

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



Agenda of: May 24, 2007
Item No.: 10.a.
Staff: Jonathan Fong

REZONE/PARCEL MAP

FILE NUMBER: Z06-0028/P06-0024 Scott Lewis

APPLICANT: Scott Lewis

AGENT: Dennis Johnson

REQUEST: Request to rezone portions of the subject parcel from Estate Residential Five-acre (RE-5) to One-acre Residential (R1A), and parcel map to create two parcels. Parcel 1 would be 6.9 acres in size, and Parcel 2 would be 1.1 acres. Two design waivers have been proposed with the project:

1. To waive the onsite road width improvement requirement for Parcel 1 to 24 feet per Standard Plan 101C; and
2. To waive the on-site road width improvement requirement for Parcel 2 to 28 feet per Standard Plan 101B.

LOCATION: On the south side of Green Valley Road one-half mile south of the intersection with Green Valley Road and Miller Road, in the El Dorado Hills Area, Supervisorial District I. (Exhibit A).

APN: 124-311-17

ACREAGE: 8.22 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit B)

ZONING: Estate Residential Five-acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend approval of Z06-0028/P06-0024, and denial of design waivers 1 and 2

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

Project Description: The applicant has requested a rezone and a parcel map. The parcel map would create two residential parcels. Parcel 1 would be 6.9 acres, and Parcel 2 would be 1.1-acres. Parcel 1 would be accessed from Hillview Court and Parcel 2 from Hillview Drive.

The rezone would affect a 1.127-acre portion of the parcel identified as Parcel 2 on the tentative parcel map (Exhibit D). The portion of the parcel shown as Parcel 2 would be rezoned from Estate Residential five-Acre (RE-5) to One-acre Residential (R1A). The rezone from RE-5 to R1A would allow Parcel 2 to be 1.1-acres which would be inconsistent within the RE-5 Zone District. The portion of the property identified as Parcel 1 would be unaffected by the rezone.

As required by the Department of Transportation, road improvements would be necessary as part of the project. The on-site portion of Hillview Drive which fronts Parcel 1 would be improved to Standard Plan 101C which requires a 24-foot wide roadway. The on-site portion of Hillview Drive which fronts Parcel 2 would be improved to Standard Plan 101B which requires a 28-foot wide roadway. Additionally, the off-site portions of the Hillview Drive to the intersection of Miller Road would be improved to 18 feet as required by the Design and Improvement Standards Manual.

Because the parcel has been developed with an existing primary and secondary residence, no utilities or service extensions would be necessary to serve the project.

Site Description: The project parcel is located at an elevation of approximately 1,000 feet above sea level. The parcel slightly slopes to the west with the majority of the slopes falling within the 11 to 20 percent slope range. Eleven oak trees are located on site with five of the oaks located within the 20 foot road easement established for Hillview Drive and Hillview Court.

The project site has been developed with a primary and secondary residence. The second residence is 1,200 square feet and is consistent with the development standards of the RE-5 Zone District. Each dwelling is served by individual driveways. The primary residence is accessed via Hillview Court and the secondary residence from Hillview Drive.

Access: The project site is located approximately 2,000 feet down a dead-end road at the northeast corner of the intersection of Hillview Drive and Hillview Court. From the parcel boundary Hillview Drive extends north approximately 750 feet and becomes Miller Road. Miller Road extends approximately 150 feet to the intersection with Green Valley Road.

Miller Road is a County maintained road which has been improved to provide for a minimum 18 foot roadway. Miller Road ends at a sharp curve where the road becomes Hillview Drive which is a privately maintained road approximately 18 feet wide. Hillview Court is a privately maintained road and is approximately 10 feet wide.

The Design and Improvement Standards Manual establishes that a dead-end road may exceed 500 feet but may not exceed 2,650 feet provided the street will not serve more than 24 parcels. Hillview Drive currently provides access to 12 parcels. The proposed parcel map would create one additional parcel and would not exceed the dead-end road length or parcel limit.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Single Family
North	RE-5	MDR	Single Family
South	RE-5	MDR	Single Family
East	RE-5	MDR	Single family
West	RE-5	MDR	Single family

The project would create one additional residential parcel. Parcel 2 as shown on the site plan would be zoned R1A and 1.1-acres in size. The surrounding parcels are currently zoned RE-5, and many have been developed with residences. The rezone and parcel map would create one additional residential-zoned parcel in the area which would not result in a negative impact to the surrounding land uses.

Parcel sizes along Hillview Drive vary from two to five acres. The project site is currently 8.2-acres and is the largest parcel along Hillview Drive.

General Plan: The 2004 El Dorado County General Plan designates the project site as Medium Density Residential (MDR). The MDR designation establishes a parcel size range of one to five acres. The proposed rezone from RE-5 to R1A and the two lot parcel map is consistent within the MDR land use designation.

General Plan policy 2.2.5.3 requires rezone requests to be reviewed to determine the potential for a parcel to support the proposed higher density. Listed below is an analysis of important criteria:

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

The project parcel is currently served by EID public water.

2. Availability and capacity of public treated water system;

The project parcel is currently served by EID public water.

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

The project parcel is currently served by two septic wastewater treatment systems. Any future development on the parcels would be required to connect to the public wastewater system.

