

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**

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|-----------------------|---|
| Agenda of: | <u>March 7, 2007</u> |
| Project continued to: | <u>April 18, 2007</u> <u>May 2, 2007</u> |
| Item No.: | <u>5.a- 4.a.</u> |
| Staff: | Jonathan Fong |

CERTIFICATE OF COMPLIANCE

FILE NUMBER: COC 06-0054

OWNER / APPLICANT: Thomas and Kamilla Mant

REQUEST: Request for certificate of compliance (COC) on Assessor's Parcel Number 317-040-01 created by grant deed on August 13, 1985.

LOCATION: The property is located on the west side of Gold Strike Drive, approximately one mile south of the intersection with Gold Hill Road in the Gold Hill area (Board of Supervisors District IV).

APN: 317-040-01

ACREAGE: 1.9 acres

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

ZONING: Estate Residential Five-acre (RE-5) Zone District (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND and PROJECT DESCRIPTION: The applicant is requesting a certificate of compliance on a parcel created by deed after March 4, 1972. The project parcel was created in 1985 by Grant Deed recorded in Book 2518 at Page 635. The current property owners acquired interest in the property on November 22, 2003.

In compliance with the *Subdivision Map Act (SMA)* and *Chapter 17.76* of the County Subdivision Ordinance, the County must issue certificates of compliance for parcels created in violation of the SMA. The County may issue a certificate of compliance which would impose conditions that were applicable to the development at the time the property owner(s) acquired their interest. The issuance of a certificate of compliance will acknowledge the County's acceptance of the parcel as a legally created parcel in accordance with the SMA and local subdivision ordinances. The County's issuance of a certificate of compliance for the subject parcel will allow development of the property consistent with the Estate Residential Five-acre (RE-5) Zone District, which allows a single-family residence and accessory structures on the parcel.

Authority to Issue a Certificate of Compliance: On May 20, 2003 the El Dorado County Board of Supervisors passed *Ordinance No. 4632* known as the *Certificate of Compliance Ordinance*. This Ordinance added *Chapter 16.76* to the *County Code*. *Chapter 16.76* governs the process and issuance of unconditional and conditional certificates of compliance for certain parcels. *Section 16.76.090* establishes that El Dorado County Planning Services is authorized to process, issue and record unconditional and conditional certificates of compliance for parcels created after March 4, 1972 that meet any of the following creation test statements of fact:

- a. The parcel was created by gift deed where more than four (4) parcels were created by the same owner from the same original parcel.
- b. The parcel was sold for delinquent taxes owed.
- c. The parcel is a final or parcel map remainder created after December 31, 1979.
- d. The parcel was created by a court partition.
- e. The parcel was created as a result of a conveyance to or from a governmental agency or public entity, under *Subdivision Map Act Section 66428a.2*.
- f. The parcel was created by foreclosure.
- g. The parcel is any other parcel created without the benefit of a parcel or final map that has not been specifically cited in this chapter.

The subject parcel was created by grant deed August 13, 1985 recorded in Book 2518 at Page 635. Pursuant to *Section 16.76.090* of the *County Subdivisions Ordinance*, because the parcel was created after March 4, 1972, Planning Services has the authority to process the certificate of compliance.

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. Review of the permit request and issues for Zoning Administrator consideration are provided in the following analysis.

Site Description: The project parcel is located at approximately 1,500 feet elevation. The parcel is relatively flat with slight slopes to the west. The parcel is undeveloped with native trees covering 85 percent of the site.

The project parcel is located within Mitigation Area 2. Mitigation Area 2 includes lands outside of Mitigation Areas 0 and 1, but located within the El Dorado Irrigation District (EID) service area. As a requirement of the Zoning Code, the project parcel is subject to payment of the Mitigation 2 fee for residential development at the time of building permit issuance.

Access: The project is accessible through a 900 foot long 50 foot wide, non-exclusive road and public utilities easement which intersects with Gold Strike Drive. Gold Strike Drive is a non-County maintained road which continues in a northerly direction for approximately 4,100 feet and intersects with Gold Hill Road which is part of the County Maintained Road System. The Department of Transportation (DOT) has requested conditions be placed on the certificate of compliance to improve Gold Strike Drive as well as the access road to *Standard Plan 101 C* (Condition 2).

Adjacent Land Uses:

| | Zoning | General Plan | Land Use/Improvements |
|-------|--------|--------------|-------------------------|
| Site | RE-5 | RR | Undeveloped |
| North | RE-5 | RR | Single-family Residence |
| South | RE-10 | RR | Undeveloped |
| East | RE-5 | RR | Single-family Residence |
| West | RE-10 | RR | Single-family Residence |

No development is proposed in conjunction with the certificate of compliance. However, issuance of a certificate of compliance will authorize development on the project parcel consistent with the RE-5 Zone District. The residential development allowable within the RE-5 Zone District is compatible with the surrounding land uses and will not generate new conflicts in the existing land use pattern.

General Plan: The subject parcel is designated Rural Residential (RR) on the General Plan Land Use Map which allows for residential and agricultural land uses. Additionally, the parcel is subject to the Important Biological Corridor (IBC) and Agricultural District (Ag District) Overlays.

The RR land use designation establishes a minimum parcel area of 10 acres. The project site is approximately two acres which is not consistent within the RR designation. As discussed in the Zoning Section below, due to the legal non-conforming status of the parcel, future development would be subject to the development standards of the Single-family Two-acre Residential Zone District.

General Plan Policy 7.4.2.9 establishes that parcels located within the IBC and an Agricultural District are exempt from the IBC limitations. *General Plan Policy 8.1.3.2* establishes agricultural setbacks for parcels adjacent to agriculturally zoned lands and parcels within an Agricultural District.

Pursuant to the *Interim Interpretative Guidelines for General Plan Policy 8.1.3.2*, because the project parcel is not located adjacent to agriculturally zoned lands, no additional setbacks are required.

General Plan Policy 7.4.4.4 requires retention and replacement provisions for removal of oak canopy. No development is proposed in conjunction with the certificate of compliance. However, during the building permit stage the parcel will be required to demonstrate compliance with this policy.

Issuance of a certificate of compliance for the project parcel will allow development which is consistent with applicable general plan policies.

