

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

Agenda of:	April 26, 2007
Item No.:	11. b.
Staff:	Roman Anissi

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0026/P06-0023

**OWNER/
APPLICANT:** Harold and Jackie Palmer/
Jared Swarbrick

AGENT: Patterson Development

REQUEST: Request to rezone a 5.0-acre lot from Estate Residential Five-acre (RE-5) to Single-family Two-acre Residential (R2A) and a tentative parcel map to subdivide the lot into one 2.42-acre and one 2.58-acre parcel. (Exhibit A)

A design waiver has been requested for the following:

a. Reduce the road width from 24 feet to 20 feet (Standard Plan 101C).

LOCATION: East side of Sierra Oaks Drive 385 feet north of the intersection with China Hill Road, in the Diamond Springs-El Dorado Community Region, Supervisorial District II. (Exhibit B)

APN(s): 092-060-64

ACREAGE: 5.0 acres

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

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND:

This property is parcel 1 of a two-parcel map that was created by a tentative parcel map (P72-46) approved on May 26, 1972, by the County Surveyor. The parcel map (1-37) was recorded on May 30, 1972. Parcels 1 and 2 of final parcel map (1-37) each consist of 5.0 acres in total lot area.

STAFF ANALYSIS

Project Description: The request is to rezone the 5.0-acre lot from Estate Residential Five-acre (RE-5) to Single-family Two-acre Residential (R2A) and to process a tentative parcel map to create a 2.42-acre and a 2.58-acre parcel. A residence, shed, and barn that exists on the property would be located on the smaller 2.42-acre new parcel 1. The new 2.58-acre parcel 2 would remain vacant for future development.

Site Description: The site gently slopes from a high point of 1,640 feet near the rear property line to a low point of 1,610 feet near the front property line. The majority of the property has an average slope between 1 to 10 percent, while 5.8 percent of the site is 11 to 20 percent slopes. Only a small portion, or 0.1 percent, of the property consists of slopes that exceed 30 percent, and these areas are located near the dammed section of the pond of which a portion would be located on the new parcel 2. Oak woodland tree canopy covers 27 percent or 59,522 square feet, and most of this canopy is clustered near the middle of the property. A man-made drainage channel bisects and flows diagonally from the northeast corner of the property, collects within a dammed pond at the center of the property, and drains off-site at the southwest corner of the property within a culvert that extends underneath Sierra Oaks Drive.

Adjacent Land Uses: Exhibits E and F illustrate that the general neighborhood consists of a variety of zones and land use designations ranging from the more intense areas one mile north in the El Dorado business district along the Pleasant Valley Road corridor to less intense areas near and around this property. The area in between El Dorado and the project site is a mix of land uses and densities, including some larger agricultural tracts that surround this neighborhood. Within this neighborhood and areas to the north, there are land uses and zones that allow for a mix of low to medium densities. Single-family Two-acre Residential (R2A) zoning exists on two properties located about 400-feet southwest of this property. Exhibit K illustrates surrounding lots and lot sizes. The three properties on the west are around 2.5 acres in size, and the properties located on the north, south, and east are each 5.0 acres. The following table identifies current zoning, land use designations, and uses on adjacent parcels:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Single-family residence on a 5.0-acre lot.
North	RE-5	MDR	Single-family residence on a 5.0-acre lot
South	RE-5	MDR	Single-family residence on a 5.0-acre lot
East	RE-5	MDR	A vacant 5.0-acre lot
West	RE-5	MDR	Three (3) single-family residences on three lots ranging in size between 2.35 and 2.48 acres

Project Issues: Discussion items for this project include land use and zone compatibility, road improvements and a request for a design waiver, fire sprinkler system, water and sewer improvements/fire safety, site design for grading and improvements, asbestos overlay review, and available public services.

Land Use and Zone Compatibility

This site's land use designation is MDR and the property is located within the Diamond Springs-El Dorado Community Region. The MDR allows a density of one dwelling unit on parcels ranging in size between 1.0 and 5.0 acres. As illustrated on the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the correct land use, the R2A zone is consistent with MDR designation, given that the proper infrastructure and services are available to support this more intense zone. This project would provide the required infrastructure required for the request.