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

The project is located within the Rescue Union School District. The site is located within a mile of elementary and secondary schools. The school district was contacted as part of the initial consultation for the project, and no conditions were recommended.

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

The El Dorado Hills Fire Department is responsible for providing fire protection to the site. The Department has required a Fire Safe Plan to be prepared for the project. Implementation of the plan would require the road widening and on-site improvements as required by the Fire Safe Regulations.

6. Distance to nearest Community Region or Rural Center;

The project parcel is located within the El Dorado Hills Community Region. The project would result in two residentially zoned parcels within a residential area.

7. Erosion hazard;

According to the *Soil Survey of El Dorado Area, California 1974*, the soils on the project site are classified as Auburn very rocky silt loam 2 to 30 percent slopes (AxD) and Auburn very rock slit loam 30 to 50 percent slopes (AxE). AxD and AxE soils are classified as having slight to moderate and moderate to high erosion hazards. No development is proposed in conjunction with the project since two homes are already developed onsite. However, road improvements would be necessary as part of the Fire Safe Plan. Any grading activities necessary for road widening are subject to the provisions of the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce potential erosion hazards.

8. Septic and leach field capability;

The residences on the project parcel are served by existing septic systems. The Department of Environmental Management was contacted as part of the initial review of the project. The Department determined that the existing systems are suitable for the existing development.

Any future development on the parcels would require connection to public wastewater systems.

9. Groundwater capability to support wells;

A private well exists on portions of the project parcel that would be located in Parcel 1 of the parcel map. EID has commented that the project parcel is currently served by EID public water. Any future development on the parcels would require connection to public water.

10. Critical flora and fauna habitat areas;

The project site is located within Mitigation Area 2. No known critical flora or fauna habitat is located on the project site. The parcel has been disturbed, and residential development has been constructed.

11. Important timber production areas;

The project site is not located near any timber production areas.

12. Important agricultural areas;

The project site is located within a residential area of the El Dorado Hills Community Region. No important agricultural areas would be affected.

13. Important mineral resource areas;

There are no important mineral resource areas in the project vicinity

14. Capacity of the transportation system serving the area;

Green Valley Road is the nearest County maintained road which provides through access to the project site. Green Valley Road is identified as a Four Lane Divided Road on the 2004 General Plan Circulation Map. The project site is directly accessed via Miller Road that becomes Hillview Drive which is a dead end private road. Hillview Drive currently provides access to 13 residential parcels. The project would increase the number of parcels served by Hillview Drive to 14. Impacts to the transportation system would be less than significant.

15. Existing land use pattern;

The project site is located within an area of residential land uses. The project would result in a change in the zoning of portions of the project site and a two lot parcel map. The project would not significantly impact the existing land use pattern.

16. Proximity to perennial water course;

There are no perennial water courses located on or in the vicinity of project site.

17. Important historical/ archeological sites;

The project site has been disturbed with residential development. Review of the cultural resources study performed for the project site determined that there is a low possibility of impacting historical or archeological resources.

18. Seismic hazards and present active faults.

There are no seismic hazards or active faults near the project site.

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

The project site is governed by Tract Restrictions recorded in Book 432 Page 588. The recorded restrictions establish a minimum residence size of 1,300 square feet. The existing secondary residence is 1,200 square feet which is not consistent with the CC&R's.

General Plan Policy 7.4.4.4 establishes retention and replacement requirements for oak canopy affected as part of the project. Because the project site has been developed with a primary and secondary residence, no additional development would be proposed on-site. However, the required road improvements along Hillview Court and Hillview Drive may require the removal of oak canopy. Approval of the requested design waivers to reduce the road improvements would allow the canopy to remain.

In the event the design waivers are not approved, the applicant would be required to obtain the appropriate studies to determine the extent of the impacted canopy and provide a replacement plan consistent with the requirements of General Plan Policy 7.4.4.4.

The proposed rezone is for a 1.1-acre portion of the project parcel from RE-5 to R1A. Because the project parcel is located within the El Dorado Hills Community Region and within the Medium Density Residential land use designation, the proposed rezone is consistent with the General Plan.

Zoning: The site is currently zoned Estate Residential Five-acre (RE-5) which allows a minimum parcel size of five acres. In order to subdivide the 8.2-acre site, the applicant has proposed to rezone a portion of the parcel to One-acre Residential (R1A) which allows a minimum parcel size of one acre.

The parcel map would create two parcels. Parcel 1 would be 6.1-acres which is consistent within the RE-5 Zone District. Parcel 2 would be 1.1-acres which is consistent within the R1A zone district. As proposed, the rezone and parcel map would be consistent with the Zoning Ordinance.

Design Waivers: The applicant has requested two design waivers for this project:

1. To waive the onsite road width improvement requirement for Parcel 1 to 24 feet per Standard Plan 101C; and
2. To waive the onsite road width improvement requirement for Parcel 2 to 28 feet per Standard Plan 101B.

Because the project would create a parcel less than two acres in size and is located within an urban area, Standard Plan 101B is applicable. Subsequently, the applicant would be required to improve the frontage along Parcel 2 to provide for a 28-foot wide roadway as required by the Design and Improvement Standards Manual.