Zoning: The subject parcel is zoned Estate Residential Five-acre (RE-5). The RE-5 Zone District allows residential and accessory uses. The parcel size is approximately 1.89 acres, which does not meet the minimum parcel size within the RE-5 Zone District.

Because of the substandard parcel size, sections of the Zoning Ordinance regarding non-conforming parcels are applicable.

Section 17.20.095 of the *Zoning Ordinance* establishes that lots created prior to October 10, 1983 which do not meet the minimum lot area for the zone in which they are located shall be deemed legal non-conforming parcels. The parcels shall be subject to the zoning provisions of the district which is the closest to the parcel size.

The subject parcel was created prior to October 10, 1983 by grant deed. Pursuant to *Section 17.20.105*, the subject parcel shall conform to the development standards required within the Single-family Two-acre (R2A) Zone District. The setbacks for the R2A Zone District are as follows: front, 30 feet, sides 20 feet, rear 30 feet.

Issuance of a certificate of compliance will allow development on the project parcel which is consistent with the RE-5 Zone District and the County Zoning Ordinance.

Agency and Public Comments: The following agencies provided comments on this application:

Department of Transportation (DOT): Department of Transportation has required the road improvements as conditions of approval of the certificate of compliance.

El Dorado County Fire Protection District: The District has required fire protection measures for future development of the parcel as conditions of approval of the certificate of compliance.

El Dorado Air Quality Management District: The District has required a Fugitive Dust Plan for any grading would occur as part of the certificate of compliance.

No public comments were received prior to the preparation of this staff report.

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: Approval

SUPPORT INFORMATION

Attachments to Staff Report:

| | |
|----------------|---|
| Exhibit A..... | Vicinity Map |
| Exhibit B..... | General Plan Land Use Map |
| Exhibit C..... | Zoning Map |
| Exhibit D..... | Assessor Map Page |
| Exhibit E..... | Site Plan |
| Exhibit F..... | Environment Checklist and Discussion of Impacts |



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Certificate of Compliance – COC 06-0054

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

Contact Person: Jonathan Fong, Assistant Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Thomas and Kamilla Mant, 2601 Durango Court, Placerville, CA 95667

Project Applicant's Name and Address: Thomas and Kamilla Mant, 2601 Durango Court, Placerville, CA 95667

Project Agent's Name and Address: Thomas and Kamilla Mant, 2601 Durango Court, Placerville, CA 95667

Project Location: West side of Gold Strike Road, approximately one mile south of the intersection with Gold Hill Road in the Gold Hill Area

Assessors Parcel No(s): 317-040-01

Zoning: : Estate Residential Five-acre (RE-5) **Section:** 9 **T:** 10N **R:** 10E

General Plan Designation: : Rural Residential (RR)

Description of Project: A request for a Certificate of Compliance (COC) on Assessor's Parcel Number 317-040-01, which will acknowledge the county's acceptance of the subject parcel as a legally created parcel in accordance with the Subdivision Map Act and local subdivision ordinances. While no development is proposed as part of this project, approval of the COC would allow development of the property that is consistent with the Estate Residential (RE-5) Zone District. Without the COC, the County cannot approve any development permits, including building permits on the site.

Surrounding Land Uses and Setting:

| | <u>Zoning</u> | <u>General Plan</u> | <u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School) |
|--------|---------------|---------------------|---|
| North: | RE-5 | RR | Single Family Residences |
| East: | RE-5 | RR | Single Family Residences |
| South: | RE-10 | RR | Undeveloped |
| West: | RE-10 | RR | Single Family Residences |

Briefly Describe the environmental setting: The project parcel is located at approximately 1,500 feet elevation on in the Gold Hill area. The parcel is relatively flat sloping generally to the west. The parcel is undeveloped with native vegetation covering nearly the entire site.

The site is accessed through an approximately 900 foot long road and public utility easement which intersects Gold Strike Drive. Both the easement and Gold Strike Drive are unimproved dirt roads.

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

- El Dorado County Department of Transportation
- El Dorado County Fire Protection District
- El Dorado County Surveyor

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 Fact | |

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: January 22, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature:  Date: January 22, 2007

Printed Name: Gina Hunter For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

ENVIRONMENTAL IMPACTS

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

Discussion:

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

a.-j. The proposed COC will not impact any scenic vista nor is it located adjacent to a state scenic highway. The project will not introduce physical features that are not out of character with the existing residential development in the area nor will it create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. There would be no impact.

Finding:

The thresholds of significance have not been exceeded for the "Aesthetics" category and no impacts are expected.

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- 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. As shown on the Important Farmlands Map, State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, dated January 18, 2002, the project parcel contains no Prime Farmland, Unique Farmland, Farmland of Local Importance, or Locally Important Farmland. Said map designates the project site as "Grazing Lands". However, parcels to the north and west are designated as "Farmland of Local Importance." Those parcels are zoned for residential land use. Accordingly, the project will not result in the conversion of farmland to non-agricultural uses.
 - b. There is no existing agricultural use, zoning, or active Williamson Act Contract in the project vicinity.
 - c. No existing agricultural land will be converted to non-agricultural use as a result of the proposed project. The project is located on a parcel with RE-5 zoning and the surrounding properties are zoned RE-5 and RE-10. No development is proposed, and any future residential or agricultural development allowed under the RE-5 zoning allows for compatible agricultural activities to the primary intent of being a residential area and will not conflict with surrounding agricultural uses.

Finding:

The thresholds of significance have not been exceeded for the "Agricultural Resources" category and no impacts are expected.

| III. AIR QUALITY. <i>Would the project:</i> | | | |
|--|--|--|---|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | | | X |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X |
| d. Expose sensitive receptors to substantial pollutant concentrations? | | | X |
| e. Create objectionable odors affecting a substantial number of people? | | | X |

Discussion:

A substantial adverse effect on Air Quality would occur if:

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

- 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 PM_{10} , CO, SO_2 and NO_x , as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x and O_3). This plan also contains a schedule for implementation and funding of Transportation control measures (TCM) to limit mobile source emissions.

The proposed project will not conflict with or obstruct the implementation of this plan. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards as discussed below.