The existing pattern of development in this neighborhood is more representative of 1.0- to 2.5-acre parcels rather than the larger 5.0-acre parcels required by the RE-5 Zone. Of the 18 properties located within a 500-foot radius of this property, 11 of those lots range between 1.0 to 2.5 acres in size; one is 4.8 acres, and only six are 5.0 acres or over. Two properties located just about 400 feet away from this property are currently zoned R2A.

Road Improvements and Design Waiver

The property owner would be required to make full road improvements along the property frontage to meet Standard Plan 101C prior to recording the final map. An evaluation of the structural road section would also determine whether the property owner would need to upgrade the road section to meet County standards. The existing paved improvement of the road section is 20 feet wide and there is enough space between the road and the closest oak trees to provide the additional two feet of gravel required by Standard Plan 101C on the side of Sierra Oaks Drive. No disturbance of oak trees or oak woodland tree canopy would occur based on required road improvements necessary for this project.

Fire Sprinklers to Address Fire Safety

This property is the fifth lot located about 400 feet along a dead-end road section of Sierra Oaks Drive. The portion of China Hill Road that is nearest this property is not considered a dead-end road, because portions of this road connect to Gold Country, Kingvale, and Mother Lode on the west which establishes a through road network with primary and secondary access. As such, the Diamond Springs-El Dorado Fire Prevention District, Department of Transportation, and Planning Services found that by installing a residential fire sprinkler system for any new residence on either parcel 1 or parcel 2 would provide proper fire safety on this property. As designed and conditioned, this project would meet the minimum Fire Safe requirements.

Water and Sewer Improvements/Fire Safety

The El Dorado Irrigation District (EID) has identified that a six-inch public water line exists within Sierra Oaks Drive. The EID Facilities Improvement Letter (FIL) for this project recognizes that major water line upgrades for a distance of 3,300 feet would be required to meet the minimum fire flow for Fire Safe standards. These standards require water delivery at a minimum 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of 2 hours for a home that is 3,600 square feet and over or 1,000 gpm at 20 psi for 2 hours for a home that is less than 3,600 square feet.

In consulting with EID and Fire Prevention District staff, these major improvements would not be required, because any new residential development on either of the two new parcels would be required to install a fire sprinkler system instead. A Notice of Restriction (NOR) would be recorded with the parcel map to ensure that this requirement is met with future building permits. EID will allow this project to connect to the public water line to obtain potable as well as the water that would be required to charge the building's sprinkler system. The Fire Prevention District would also allow a second option of installing a 3,000-gallon water storage tank to deliver water for the system.

There are no public sewer lines in the neighborhood, and the applicant would install an on-site septic system for septic disposal. Environmental Management staff reviewed the percolation test data that was provided for this project and found the soils to be adequate to accommodate septic disposal.

Sensitive Site Design for Grading and Improvements

The proposed footprint of the new home on parcel 2 is located in the front portion of the property and remains outside of the required 30-foot front, side, and rear yard setbacks. It is also located about 25 feet from the man-made drainage channel that crosses the property and drains off-site from the southwest corner of the site. In considering this channel, staff consulted the US Fish and Wildlife Services 1995 National Wetland Inventory Map for the Placerville Quad. The review identified no jurisdictional wetlands of the US on or adjacent this property. In addition, staff reviewed the Interim Interpretive Guidelines adopted June 22, 2006, for protection of riparian and wetland for *Policy 7.3.3.4*. These interim guidelines specifically exclude man-made drainage channels in the definitions for intermittent streams and watercourses.

As a result, staff has determined that the 25-foot building setback is adequate for the protection of the channel. Septic areas shall not encroach any closer than 50 feet to the channel and/or 100 feet from the pond. Future development must be designed to meet County grading and drainage standards in order to address pre- and post-construction Best Management Practices (BMPs) during and following development activity. BMPs would be designed to meet County grading and drainage standards to address the Regional Water Quality Control Board (RWQCB) requirements to control surface run-off. Project conditions have been added to the permit to address these requirements.