The El Dorado Hills Fire Department was contacted as part of the initial review of the project and determined that the proposed design waivers would be acceptable upon the completion and implementation of a Fire Safe Plan for the parcel. The Fire Safe Plan includes fuel modification measures and compliance with Fire Safe Regulations for future development on the site.

The Fire Department recommended approval of the design waivers due to the existing conditions of the project site. Any future subdivisions of the parcel would be opposed by the Department.

The proposed design waivers would not be consistent with the Standard Plans established by the Design and Improvements Standards Manual. Section 16.08.020 of the Subdivisions Ordinance establishes that a design waiver may be approved provided all of the following findings can be made:

- a. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

The project parcel is currently developed with a primary and secondary residence. The parcel map and rezone would subdivide the parcel to separate the two residences. No additional development would result other than the existing residential structures.

- b. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,

The required road improvements would require grading and tree removal. Because Parcel 2 would be less than two acres, the Design and Improvement Standards Manual would require 28 feet of paved road surface.

- c. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

The El Dorado Hills Fire Department reviewed the project and determined that the existing roads and the preparation of a fire safe plan would be adequate for emergency access to the project site.

- d. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The Design and Improvement Standards Manual requires road improvements along the project frontage and to the nearest County maintained road. The proposed design waivers would not be consistent with the onsite and offsite requirements for parcel maps.

Because the proposed design waivers would not be consistent with the Design and Improvement Standards Manual, the waivers would have the effect of nullifying an ordinance applicable to the subdivision. Therefore, the required design waiver findings cannot be made, and pursuant to Section 16.08.020 of the Subdivisions Ordinance, Planning Services staff recommends denial of the proposed design waivers.

ENVIRONMENTAL REVIEW

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

NOTE: This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Department of Fish and Game Code Section 711.4 and Senate Bill 1535), the project is subject to a fee of \$1,800.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The total fee will be forwarded to the California Department of Fish and Game via the County Recorder's Office and is used to help defray the cost of managing and protecting State fish and wildlife resources.

RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments:

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

Z06-0028/ P06-0024 Scott Lewis
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