Road improvements are required as part of this project which may result in temporary negative impacts to air quality. The Air Quality Management District has required a Fugitive Dust Plan which will require the project adhere to District rules during construction. This will reduce the impacts to a less than significant level.

- b. Currently, El Dorado County is classed as being in "severe non-attainment" status for the Federal Ambient Air Quality standard for ozone, and "non-attainment" for the California Ambient Air Quality standard for ozone. Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM_{10}) under the State's standard. A "non-attainment" designation indicates that the pollutant concentration violates, or has violated the applicable standard at least once. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. Standard practices for stationary and point source air pollution control is administered by the El Dorado County Air Pollution Control District (EDCAPCD).

Project related air quality impacts are divided into two categories:

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

Short-term air quality impacts are generated by these of construction equipment, transport of materials on and off the site, and employee commute trips during construction. Emissions of ROG and NO_x are generated from the operation of gas and diesel powered equipment and vehicles, asphalt paving activities and the application of various architectural coatings. Fugitive dust and particulate matter is generated from grading activities and wind erosion of graded surfaces.

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

No improvements or development is proposed as a part of this project. Short term impacts related to construction activities would be less than significant.

The long term air impacts due to this project would be those consistent with residential development within the RE-5 zoning district. The residential development that would be associated with the RE-5 zoning district would not significantly impact air quality.

- c. See discussion (b) above.
- d. Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. It has been determined that the proposed site and use will not substantially impact any sensitive receptors in the area.
- e. The Estate Residential Five-Acre (RE-5) district does not permit activities, which could generate objectionable odors. Those activities which might result in objectionable odors, dust, or smoke require the review and approval of a special use permit. This subsequent discretionary permit would require environmental review addressing the potential impacts resulting from the propose activity.

Finding:

The thresholds of significance have not been exceeded for the "Air Quality" category and no impacts are expected.

| 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 | | | | X |

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

| | | | |
|--|--|--|--|
| IV. BIOLOGICAL RESOURCES. <i>Would the project:</i> | | | |
| habitat conservation plan? | | | |

Discussion:

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

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

a. Review of the Important Biological Resources Map, and related reference works from the Environmental Resources

library of the El Dorado County Planning Department indicated that no 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 were presumed to be present within the proposed project area. There would be no impact.

b & c The project site is located within Mitigation Area 2. Areas within Mitigation Area 2 do not contain Pine Hill special status species or contain soil types which can sustain special status species growth. Parcels within Mitigation Area 2 are subject to payment of the Mitigation Area 2 fee. There are no protected wetlands are within the project area as established by the facts the drainage area has no evidence of water flow. The parcel is not in an area identified as a wetlands on either the National Wetlands Inventory or the Coloma U.S.G.S. Topographical Quadrangle, and pursuant to a site visit by staff. There would be no impact

d. Review of the deer ranges and migration corridors identified in the El Dorado County General Plan Update DEIR (12/94) and the Deer Range Map (01/02) available for review in the El Dorado County Planning Department library indicate the proposed parcel is located in the Critical Winter Range of the Yollabolly Herd. The proposed project does not involve development that would substantially affect any wildlife species. Any future development on the parcel would be consistent with the RE-5 zoning district. Impacts would be less than significant.

e. Although the project does not propose any development, the COC would enable the development of a single-family residential structure. Such development would have minimal impact on the existing oak tree population. No conflict currently exists with the El Dorado County's General Plan tree protection requirements found in General Plan Policy 7.4.4.4. with this COC application and any potential conflicts will be addressed when the applications for residential development are filed. Impacts would be less than significant.

f. The proposed project will 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.

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

The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*). Impacts would be less than significant.

Finding:

Thresholds of significance have not been exceeded for the "Biological Resources" category and no significant impacts are expected.

| 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 applicant submitted a cultural resource assessment by the North Central Information Center. The purpose of the assessment was to determine if any archaeological, cultural, or historical resources exist on the project site and to suggest relevant mitigation measures where applicable. The assessment consisted of a record search through the North Central Information Center of the California Historical Resources Information System at California State University, Sacramento, and a field survey conducted by a senior archeologist and an archeological technician. Their summary conclusion was that there was a low possibility of identifying prehistoric or historic-period cultural resources in the project area. The resources record search could not preclude the potential discovery of undetected historical artifacts, hence the following mitigation measure, as delineated below, was incorporated into the accompanying staff report: However, in order to protect any potential historic or pre-historic resource, which may be uncovered during development of the parcel, standard conditions have been added to the project to reduce potential impacts to a level of insignificance.

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| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
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Finding:

As discussed above, the proposed project would include conditions to reduce the impacts on historic and cultural resources to a level of insignificance. Therefore, the thresholds of significance have not been exceeded for "Cultural Resources" category and no significant impacts are expected.

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

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, scichu, 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

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- 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. (i, ii, iii) Earthquakes occur along fault zones, earth fractures, or faults. These faults and fault-related geologic features are classified as active, potentially active, or inactive. An active fault is an area where movement has historically taken place over the last 11,000 years. These faults, which are judged to be capable of ground rupture or shaking, pose an unacceptable risk for any proposed structure. Potentially active faults are those faults considered to have been active during the last two million years (approximate). The Fault Evaluation Program of the California Division of Mines and Geology (DMG), pursuant to the objectives of the Alquist-Priolo special Studies Zones Act of 1972, found no active or potentially active faults mapped in El Dorado County. The study is not absolute proof that active or potentially active faults do not exist in this area, but only that no faults were identified that fit the criteria for creation of a special studies zone. The project is located greater than five (5) miles from any known or inferred fault lines as located on the Fault Line Map (V-7-3) of the El Dorado County General Plan Environmental Impact Report (December 1994). Accordingly, the impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area will be offset by compliance with the Uniform Building Code earthquake standards.
- (iv) The generalized Map Showing Relative Amounts of Landslides in California places El Dorado County entirely within the low severity zone for landslide activity (DMG 1973, General Plan EIR). Landslide activity is generally restricted to areas of very steep slopes in excess of 40 percent and where planes of weaknesses in the soil or bedrock are evident and have been disturbed by development activities such as grading and construction. The project site does contain areas of slope greater than 30%, but these areas are not likely to be utilized for residential construction as would be allowed under the RE-5 zoning and any potential impact caused by locating buildings in areas better suited for construction in the project area will be offset by compliance with the Uniform Building Code standards.
- b. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purposes of supporting a structure must meet the provisions contained in the El Dorado County- Grading, Erosion, and Sediment Control Ordinance (Ordinance No. 3983, 11/3/88). Compliance with this Ordinance will reduce any potential impacts to a less than significant level.
- c. The project site is composed of SkC (Site loam 9 to 15% slopes). This soil is characterized as having medium surface runoff and the erosion hazard is slight to moderate. Permeability of the soil is moderately slow. Any potential residential construction that resulted from approval of the project would be subject to the provisions contained in the El Dorado County- Grading, Erosion, and Sediment Control Ordinance (Ordinance No. 3983, 11/3/88). Compliance with this Ordinance will reduce any potential impacts to a less than significant level.
- d. Table 18-1-B of the uniform Building Code establishes numerical expansion indices for soil types ranging from very low to very high. Any soil identified in the foundation investigation to have an expansion index greater than 90 (medium) will require specific engineering analysis as required within the Uniform Building Code. This foundation investigation/soil report is typically provided at the time of application for a building permit. The Soil Survey of El Dorado County tabulates the estimated properties of all the different soil series found in the County, including the shrink-swell potential. Soil series with low to moderate shrink-swell potential

