be designated Professional Office Commercial (CPO) with a Design Control (DC) Zoning Overlay. The County would process a discretionary application for any commercial development within the project site. All construction activities would be required to comply with AQMD district rules during project construction. . Impacts 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 under Item and would cause an insignificant contribution to existing or projected air quality violations.

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 33 residential parcels and two commercial parcels, which comprises a small percentage of housing and commercial development 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 will 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.

- d. **Sensitive Receptors.** The project would create 33 residential units within the Cameron Park Community Region. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. 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.

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

Discussion:

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

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

a. **Special Status Species.** The project site is located within Rare Plant Mitigation Area 1 which is defined as lands not known to contain special status plant species but within the EID service area. A Biological Resource Assessment was performed for the project site which did not identify any special status plant species on the site. The project would be subject to payment of the established rare plant mitigation fee at the time of building permit issuance. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The field study prepared as part of the Biological Assessment surveyed the project site for plant and animal species subject to protection by state and federal statutes. The following Mitigation Measures shall be implemented to reduce potentially significant impacts to a less than significant level:

BIO-1 Pre-construction Survey Required: Removal of vegetation within the project area shall be conducted between August 15 and February 28 if feasible which is outside of the peak nesting period for most migratory bird species and nesting raptor species.

If vegetation removal is conducted within the nesting period (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG.

MONITORING: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

BIO-2 Pre-Construction Survey: A pre-construction survey shall be conducted by a qualified biologist for the presence of the California coast horned lizard. The assessment shall be conducted in early morning immediately prior to project construction. If the lizard is not found, no further mitigation shall be required. No discovered lizards shall be disturbed without a permit or other authorization from USFWS or CDFG.

MONITORING: The applicant shall submit the site assessment to Planning Services. This requirement shall be placed on the grading plans. Planning Services shall review the survey prior to issuance of a grading permit.

b-c. Riparian Habitat. The Biological Assessment prepared for the project included a Wetlands Delineation which identified four seasonal wetlands and one intermittent channel throughout the project site. Two manmade ponds are located on the remainder portion of the project area. The on-site riparian areas are located outside the proposed development area and would not be impacted as part of the project. Three of the on-site ponds would be located within the 30% open space required as part of the Development Plan and would not be impacted by future development.

The off-site road improvements would require the signalization of the intersection of Cameron Park Drive and Mira Loma Drive. As determined in the Mitigated Negative Declaration for Design Review DR07-0001 Camerado Office Building - 1080 Camerado Drive, Cameron Park (State Clearinghouse Number 2009072001) disturbance for the off-site improvements would likely affect riparian areas subject to regulation by the U.S. Army Corps of Engineers. This would be a potentially significant impact unless the following Mitigation Measures are implemented:

BIO-3 Streambed Alteration Agreement (off-site): The applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to the Department of Transportation for review prior to issuance of a grading permit.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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MONITORING: The Department of Transportation shall verify the agreement has been obtained and necessary CDFG Conditions of Approval have been incorporated on the plans prior to issuance of a grading permit.

BIO-4 404 Permit (off-site): Prior to issuance of a grading permit that would result in any stream crossing or impacts to riparian vegetation, the applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a 401 Water Quality Certification from the Central Valley RWQCB. The project applicant shall incorporate all conditions attached to the permit and certification into the project.

MONITORING: The permit and certification requirements shall be submitted to the Department of Transportation for review prior to issuance of a grading permit.

The incorporation of Mitigation Measures BIO-3 and BIO-4 would reduce potentially significant impacts to riparian areas to a less than significant level.

- d. **Migration Corridors.** The Biological Resource Assessment performed for the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. There would be no impact.
- e. **Local Policies.** 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 project site is located in Rare Plant Mitigation Area 1 which is defined as lands not know to contain special status plant species, but with soil types capable of sustaining the Pine Hill Endemic plant species. The Biological Assessment prepared for the project included a field survey to determine the presence of rare plants. The study determined that no rare plants are located on the project site. As required by the County Code, the project would be required to pay the Rare Plant Mitigation Fee for each of the proposed lots.

As discussed above, riparian areas are located on the project site. The areas are located outside of the proposed development areas. The El Dorado County General Plan Policy 7.3.3.4 requires setbacks from intermittent and ephemeral riparian areas. The applicant has demonstrated that all proposed disturbance as a result of the project would be located outside of the required setbacks for the riparian areas.

The submitted Biological Resource Assessment prepared for the project determined that on-site oak canopy would be impacted as a result of development of the site. General Plan Policy 7.4.4.4 requires mitigation of impacted oak canopy through retention and either on-site replacement or payment of mitigation in-lieu fees. The applicant would comply with General Plan Policy 7.4.4.4 during the grading and building permit processes.

FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would require pre-construction surveys to reduce impacts to protected animal species. Implementation of Mitigation Measure **BIO-3** and **BIO-4** would require federal and state permits for potential impacts to the off-site riparian areas. For this 'Biological Resources' category, the above Mitigation Measures would be required to reduce potentially significant impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

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

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

a-c. Historic or Archeological Resources. Based on the submitted Cultural Resources Study, the presence of historical or archeological resources is remote. Standard Conditions of Approval would be required which require protective measures 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: No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery 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			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
to Division of Mines and Geology Special Publication 42.			
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. 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) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. 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. **Soil Erosion.** According to the Soil Survey for El Dorado County, the soil types onsite are classified as Rescue Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- c. **Geologic Hazards.** The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.
- d. **Expansive Soils.** All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance; impacts would be less than significant.
- e. **Septic Capability.** The project would be served by EID for wastewater services. There would be no impacts related to septic systems.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types 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. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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?			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.

The project would include the creation of two commercial parcels which would be zoned Professional Office Commercial (CPO). The CPO zone district would permit a range of office and light commercial uses. The use of hazardous materials would be unlikely within the CPO Zone District. Prior to the operation of any use which would utilize hazardous material, a Design Review application would be required which would include an environmental analysis of the proposed development. A Hazardous Materials Business Plan would be required which would evaluate the use of any hazardous materials on-site. Impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	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 located within Safety Zone 3 of the Cameron Park Airport. Safety Zone 3 is defined as lands within a mile of an airport. The proposed residential development would be consistent with the height restrictions and requirements of the Comprehensive Land Use Plan of the Cameron Park Airport. 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 Plan.** As discussed in the Traffic category, the project would impact the existing road systems. The project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards.** The Cameron Park Fire Protection District has reviewed the project and determined that the installation of fire hydrants, construction of roadways to Fire Safe Regulation standards, and implementation of a fire safe plan would reduce impacts to a less than significant level.

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 Cameron Park 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.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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 connect to public water and would not utilize any groundwater as part of the project. 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.
- c-f. **Drainage Patterns.** As discussed in the 'Biological Resources' category above, the project may fill wetlands and may alter the existing drainages onsite. The project would be required to prepare a drainage study subject to review by the Department of Transportation. The drainage study would be required to conform to 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 located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

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

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- Established Community.** The project is located within the Cameron Park Community Region. The project would be consistent within the High Density Residential (HDR) and Commercial (C) land use designations and would comply with the requirements of the One-Family Residential (R1) or Planned Office Commercial (CPO) zone district. The project would not conflict with the existing land use pattern in the area. The project is bounded to the north, east, and west by existing residential land uses and to the south by retail land uses. Impacts would be less than significant.
- Land Use Consistency.** The project would comply with applicable General Plan policies and Conditions of Approval consistent with adopted policy and ordinances. The Development Plan would set aside 30 percent of the residential portion of the project site in a dedicated open space parcel. The open space would comply with General Plan policies relating to subdivisions with the potential of created 50 or more units. The project would be consistent with policies relating to slope, biological resources, and traffic. Mitigation Measures have been incorporated into the project to reduce potentially significant impacts to biological resources to a less than significant level. These Mitigation Measures would be consistent with General Plan Policies requiring the implementation of best management practices for development within riparian areas. Impacts would be less than significant.
- Habitat Conservation Plan.** There are currently no adopted HCP’s or NCCP’s in El Dorado County. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

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

Discussion:

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

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

a-b. **Mineral Resources.** 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.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 is located within the overflight zone of the Cameron Park but is not located within any CNEL which exceed 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. 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. Standard Conditions of Approval would limit 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. The project includes two commercial parcels which may have the potential to generate long-term noise based on the proposed use. No development is proposed as part of the project and uses of the commercial parcels are unknown. Prior to approval of any use which may generate noise beyond established thresholds, an Acoustical Analysis would be required which would ensure that the proposed uses would not exceed the established thresholds or Mitigation Measures would be required to reduce the noise impacts. Impacts would be less than significant.
 - e-f. **Aircraft Noise.** The project is located within the overflight zone of the Cameron Park Airport. The overflight zone is defined as lands outside of the approach or departure zones of the airport but within a mile radius of the airport. Significant noise related to aircraft operation is not anticipated. The project area is located outside the 65dba CNEL range of the airport as determined by the Cameron Park Comprehensive Land Use Plan. Temporary noise increases would be likely but would not exceed the thresholds for noise levels as established by the General Plan.

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

Discussion:

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

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

a. **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 33 residential units. Assuming 2.8 persons per household² in the primary units, population could increase by approximately 92 persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 180 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. **Housing Displacement.** The project would result in the creation of 33 residential lots and two commercial parcels. 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.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

Discussion:

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
 - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
 - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
 - Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection.** The Cameron Park Fire Protection District provides structural fire protection to the project site. The Department 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 Buckeye 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.

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

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks.** The project would result in an increase usage of parks and recreational facilities. Payment of in-lieu fees to the Cameron Park Community Services District 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.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
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)?		X	
e. Result in inadequate emergency access?		X	
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

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

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

a. **Traffic Increases.** The project would create 33 residential and 2 commercial parcels which would potentially exceed the thresholds for traffic established by the General Plan. A Traffic Impact Analysis was prepared for the project by KD Anderson to evaluate the potential traffic impacts generated by the project. The analysis determined that the project would generate 2,392 weekday daily trips and 248 peak AM peak hour trips and 295 peak PM peak hour trips.