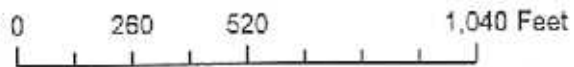


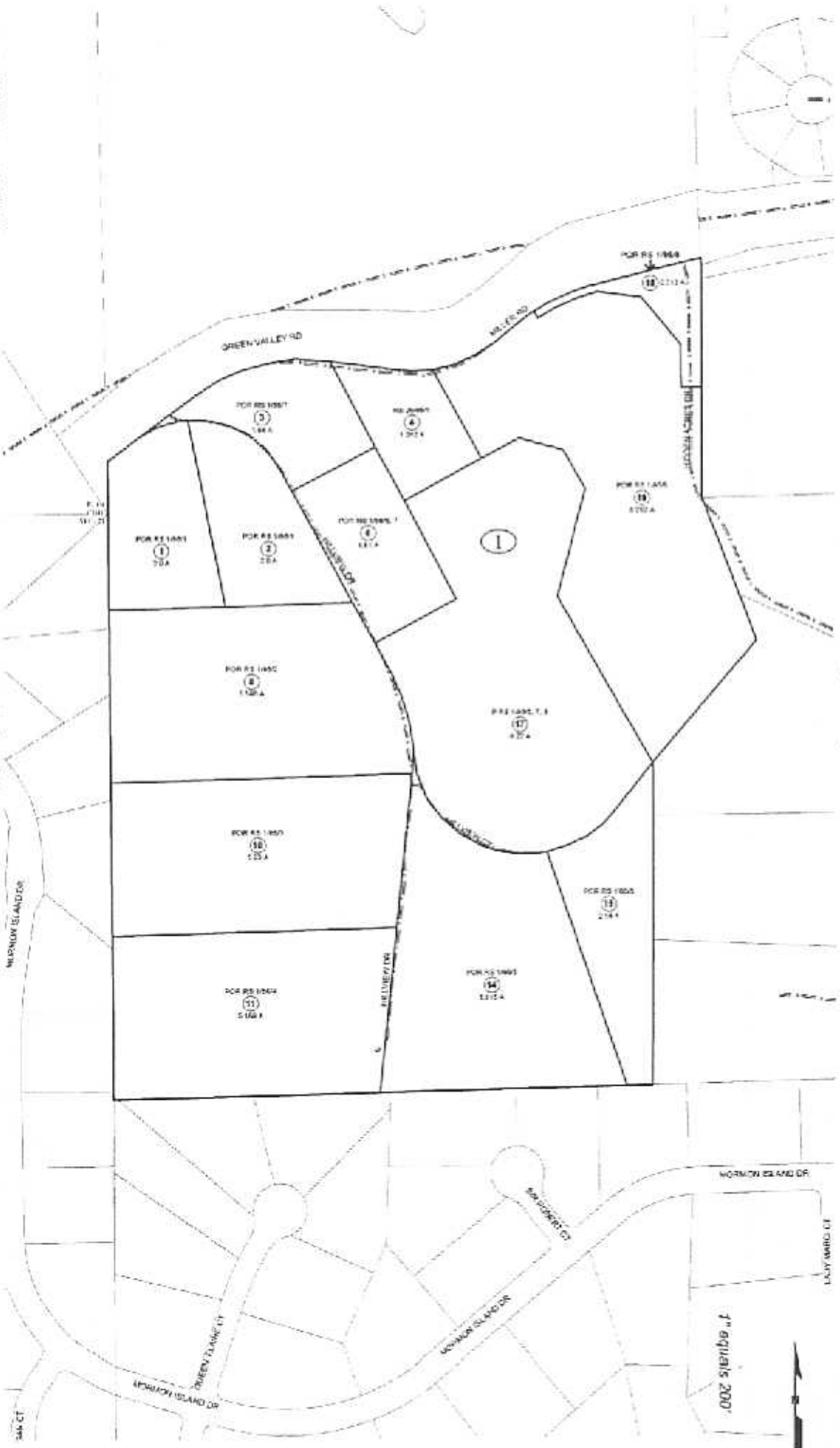
Exhibit A



POR. E 1/2 SEC. 18 T.9N., R.10E., M.D.M.

124:31

1" equals 200'



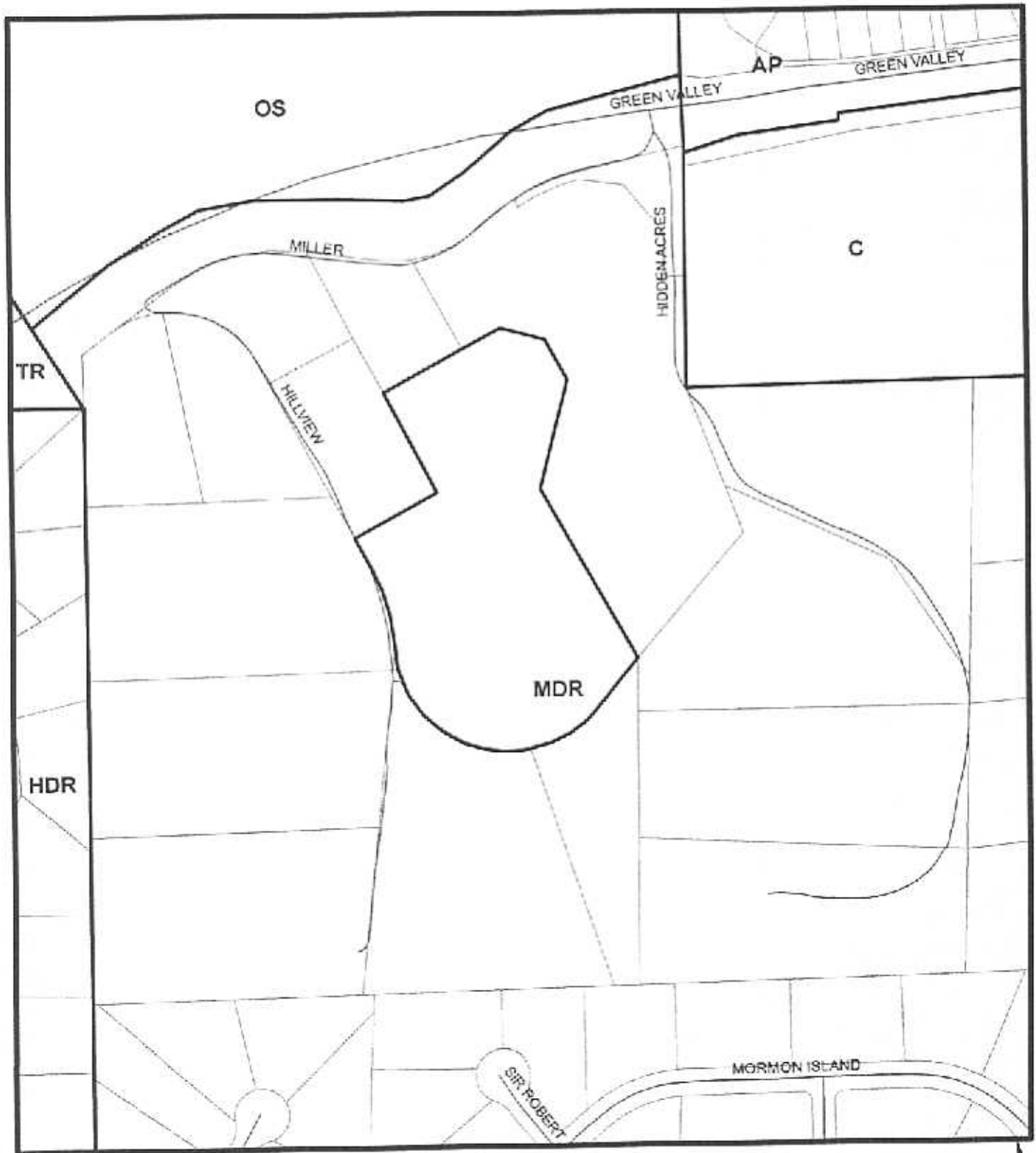
PREPARED BY: [Name], a professional land surveyor, under contract to the County of El Dorado, California. This map is a preliminary map and does not constitute a final map. It is subject to change without notice.

Acresages Are Estimates

ADDITIONAL INFORMATION: [Name], a professional land surveyor, under contract to the County of El Dorado, California. This map is a preliminary map and does not constitute a final map. It is subject to change without notice.