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provides for sites adequate for the placing of structures. The soils of the project site, Sites loam has a low shrink- swell potential.

- e. The Soil Survey of El Dorado County classifies the soil of the project site, SkC (Sites loam which has moderate permeability and soil limitations for septic tank filter fields because of steep areas. Any future structural development resultant from approval of the proposed project would be subject to further, independent review by the El Dorado County Environmental Management Department and the Department's specific Design Standards for the Site Evaluation and Design of Sewage Disposal Systems.

Finding:

The thresholds of significance have not been exceeded for the "Geology and Soils" category and no impacts are expected.

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

Discussion:

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

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- 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. The project would expose neither people nor property to hazardous materials as no development is proposed with this application. Any subsequent development consistent with the subject parcel would not have any potential uses of hazardous materials controlled by appropriate use, regulations, and permits consistent with allowed rights in the zoning.
- c. The site is not located within one-quarter mile (1,320 feet) of a school or proposed school site.
- d. The project site is not identified on any list compiled pursuant to California Government Code 6596.2.
- e. The project site is not located within two miles of a public airport nor is the land subject to land use limitations contained within any adopted Comprehensive Land Use Plan.
- f. The project is located outside the two-mile sphere of influence of the nearest airport and as such airport operations would result in a less than significant safety hazard for people residing or working at the project site.
- g. The project site is located in a rural area, is not located on a major thoroughfare, and is not in conflict with any provisions of the El Dorado County Emergency Response Plan.
- h. The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of "Very High Fire Hazard". Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. While no development is currently proposed, future compliance with state and local fire district regulations will reduce the risks associated with wildland fires to a less than significant level.

Finding: The thresholds of significance have not been exceeded for the "Hazards and Hazardous Materials" category and no impacts are expected.

| 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 | | | X |

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| VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i> | | | |
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| existing land uses or planned uses for which permits have been granted)? | | | |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site? | | | X |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | X |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | X |
| f. Otherwise substantially degrade water quality? | | | X |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | X |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X |
| j. Inundation by seiche, tsunami, or mudflow? | | | X |

Discussion:

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

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

a.-j. No development is proposed, and any future residential development must comply with the regulations contained within the Grading Ordinance of El Dorado County, diminishing impacts to water quality. The project

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site is not within a 100-year Flood Zone as identified by the Flood Insurance Map, Panel No. 060040-04.50B, revised October 18, 1983. The Panel is located in Flood Zone C (area of minimal flooding).

Finding:

The thresholds of significance have not been exceeded for the "Hydrology and Water Quality" category and no impacts are expected.

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

Discussion:

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

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

- a. The proposed COC will not result in the physical division of an established community. There would be no impact.
- b. This application is for a COC, which will acknowledge the County's acceptance of the subject parcel as a legally created in accordance with the State Subdivision Map Act and local ordinances. While no development is proposed as part of this project, the approval of a COC would allow development of the property in compliance with the Zoning Ordinance and other applicable development policies. The parcel is currently zoned Estate Residential Five-Acre (RE-5). Without the issuance of a COC, no building permits can be issued. The issuance of a COC would allow the owner to apply for building permits for structures that are allowed by right in the RE-5 Zone District. The issuance of the COC will not, in and of itself, grant any development rights or have any direct impact on the physical environment. However, it is reasonable to conclude that after the issuance of the COC, the property will be developed consistent with its zoning and general plan designations, and that single-family dwellings and accessory structures would go forward under applicable and appropriately approved permits and applications. Any potential development of the subject parcel, 1.89 acres in size, is considered minor and would have a less than significant impact to the environment as discussed throughout this document.

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- c. The project is located within the Mitigation 2 Area. The project is subject to payment of the Mitigation In-Lieu fee, which shall be paid at the time of building permit issuance. Impacts would be less than significant.

Finding:

The thresholds of significance have not been exceeded for the "Land Use Planning" category and no impacts are expected.

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| 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 |

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. The project site is not mapped as a known Mineral Resource Zone on either the El Dorado County General Plan Exhibit V-7-4, nor on the GIS Maps for Mineral Resource Zones in the GIS database on file in the El Dorado County Planning Department.

Finding:

The thresholds of significance have not been exceeded for the "Mineral Resources" category and no impacts are expected, nor are mitigations required.

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

| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
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| XI. NOISE. <i>Would the project result in:</i> | | | |
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| project vicinity above levels existing without the project? | | | |
| 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. No development is proposed in conjunction with this COC. However, the Department of Transportation has required road improvements in conjunction with the project. The project is not located in an area exposed to existing noise levels that exceed the performance standards contained in Table 6-1 and Table 6-2 of the General Plan. No development is proposed with this COC and no impacts associated with noise are expected to result from the approval of this project.

e. The project site is not located within two miles of a public airport or public use airport, nor is it located within an airport land use plan. There would be no impact.

f. The project site is not located within two miles of a private airstrip. There would be no impact.