Asbestos Overlay Review

This property is located within the asbestos review area and the County's Air Quality Management District (AQMD) reviewed the application and provided project conditions. The AQMD will require that an Asbestos Dust Mitigation Plan (ADMP) be prepared for the project to meet County standards prior to the issuance of any grading and/or improvement permits. In preparing the ADMP, the

applicant would be required to retain a registered geologist to investigate the site and determine whether naturally occurring asbestos occurs at this location. The findings and the recommendations from the geologist's report would be implemented into the ADMP.

Public Services

There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. As with all subdivisions, this project shall be required to pay Quimby fees for the acquisition of parklands. In addition, the El Dorado Union High School District provides public high school services, and the Mother Lode Union School District provides two elementary and one middle school for residents. School impact fees shall be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

General Plan: This project is consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below.

In support of the matrix and consistency, *Policy 2.2.5.3* requires rezones to consider a comprehensive list of 19 evaluation measures. Of the 19 conditions that the General Plan requires analysis about for rezone applications, only conditions 1, 2, 4 thru 6, 8, 15, and 16 need a response based on the scope of this project. Either conditions 3, 7, 9 thru 14, 17, 18, and 19 do not apply, are not applicable, or there is nothing that needs to be done to address the issue. Below is a discussion about General Plan policies and project conditions that apply to this project:

- The FIL letter addresses Conditions 1 and 2. The new parcel 2 would connect to the existing six-inch water line for potable water and water that will be required to charge the sprinkler system. This discussion also addresses *Policy 5.2.1.3*, which requires projects within the Community Region connect to the public water line should one exist.
- Condition 4 requires adequate school facilities to serve the project. The El Dorado Union High School and the Mother Lode Union School districts currently provide school service for the area. The addition of one single-family residence would incrementally impact school enrollment, and school impact fees would be assessed during the review of building permits.
- Condition 5 is addressed because the property is within the Diamond Springs-El Dorado Fire Prevention District. In addition, a condition requiring the installation of a fire sprinkler system for new residential development would add to the level of fire protection available for the project.
- The project is located within the Diamond Springs-El Dorado Community Region, and the R2A Zone within the MDR is appropriate. This satisfies Condition 6, which recommends that higher densities be located within or close to Community or Rural Regions.

- Conditions 7 and 18 identify the issues of erosion hazards, seismic hazards, and the presence of active faults. The soil type on the area in which development would occur is Auburn very rocky silt loam (AxD). This soil type is extremely rocky and stable, has a slow to medium surface run-off rate, and there is a very low likelihood of erosion on this soil type. Because this project is located within the quarter mile buffer of an active fault line, any future residential development must also be designed to meet Uniform Building Code Seismic IV construction standards in order to address seismic safety. Finally, an Asbestos Dust Mitigation Plan (ADMP) shall be prepared for this project in order to meet the County's Air Quality Management District (AQMD) standards for naturally occurring asbestos within the fault buffer. This project is located in a stable area and would be designed to meet erosion, seismic, and fault design standards in addressing the applicable conditions of the General Plan.
- Environmental Management considered the soil percolation data provided for this project and found the site consists of suitable soils to address Condition 8 for septic capability. The septic system would remain outside of a 50-foot buffer established for the man-made drainage channel and shall not encroach into the 100-foot pond buffer in order to address Condition 16.
- Condition 15 considers the existing pattern of land use and development for the surrounding area. This property, as well as the general neighborhood, is suitable for the more intense R2A Zone because a majority of the immediate area already consists of lots that range between 1.0- and 2.5-acres in lot area. This also addresses *Policy 2.2.5.21* for project compatibility within this neighborhood.

Only 0.1 percent of the property consists of slopes that exceed 30 percent located adjacent to the dam for the on-site pond. Future development on the site would not impact these slopes. This project meets the *Policy 7.4.4.4* for oak woodland preservation by not impacting any oak trees or oak woodlands on site or adjacent the property along the road easement. All oak trees and oak woodland tree canopy shall be retained for this project. Since this site is within Mitigation Area 2, in-lieu fees would be assessed during building permit review phase in order to address *Policy 7.4.1.1* for impacts to rare plants.