Map No. 12, 2006 Assessors' Map No. 124, Pg. 31 County of El Dorado, CA

Z06-0028/ P06-0024 Scott Lewis
General Plan Land Use Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

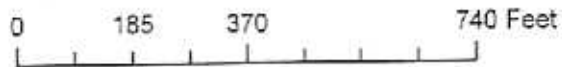
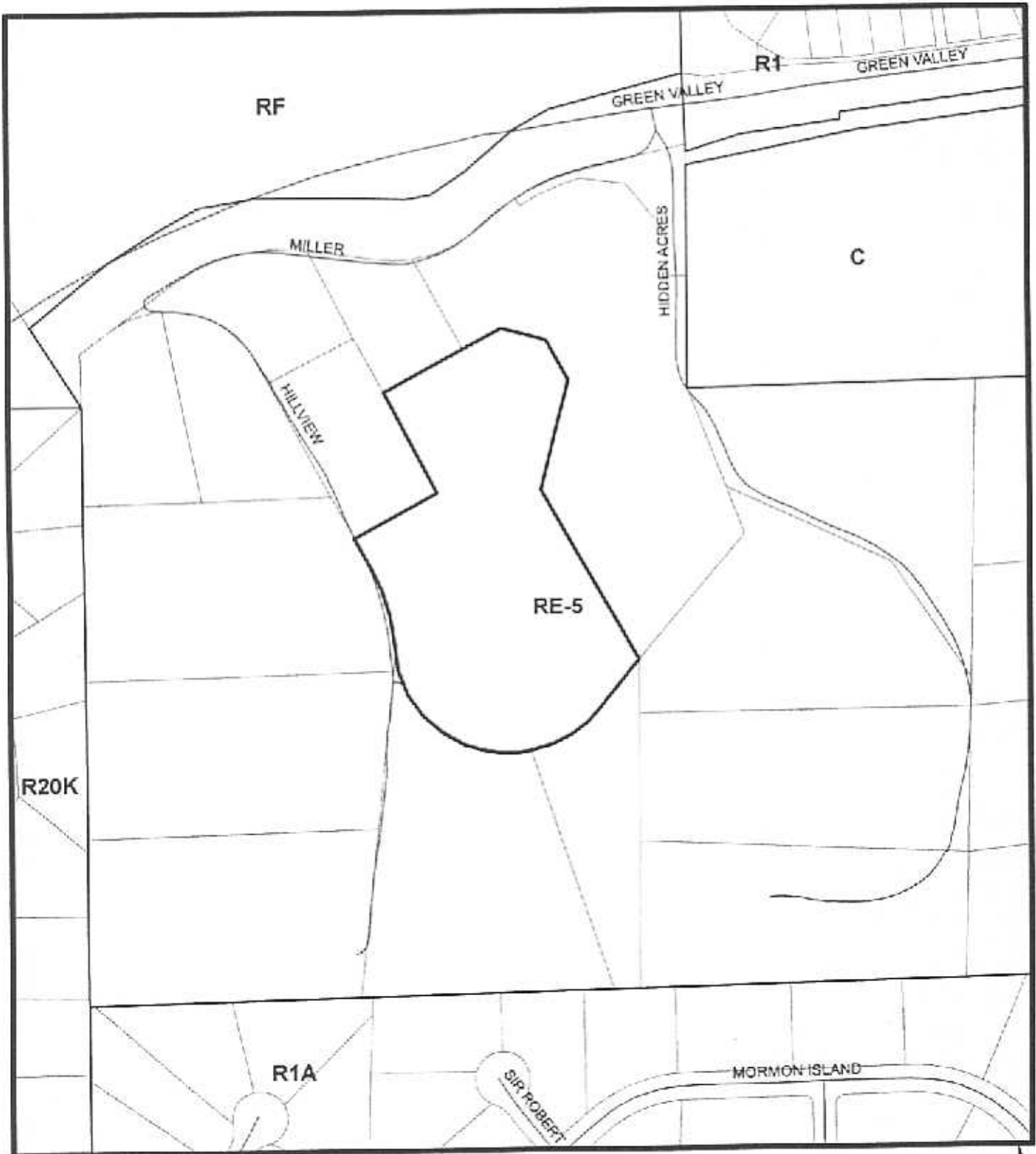


Exhibit B



Z06-0028/ P06-0024 Scott Lewis
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

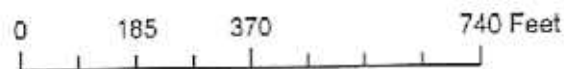


Exhibit C





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0028/ P06-0024 Lewis Scott

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

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: Scott Lewis, 1717 Bluelake Court, Franklin, TN 37064

Project Applicant's Name and Address: Scott Lewis, 1717 Bluelake Court, Franklin, TN 37064

Project Agent's Name and Address: Dennis Johnson, 645 Hillview Court, El Dorado Hills, CA 95762

Project Engineer's / Architect's Name and Address: Bob Olson, 2899 Crystal Springs Road, Camino, CA 95709

Project Location: The property is located on the south side of Green Valley Road 1/2 mile southwest of the intersection with Green Valley Road and Miller Road.