Finding:

The thresholds of significance have not been exceeded for the "Noise" category and no noise impacts are expected.

| 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 |

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| XII. POPULATION AND HOUSING. <i>Would the project:</i> | | | |
| 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) No development is proposed with this COC, and any allowable future development would have a very minimal impact on population growth given its existing zoning (RE-5) and General Plan Designation (rR).

(b) No existing housing will be displaced as a result of the proposed project.

(c) No people will be displaced as a result of the proposed project.

Finding:

The thresholds of significance have not been exceeded for the "Population and Housing" category and no significant impacts are expected.

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| XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> | | | |
| a. Fire protection? | | | X |
| b. Police protection? | | | X |
| c. Schools? | | | X |
| d. Parks? | | | X |
| e. Other government services? | | | X |

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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.-b. No. Future development on the project site may require the services of El Dorado County Fire District and/or the El Dorado County Sheriff Department in the event of an emergency. However, the limited development that could possible be achieved under its current existing zoning (RE-5) and General Plan Designation (RR) would limit the demands on said services such as to be within the realm of reasonable and normal, and therefore can be considered to be less than significant.

c.-e. No. Future development is proposed with this project. The limited development that would be allowed under approval of the COC, such as single-family dwellings, would not significantly impact schools, parks, or other government services. Any future impacts on these services will be mitigated through permit fees paid by the future homeowners to the County (i.e. traffic impact fees, road fees, school district fees, and fire district fees).

Finding:

The thresholds of significance have not been exceeded for the "Public Services" category and no significant impacts to public services are expected.

| 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:

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- 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. The proposed COC will have no impact on existing recreational facilities, nor does the project require the construction or expansion of such facilities.

Finding:

The thresholds of significance have not been exceeded for the "Recreation" category and no significant impacts to recreational services or facilities are expected.

| 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 5 or more units.

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a. The limited development that would be allowed upon approval of the COC, such as single-family dwellings, would cause an insignificant increase in traffic. Any future impacts on traffic levels will be mitigated through permit fees paid through the building permit process. The El Dorado County Department of Transportation reviewed the proposed project and that the project would not generate substantial increases in traffic.

b.-g. No development is proposed with this project and no impacts related to level of service standards, air traffic patterns, traffic hazards, emergency access, parking capacity, or alternative transportation are expected. Any future development must comply with the emergency access standards of the El Dorado County Fire Protection District prior to building permit issuance. The El Dorado County Department of Transportation reviewed the proposed project and also had concerns with the internal future development of the property which this current application does not address. Their specific concerns will be addressed at the time of any future development applications.

Finding: The thresholds of significance have not been exceeded for the "Transportation/Traffic" category and no significant impacts to recreational services or facilities are expected.

| 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 |

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;

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- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- (a) The project site is located in the Central Valley Region of the California Water Quality Control Board. The Regional Water Quality Control Board (RWQCB) is responsible for the preparation and implementation of basin water quality control plans for defined regions that are consistent with the federal Clean Water Act. Specific criteria for discharging pollutants or storm water into surface waters are established for the various basins within the defined regions of California. Any facility that will discharge wastewater or pollutants into any surface water must first obtain a waste discharge permit from the State. This permit will specify the allowable discharge of pollutants as specified within the Water Quality Control Plan (Basin Plan) for the Central Valley Region and assure that water discharge thresholds are not exceeded. The Central Valley Region of the California Water Quality Control Board declined comment on the project.
- (b) No new water or wastewater treatment plants are proposed or are required as a result of the project.
- (c) The proposed project is not expected to impact the existing stormwater drainage facilities, nor will it require or result in the construction of new stormwater facilities.
- (d) No development is proposed with the project under review. However, any future development such as single-family dwellings, will have to comply with the requirements and verifications of sufficient water stock through the well permit process as administered by the El Dorado County Environmental Management Department since the project parcel is not supplied by public water.
- (e) No development is proposed with the project under review. However, any future development such as single-family dwellings may require wastewater treatment facilities sufficient to support such uses. Prior to septic system construction, a septic tank permit must be obtained from El Dorado County Environmental Management Department.
- (f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.

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

- (g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development curbside trash and pick-up of recyclable materials is provided by a local provider contracting to the property owner for the service. For multi-family, commercial, and industrial development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319.

Finding:

The thresholds of significance have not been exceeded for the "Utility and Services" category and no significant impacts to utilities or service facilities are expected.

| XVII. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Does the project:</i> | | | |
|--|--|--|---|
| 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. There is no substantial evidence in the whole record that the project will have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects associated with this project will be less than significant. Any potentially significant impacts can be mitigated through the incorporation of mitigation measures and existing standards and requirements.
- b. Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts.
- c. Based upon the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation have been included in the project design to reduce the impact).

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

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)