A 2006 Records Search was provided by the applicant to address *Policy 7.5.1.3*. The search identified that there is a low potential for prehistoric and historic resources. No further site assessments are recommended for this project, and typical conditions have been added to the project permit to address procedures for subsurface discoveries.

Zoning: As designed, this project meets regulations of the Zoning Ordinance and requests no deviations from the development standards established for the R2A Zone. The location of the future residence on new parcel 2 would observe the minimum required 30-foot front, side, and rear yard setbacks. Any building permits to be reviewed for residential development must consider all applicable development and zoning standards prior to the issuance of any building permits on either of the two new parcels. This includes, but is not limited to reviews for parking, fencing, lighting, allowed uses, and other applicable regulations established for the R2A Zone.

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

Diamond Springs-El Dorado Fire Prevention District
El Dorado County Department of Transportation
El Dorado County Environmental Management
El Dorado County Air Quality Management District
Office of the County Surveyor
El Dorado Irrigation District

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit M) to determine any project-related impacts on the environment. Based on the Initial Study, staff determined that this project would have a less than significant impact on the environment and a Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was forwarded to the California Department of Fish and Game for review and comments. 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 fee is used to help defray the cost of managing and protecting the state's fish and wildlife resources and will be forwarded to the California Department of Fish and Game via the County Recorder's Office.

RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Plan Set
Exhibit B.....	Vicinity Map
Exhibit C.....	Aerial Map
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zone Map
Exhibit F.....	500-foot Parcel Size Map
Exhibit G	Half- and One-Mile General Plan and Zone Map
Exhibit H	1995 USFWS National Wetlands Inventory Map
Exhibit I.....	Fault Line and Fault Buffer Map
Exhibit J.....	Soils Map
Exhibit K	Assessor's Map/Parcel Map 1-37
Exhibit L.....	Initial Study (CEQA)

Plan Set (2 of 2)

Z06-0026, P06-0023 Palmer Rezone and TPM

LEGEND

EXISTING BOUNDARY: DASHED LINE
 PROPOSED PARCEL LINES: DASHED LINE
 100' BUFFER: DASHED LINE
 200' BUFFER: DASHED LINE
 500' BUFFER: DASHED LINE

Color	Slope Boundary	Percent
Light Blue	SLOPE 1-1	14.1
Light Green	SLOPE 11-20	9.8
Light Yellow	SLOPE 21-30	6.0
Light Orange	SLOPE 31-40	3.0
Light Red	SLOPE 41 and Over	0.1

TREE PRESERVATION SUMMARY

EXISTING: 10 TREES
 TO BE REMOVED: 10 TREES
 TO BE PRESERVED: 10 TREES
 TO BE PLANTED: 10 TREES

Tree ID	Species	DBH (in)	Height (ft)	Health	Location
1	Oak	12	15	Good	Parcel 1
2	Oak	10	12	Good	Parcel 1
3	Oak	8	10	Good	Parcel 1
4	Oak	6	8	Good	Parcel 1
5	Oak	4	6	Good	Parcel 1
6	Oak	3	5	Good	Parcel 1
7	Oak	2	4	Good	Parcel 1
8	Oak	1	3	Good	Parcel 1
9	Oak	1	3	Good	Parcel 1
10	Oak	1	3	Good	Parcel 1