Assessor's Parcel No: 124-311-17

Zoning: Estate Residential Five-Acre

Section: 18 T: 9N R: 10E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: Request for a parcel map and a rezone to create two parcels. The rezone request would change the existing Estate Residential Five-Acre (RE-5) zoning to One-acre Residential (RIA) zoning. The parcel map would create two parcels consistent with the RIA zone district. Parcel 1 would be 6.943 acres and Parcel 2 would be 1.127 acres. Design Waivers have been requested to reduce the on-site and off-site road improvement requirements.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE-5	MDR	Single-Family Residence
North:	RE-5	LDR	Single Family Residence
East:	RE-5	MDR	Single Family Residence
South:	RE-5	MDR	Single Family Residence
West:	RE-5	MDR	Single Family Residence

Briefly Describe the environmental setting: The project parcel has been developed with a primary and secondary residence. The project site contains approximately 12 native oak trees scattered on the project site. The site consists of moderate slopes with the majority of the project site within the 11- 20% slope range. An intermittent stream is located approximately 40 feet from the northwest corner of the property.

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

1. El Dorado County Development Services Department: Grading permit for on site and off site access road improvements.
2. Air Quality Management District: Fugitive Dust Plan for project construction.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: April 23, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: April 23, 2007

Printed Name: Gina Hunter El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a proposed parcel map and rezone to create two residential parcels in the El Dorado Hills area.

Project Location and Surrounding Land Uses

The 8.07-acre project site is located at 645 Hillview Court in the El Dorado Hills area. The project area lies at an elevation of approximately 1,000 feet above mean sea level. The surrounding properties contain single-family residential units and accessory structures. Access to the site is from Hillview Court. Hillview Court becomes Miller Road which intersects Green Valley Road.

Project Characteristics

1. Transportation/Circulation/Parking

Access to the site is provided by Hillview Court which is an existing paved road. The project site is located approximately 2,000 feet down Hillview Court which dead ends at the adjacent parcel south of the project site. Green Valley Road is the nearest through County Maintained Road. Two driveways currently provide access to the two residences on the project site. Please see Item XV in the Initial Study checklist for a discussion of traffic impacts.

2. Utilities and Infrastructure

The project site is currently served by both public water and a private well. Both residences have existing septic systems for wastewater services.

3. Population

The project would have the potential to add two additional residential units, (main single family residential unit and one secondary residential unit) 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 widening portions of Hillview Court and Miller Road to the required Fire Safe Regulations.

The project applicant would be required to obtain permits for grading from the Development Services 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. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a.	Have a substantial adverse effect on a scenic vista?			X
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c.	Substantially degrade the existing visual character quality of the site and its surroundings?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS. <i>Would the project:</i>			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a two parcel land division to create two one-acre parcels from a 2.03-acre parcel. The surrounding land uses are predominantly residential.

- a. **Scenic Vista.** The project site is located on Hillview Court which contains single family residences. In addition, the project site and vicinity is not identified by the County as a scenic view or resource.¹ 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.² There would be no impact.
- c. **Visual Character.** The proposed parcel map and rezone and the future residential development would not affect the visual character of Hillview Court. There would be no impact.
- d. **Light and Glare.** The proposed parcel map would create two residential parcels. Potential sources of light and glare would result from the residential development. Hillview Court contains parcels which have residential development. Therefore, the impacts of existing light and glare as seen from Hillview Road would be less than significant.

Finding

No impacts to aesthetics are expected with the parcel map and rezone either directly or indirectly. For this "Aesthetics" category, the impacts would be less than significant.

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

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

² California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. *Would the project:*

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
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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.** The project site had been previously developed with a primary and secondary residence. The parcel map would create two residential parcels. There would be no impact.

Finding

No impacts to agricultural land are expected with the parcel map and rezone either directly or indirectly. For this "Agriculture" category, the impacts would be less than significant.

III. AIR QUALITY. *Would the project:*

a. Conflict with or obstruct implementation of the applicable air quality plan?

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d. Expose sensitive receptors to substantial pollutant concentrations?

e. Create objectionable odors affecting a substantial number of people?

			X	
			X	
			X	
			X	
			X	

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

Air Quality Plan and Standards. Improvements to the onsite and off site road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO_x and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these would most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there would be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1st Ed, 2002) In addition, the El Dorado County Air Quality Management District would require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable. Prior to any road grading and road improvements, an approved Fugitive Dust Plan would be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. The parcel map and rezone would not create additional vehicle traffic and emissions other than what currently exists for the residential units. Therefore, short-term and long-term air quality impacts would be less than significant.

d-e.

Sensitive Receptors and Objectionable Odors. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested parcel map and rezone and existing residential units on the property would not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the on site and off site road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. Asphalt surface treatment is being required since Standard Plan 101B requires surfacing as part of the road improvements. Road construction would be required to comply with AQMD rules pertaining to asphalt surfacing. The proposed road improvement work would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. Therefore, impacts would be less than significant.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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As discussed above, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a-d. **Special Status Species and Sensitive Natural Communities.** The site is not located within an area containing sensitive habitats or special-status species.³

Review of the General Plan exhibits and maps indicate that no rare, threatened, or endangered fish, animal, or insect Species exist on or adjacent to the project site. The site had been previously developed with a single-family residence.