The analysis recommended the project be required to pay the required Traffic Impact Mitigation fees. Roadway improvements along the project frontage on Virada Road and a construction of a new through road would be required in accordance with County standards. The applicant would be required to install a traffic signal off-site at the intersection of Cameron Park Drive and Mira Loma Drive. Payment of TIM fees and road improvements consistent with County Design Standards would reduce potential impacts related to traffic. Upon payment of applicable TIM fees and construction of the required road improvements, impacts would be less than significant.

b. **Levels of Service Standards.** The traffic study prepared for the project determined that the project would cumulatively impact the levels of service of the access roads, therefore improvements have been required. 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.

c. **Air traffic.** The project site is located within Safety Zone 3 of the Cameron Park Airport. Safety Zone 3 is defined as lands outside of the approach zone, but within a mile radius of the Cameron Park Airport. The project was reviewed in accordance with the Cameron Park Comprehensive Land Use Plan (CLUP) and is a compatible use within Safety Zone 3. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The traffic analysis did not identify any hazards associated with the design of the project. The project would provide adequate secondary access for emergency ingress and egress constructed in accordance with the County Design Manual. Impacts would be less than significant.
- e. **Emergency Access.** The project would be required to construct new access roads which would be built to County Design Standards to connect to existing roadways in the project area. Adequate primary and secondary access would be provided throughout the project site. Impacts would be less than significant.
- f. **Parking.** The project would result in the creation of 33 residential and two commercial parcels. The Zoning Ordinance requires two parking spaces for each residential unit. Compliance with this requirement would be verified during building permit review.

Commercial development parking requirements vary based on the proposed use and size of the development. Compliance with County requirements would be reviewed during the Design Review application process. As a Condition of Approval, a Design Review process would be required on the commercially zoned parcels. Parking verification would be required during that process demonstrating consistency with the Off-Street Parking and Loading requirements of the County Code.

- g. **Alternative Transportation.** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

FINDING: The impacts of the project related to Transportation would be less than significant. The traffic study prepared for the project did not identify Mitigation Measures necessary as part of the project. For the Transportation/ Traffic category, impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
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;
 - 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.** Wastewater treatment would be provided for the project by the El Dorado Irrigation District (EID). The Facilities Improvement Letter (FIL) dated May 2008 submitted by EID indicated that adequate public wastewater services exist to serve the project. EID is required to comply with requirements for the treatment, collection, processing, and disposal of waste as established by the RWCB. Impacts would be less than significant.
 - b. **Construction of New Facilities.** The Facilities Improvement Letter submitted by EID indicated that adequate sewer lines exist in the project vicinity. No expansion to the existing system would be necessary to serve the project. Impacts would be less than significant.
 - c. **New Stormwater Facilities.** The project would be required to construct additional stormwater facilities. All facilities would be constructed in conformance with County ordinance. Impacts would be less than significant.
 - d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required; the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.
 - e. **Adequate Capacity.** EID that the project would require 39.25 Equivalent Dwelling Units (EDUs) of water supply based on the proposed project. The Facilities Improvement Letter (FIL) prepared for the project indicated that 2,426 EDUs are available in the project area. Adequate services would be available and 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

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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.

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.

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

Discussion:

- a. The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal and the modifications of onsite riparian features. The project would include Mitigation Measures requiring the replanting of impacted oak canopy, acquisition of permits for the modifications to the riparian areas, and surveys to reduce impacts to protected animal species during project construction. Implementation of these Mitigation Measures would reduce potentially significant impacts to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. 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 and Noise. 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. Due to the proximity of the project site to the Cameron Park Airport, temporary increases in noise exposure to future residential and commercial development would likely occur. As discussed in the noise section, these increases would be temporary and would not exceed the thresholds for interior or exterior noise as established by the County General Plan. Short term noise increases in the project area as a result of project construction would be reduced by standard Conditions of Approval regarding hours of construction. The project would result in the construction of 33 residential and 2 commercial parcels. The proposed residential development would not result in substantial impacts to human beings. The commercial development would be zoned Professional Office Commercial would not allow uses which may result in substantial impacts on human beings. Further, any future development of the commercial parcels would require environmental review through the Design Review Process. 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 Site Assessment. Cameron Woods Village Tentative Map Subdivision Project. Analytical Environmental Services. May 2007.

Mitigated Negative Declaration, Camerado Office Building - 1080 Camerado Drive, Cameron Park, El Dorado County SCH #2009072001. March 200.

Facilities Improvement Letter. El Dorado Irrigation District. August 2008.

Land Capability Report. Claybar Engineering. August 2008.

Traffic Impact Analysis for Cameron Woods Village. KD Anderson and Associates. November 2006.