TPM SLOPEMAP and TREE PRESERVATION PLAN
SWARBICK APN: 092-060-64

DATE: 10/15/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

PATTERSON CENTER
 2000 PATTERSON BLVD
 SUITE 100
 PATTERSON, CA 95764
 (925) 255-1000

APN: 092-060-64
 SHEET NO: 1 OF 1

Vicinity Map

Z06-0026, P06-0023 Palmer Rezone and TPM

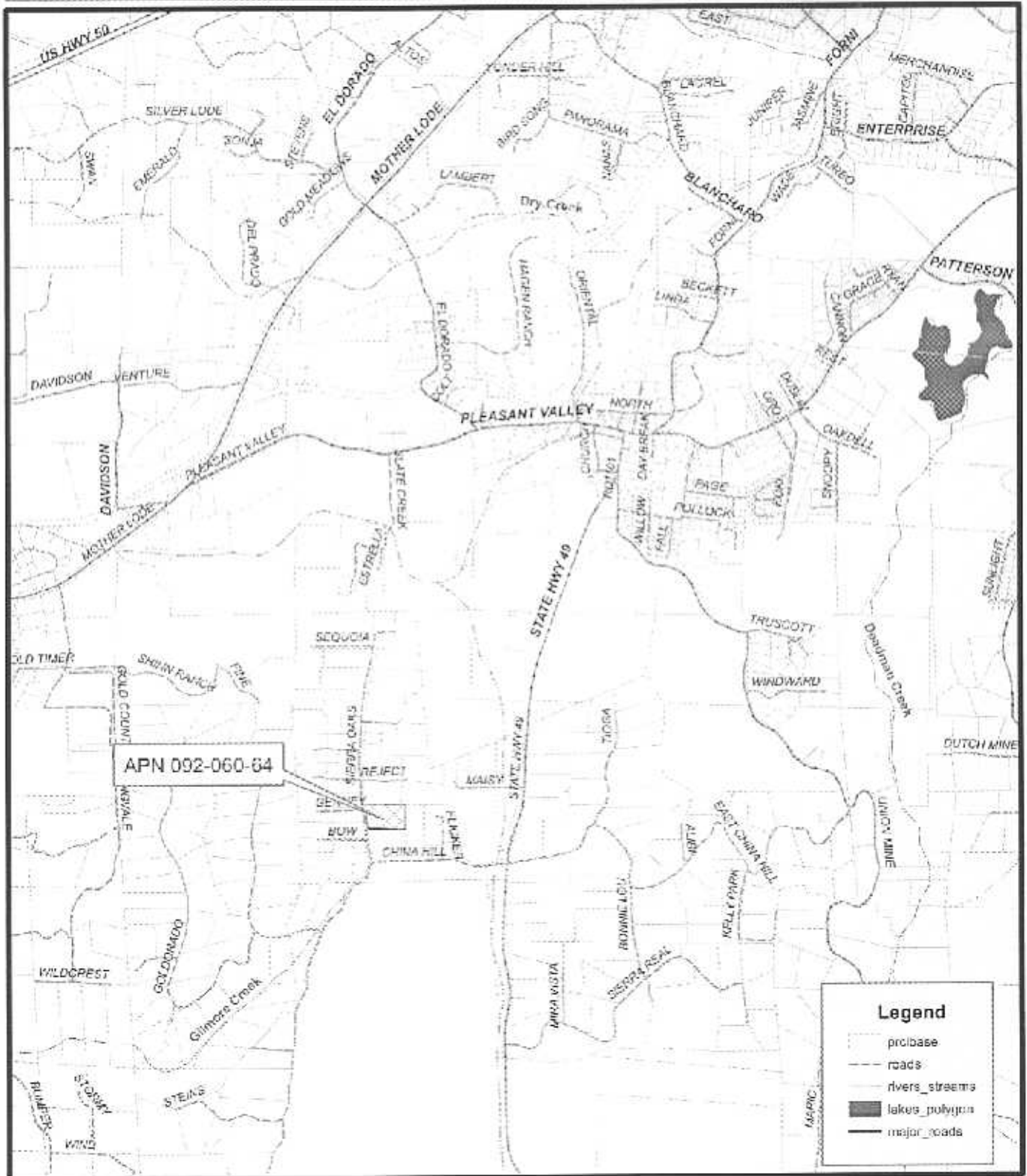


EXHIBIT B

Aerial Map

Z06-0026, P06-0023 Palmer Rezone and TPM

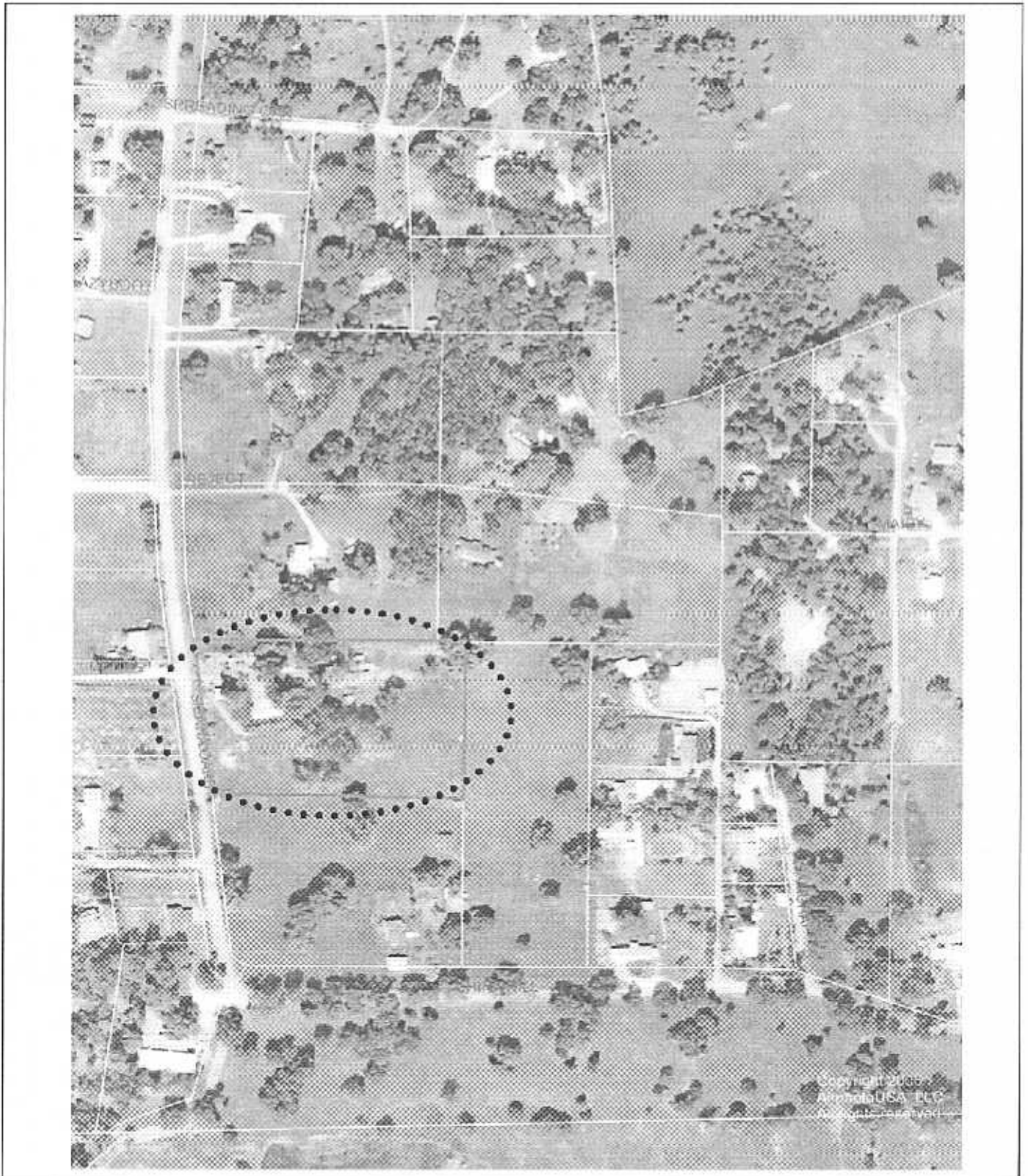


EXHIBIT C

General Plan Land Use Map