The United States Department of the Interior National Wetlands Inventory Map for the area does not show any mapped wetlands on the site. An intermittent stream is located approximately 40 feet from the northeast property line. Any future development on the parcels would be required to meet the 50 foot setbacks from intermittent streams.

Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit V-8-4 indicate no mapped deer migration corridors exist on the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites in any manner that does not currently exist.

The creation of the two parcels would not involve the removal of any native trees or shrubs.

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

There are no special status species and sensitive natural communities that would be adversely affected by the proposed parcel map. There is no impact.

e. **Local Biological Resource Policy.** The project is not located within or adjacent to any of the Ecological Preserves located in the County. El Dorado County General Plan Policy 7.4.4.4 establishes provisions of the retention and replacement of impacted Oak canopy. The project parcel is currently developed with two single family residences with driveways and encroachments onto the local roads. No development is proposed on the parcels. Impacts would be less than significant.

Finding

No Special-status plant species were found on site. For this "Biological" category, the thresholds of significance have not been exceeded.

³ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7

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

Discussion:

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

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

a-d.

The project parcel has been previously developed with a primary and secondary residence. The project site has been disturbed and portions graded. A record search was performed for the parcel and determined there would be a low possibility of disturbing any cultural resources as a result of the project.⁴ The proposed parcel map would create two parcels for future residential development. There would be no impact.

Finding

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

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		X	

⁴ Record Search Results for Lewis Parcel (APN 067-301-17), North Central Information Center, June 2006.

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>			
Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			
ii) Strong seismic ground shaking?		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 ground shaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, 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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁵ No other active or

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁶ There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated between the Melones Fault Zones and located outside of the fault zone buffer areas. The subject parcel is approximately 0.7 miles away from the two fault zones. The Melones fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁷

The probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁸ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.⁹ The project site where the existing dwelling units are located is relatively flat, while the rest of the property is comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide.¹⁰

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

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

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

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

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

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

¹⁰ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages. 5.9-6 to 5.9-9.*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project includes onsite and off site road widening to meet fire safe standards and a requested design waiver from the standard 101 B road standards width as addressed in the "Design and Improvement Standards Manual. The road improvements required would include the widening of the onsite portion of Hillview Court and would extend approximately 2,000 feet to Green Valley Road.

The Department of Transportation (DOT) and the Development Services Department would review the grading plans for the required road improvements. On and off site grading would be required to comply with the Grading and Erosion Control Ordinance. Impacts would be less than significant.

The El Dorado County Resource Conservation District reviewed the application in 2006 and did not have any issues with the proposed parcel map and rezone.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The project site has been classified per the USDA Soil Survey as Auburn very rocky silt loam (AxD, AxE). The Auburn Series soil types are characterized by a low shrink-swell potential. Impacts would be less than significant.
- e. There are two septic systems on the project parcel that currently provide wastewater treatment for the residences. The Department of Environmental Management has reviewed the project and no issues were raised regarding the existing septic systems. Impacts would be less than significant.

Finding

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.			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>			
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 Substances.** No hazardous substances are involved with the parcel map and rezone. Temporary use of heavy equipment for road improvements would be required. A diesel fuel storage tank may be located on site for the heavy equipment necessary for the required road improvements. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of road improvements required and the duration of heavy equipment on site and off site to complete the road improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.

c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹¹ There would be no impact.

¹¹ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The parcel is accessed via Hillview Court. Fire response and fire safety issues have been reviewed by the El Dorado Hills Fire Department. The Fire District would require a Fire Safe Plan prepared by a registered professional forester. Based upon the conditions of approval for on-site and off-site road improvements, there would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The project site located in an area classified as having a moderate hazard.¹² The El Dorado County 2004 General Plan Policy 6.2.2.2 requires development in areas of high wildland fire hazard areas to provide and demonstrate that the area can be adequately protected from wildland fire hazard as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. General Plan Policy 6.2.3.2 requires the applicant to demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. As part of the conditions of approval for the parcel map and rezone, the applicants would be required to provide an approved Fire Safe Plan, be required to improve both on site and off site roads for emergency access and the applicants have installed a fire safe turnaround on the property. Impacts related to wildland fire hazard would be less than significant.

Finding

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

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			X

Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

¹² *El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCII #2001082030), May 2003, Exhibit 5.8-4.*

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>			
the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X	
f. Otherwise substantially degrade water quality?		X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

a & f. **Water Quality Standards.** The project is of limited scope and would not involve disturbance to water bodies or require water service, and would therefore have no effect on surface or groundwater quantity or quality. The parcel is currently serviced by EID and has an operating well. Therefore, impacts would be less than significant.

b. **Groundwater.** The primary residence is served by an existing well. The secondary residence is currently served by public water. Impacts would be less than significant.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. The Department of Transportation has reviewed the proposed project and has required a site improvement/ grading plan. The plan is required to be in

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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conformance with the Grading and Erosion Control Ordinance. Approval of the site improvement/ grading plan would reduce impacts to a less than significant level.