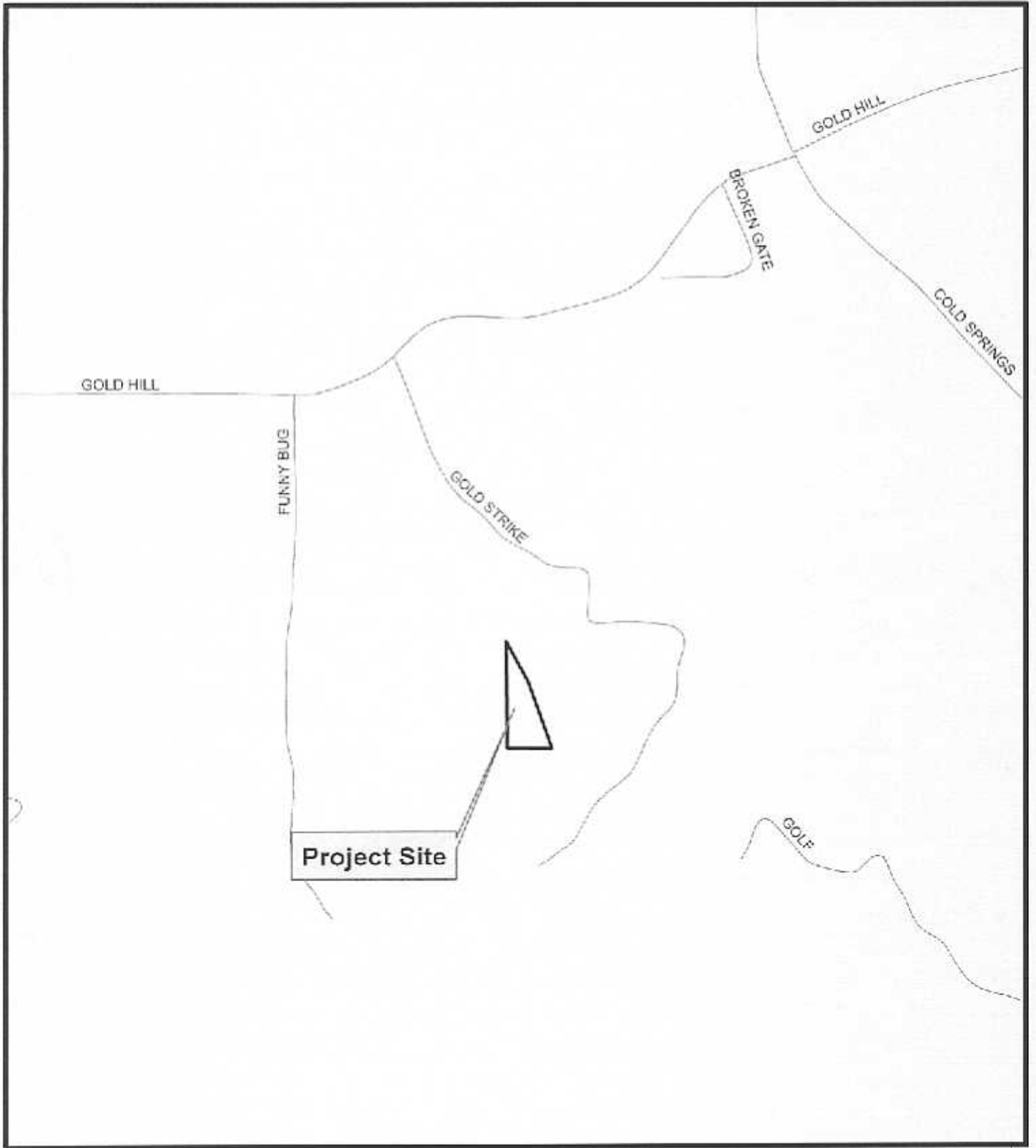
Soil Survey of El Dorado Area, California

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.)

Records Search Results for Meulpolder Property, North Central Information Center, March 22, 2006.

Certificate of Compliance COC06-0054
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

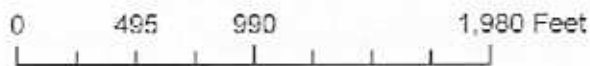
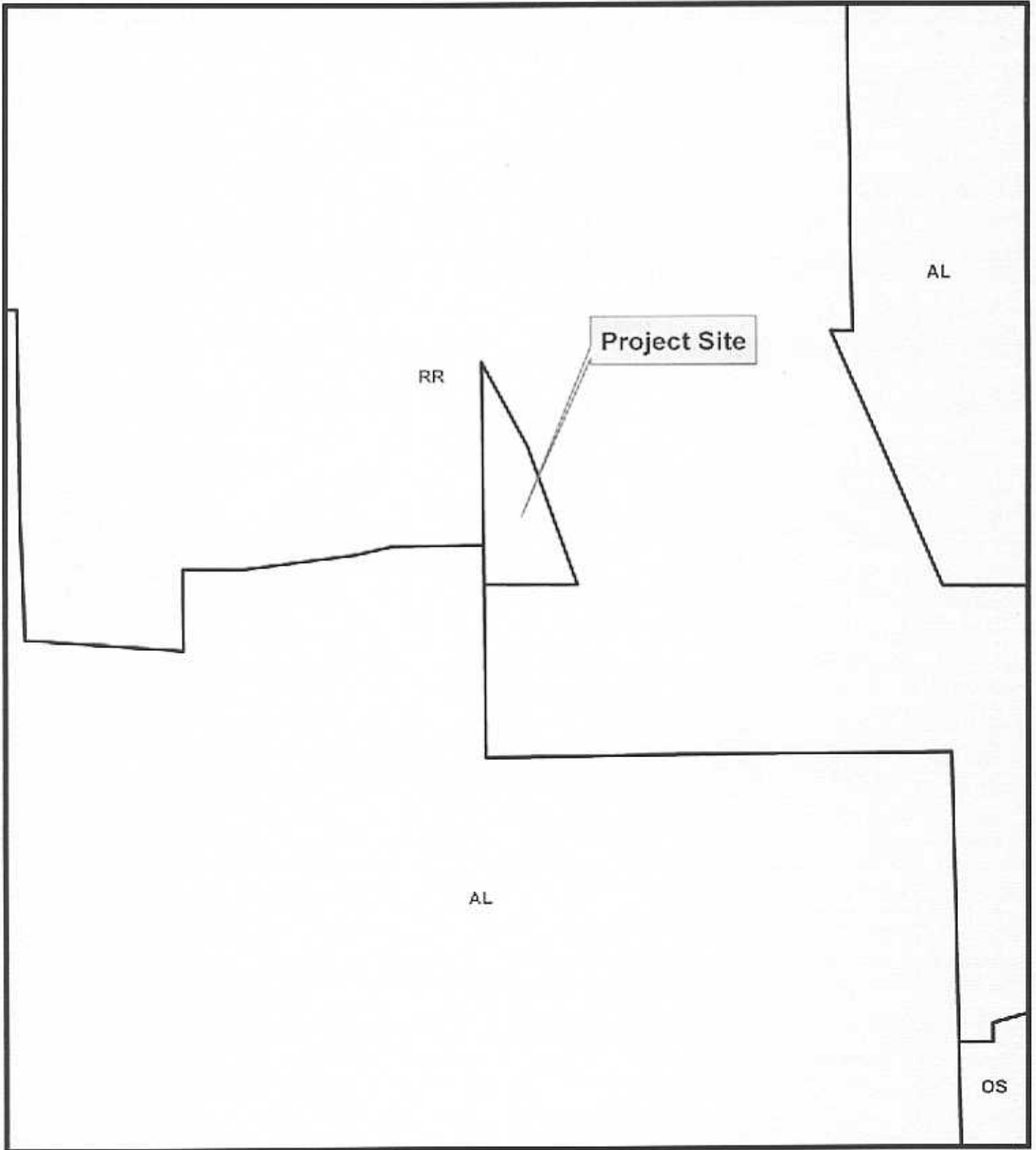