- d. **Existing Drainage Pattern.** No development is proposed in conjunction with the project. Two residences are existing with separate driveways. No on site drainage patterns would be affected as part of the project. Required road improvements would require a site improvement/ grading plan. Conformance with the County standards would reduce the potential for road improvements to negatively impact drainage patterns along the existing roadways. Impacts would be less than significant.
- e. **Storm Water Run-off.** The parcel map and rezone would not require development on the project site that would increase storm water run-off. The required road improvements would widen portions of the existing road. No improvements are required that would negatively impact storm water run-off. Impacts would be less than significant.
- f-j. **Flooding.** There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. The Flood Insurance Rate Map (Panel No. 060040 0679 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain. There would be no impact.

Finding

No significant hydrological impacts are expected with the parcel map and rezone either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Established Community.** The project site is surrounded by residential uses and is located within the El Dorado Hills Community Region. The proposed parcel map and rezone and future residential development would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** The project parcel is currently zoned Estate Residential Five-Acre (RE-5) which establishes a minimum parcel size of five acres. The project would require a rezone to change the zoning from RE-5 to One-Acre Residential (RIA). The proposed rezone is consistent with the 2004 El Dorado County General Plan. The parcel map would create two parcels which are consistent with the development standards in the RIA zone district.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. There would be no impact.

Finding

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

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹³ Approximately 6.9 miles to the east from the proposed parcel map and rezone are MRZ-2-classified areas¹⁴, and the project site has not been delineated in the General Plan or in a specific plan as a

¹³ California Department of Conservation, California Geological Survey. *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.*

¹⁴ California Department of Conservation, California Geological Survey. *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.*

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locally important mineral resource recovery site.¹⁵ There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

Finding

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

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

Discussion:

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

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

a-d. **Noise Standards.** The onsite and off site road improvements would generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). However, the site is located on a large parcel in an outlying area

¹⁵ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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and no sensitive receptors are located within the project vicinity. Construction operations for road improvements would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and will require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Hillview Court which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB L_{dn}/CNEL or less. The road improvement activities would occur weekdays during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence or adjacent residences. No known changes in traffic-generated noise levels along Hillview Drive or Hillview Court would occur. Short-term and long-term impacts would be less than significant.

e & f. **Airport Noise.** The project site is not within the airport land use plan. There would be no impact.

Finding

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

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

Discussion:

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

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

a-c. **Population Growth.** The project site is in an area zoned for residential use and is designated as Medium Density Residential (MDR) land use under the 2004 General Plan. The minimum allowable density is one dwelling unit per acre and the population growth for the County has been analyzed within the 2004 General Plan EIR. The proposed parcel map and rezone would create two one-acre parcels which are consistent with both the General Plan and General Plan EIR. No further land division would occur without both a General Plan and Zoning amendment. Utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required. There would be no impact.

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Finding

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

<p>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></p>			
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 El Dorado Hills Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire Department that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire Department would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.

b. **Police Protection.** The proposed parcel map would create two residential lots. Impacts to police protection services would be less than significant.

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c-e. **Schools, Parks and Other Facilities.** The proposed parcel map and rezone is located within the El Dorado Hills Community Service Districts. Future residential development would be subject to school impact fees at time of building permit issuance. The parcel map is subject to payment of parkland dedication in-lieu fees. Impacts would be less than significant.

Finding

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

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

Discussion:

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

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

a-b. **Parks and Recreation.** The proposed parcel map and rezone would increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by the El Dorado Hills Community Services District. The El Dorado Hills Community Services District charges park impact fees in conjunction with building permits. There would be a less than significant impact.

Finding

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

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 10 or more units.

- a. **Capacity.** The Department of Transportation has reviewed the project and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the parcel map and rezone would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.
- b. **Level of Service.** The Department of Transportation has reviewed the project and had determined the project would not decrease the level of service of the roads in the project vicinity. There would be no impact.
- c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project site is readily accessible from Hillview Drive and Miller Road. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.

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- e. **Emergency Access.** The project site receives access off Hillview Drive and Miller Road which would terminate on site in a fire safe approved turn around. Road improvements are required to increase the road width and emergency vehicle load ratings pursuant to fire safe regulations and are being placed upon the conditions of approvals for the parcel map prior to final map recording. Based upon the required road improvements there would be no disruption of emergency access to and from the existing residence or those in surrounding parcels. There would be no impact.
- f. **Parking.** No additional parking required for the existing residential units on the subject parcel. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

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

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

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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.** The creation of two parcels with their own septic systems, would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Storm water runoff would be negligible (see Item c, below). There would be no impact.

b., d., e. **New Facilities** No new or expanded water or wastewater facilities would be required for the proposed parcel since the proposed water would be from ground water and would contain an approved septic system. The existing second residence is currently served by public water. There would be no impact.

c. **Storm Water Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “County of El Dorado Drainage Manual,” as determined by the Department of Transportation. The Department of Transportation has reviewed the project proposal and has concluded that the provisions of the drainage manual would not be required. There would be no impact.

f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into two or affect recycling goals. There would be no impact.

h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from parcel map and rezone. There would be no impact.

Finding

No significant utility and service system impacts are expected either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

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

Discussion

- a. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV). Impacts would be less than significant.
- b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.
- c. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. There would be no impact.

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SUPPORTING INFORMATION SOURCE LIST

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Record Search Results for Lewis Parcel (APN 067-301-17), North Central Information Center, July 2006.

Tentative Parcel Map prepared by Bob Olson, July 2006.