Exhibit A



Certificate of Compliance COC06-0054
General Plan Land Use Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

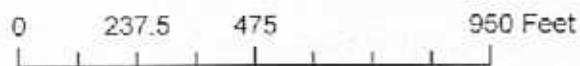


Exhibit B



Certificate of Compliance COC06-0054
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

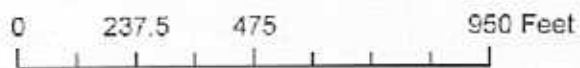
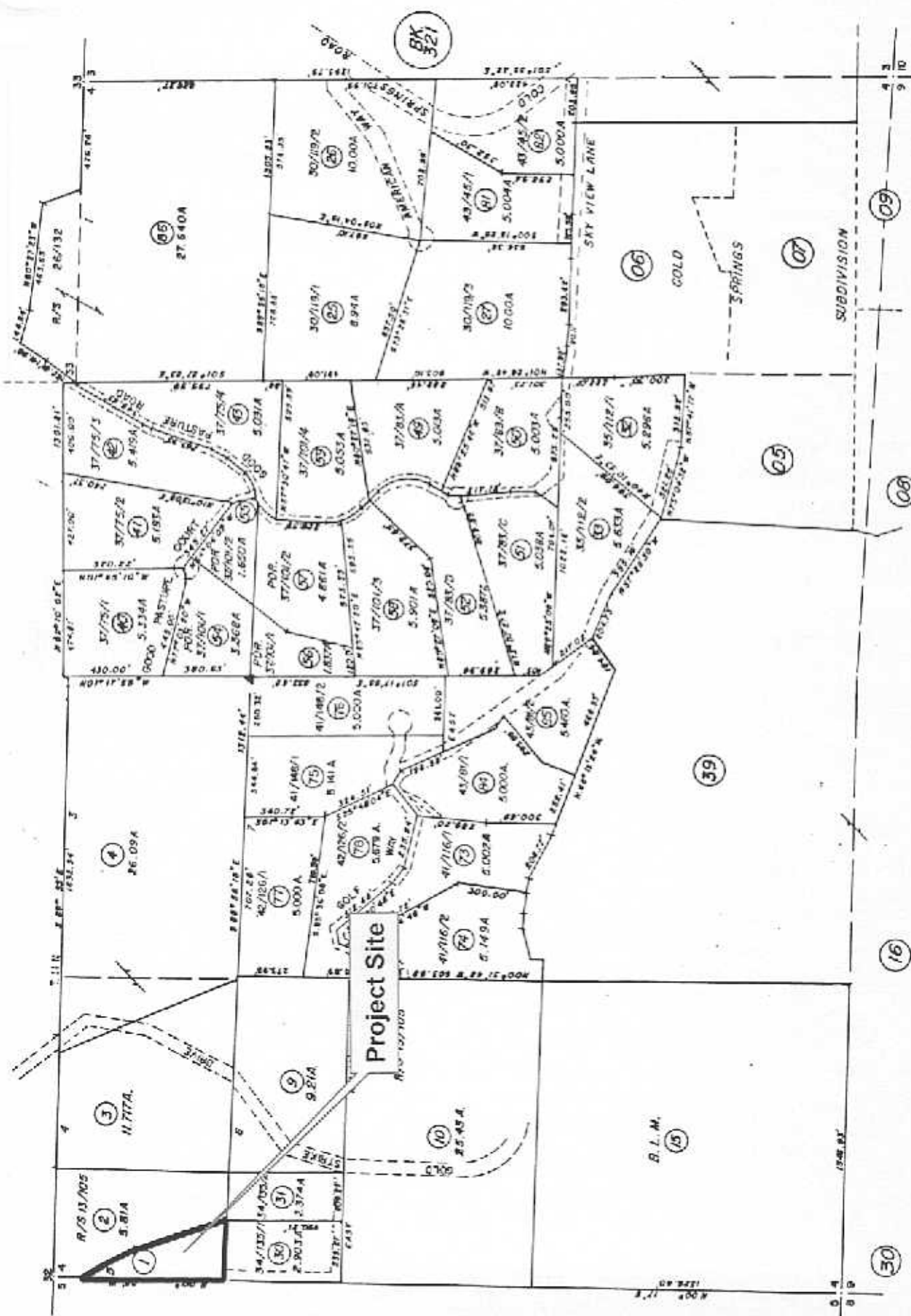


Exhibit C



BK. 89



Assessor's Map BK. 317 - Pg. 04
County of El Dorado, California

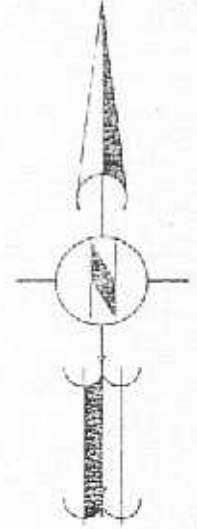
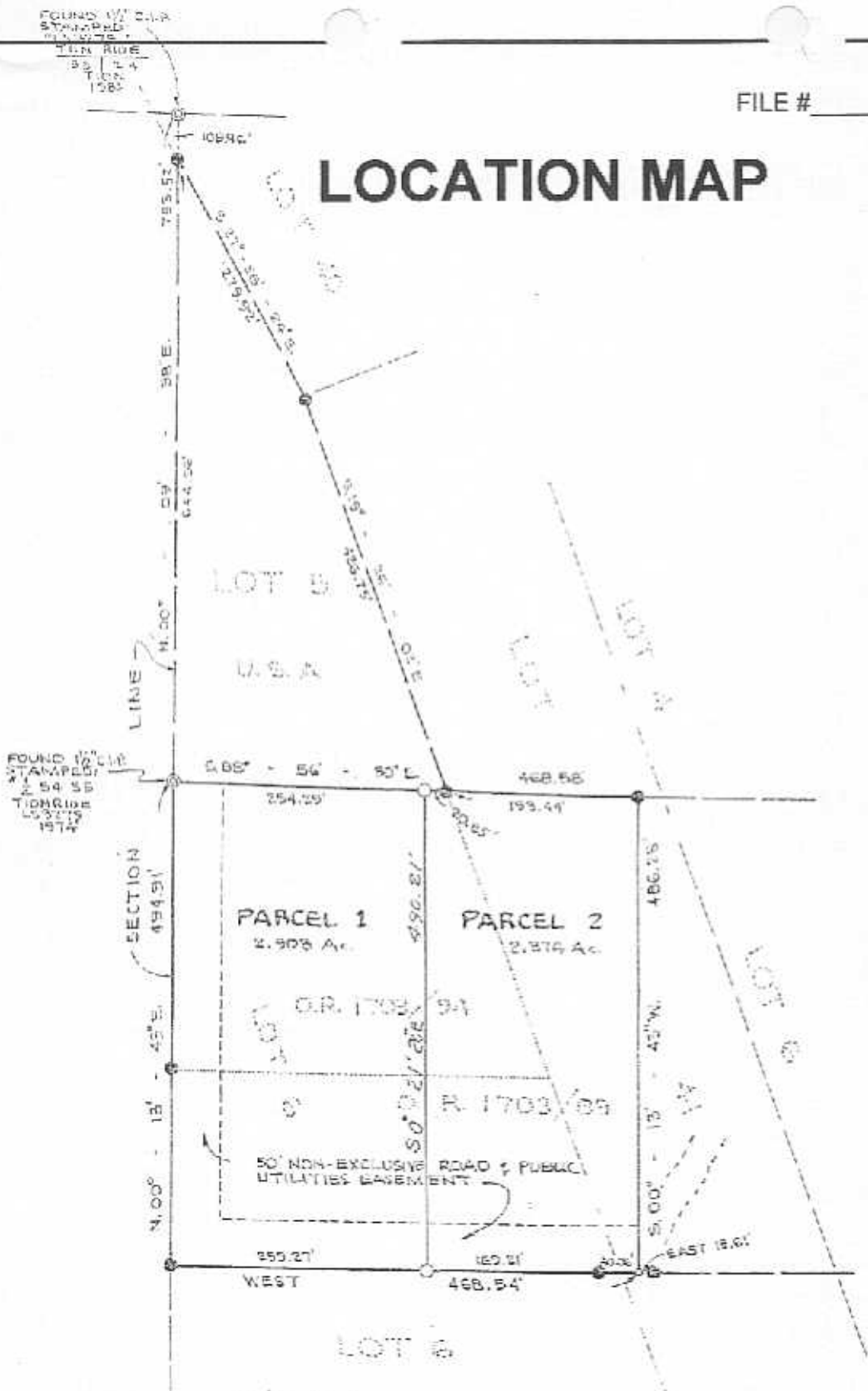
NOTE - Assessor's Sheet Numbers Shown in Ellipse
Attorney's Parcel Numbers Shown in Circles

317-04

FILE # _____

LOCATION MAP

06 JUN 16 PM 4: 19
RECEIVED
PLANNING DEPARTMENT



APPLICANT: MAINT PARCEL NO.: _____
 ZONING: _____ LOT AREA 2.24 SEC 4 TWN 10 RGE 10
 SCALE: _____ DATE: _____

COC 06-0054

EXHIBIT E

S 88°56'30" E
254.29'

S 58°07'43" E
58.67'

S 89°40'46" E
21.88'

N 59°25'01" E
56.80'

I 54°34'21" Lt.
CD N 59°25'01" E
R 61.95'

LC 56.80'

N 88°56'30" W
20.85'

E

EXHIBIT E

COC 06-0054

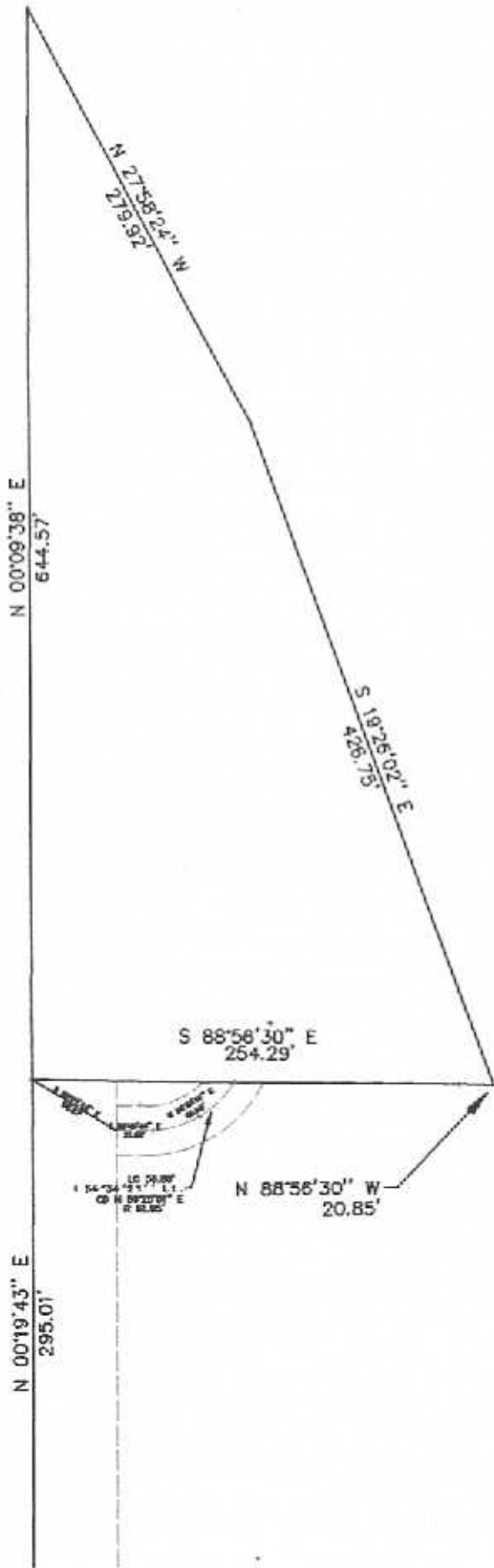


EXHIBIT E

COC 06-0054