Z06-0026, P06-0023 Palmer Rezone and TPM

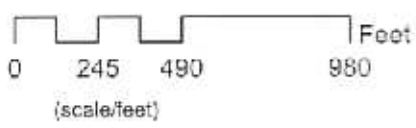
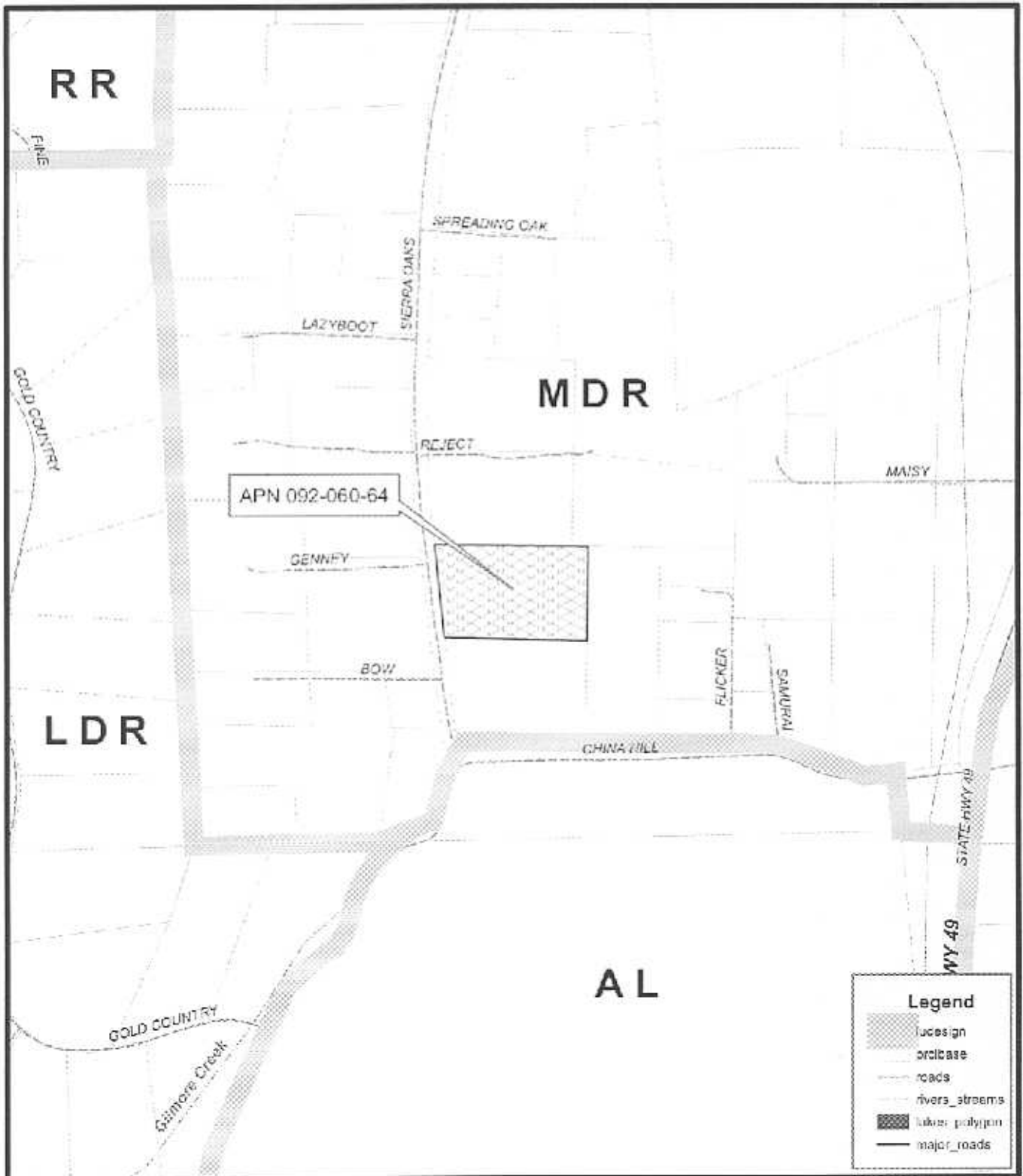


EXHIBIT D

Zoning Map

Z06-0026, P06-0023 Palmer Rezone and TPM

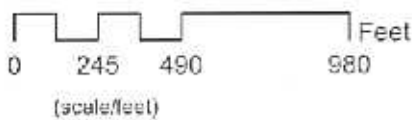
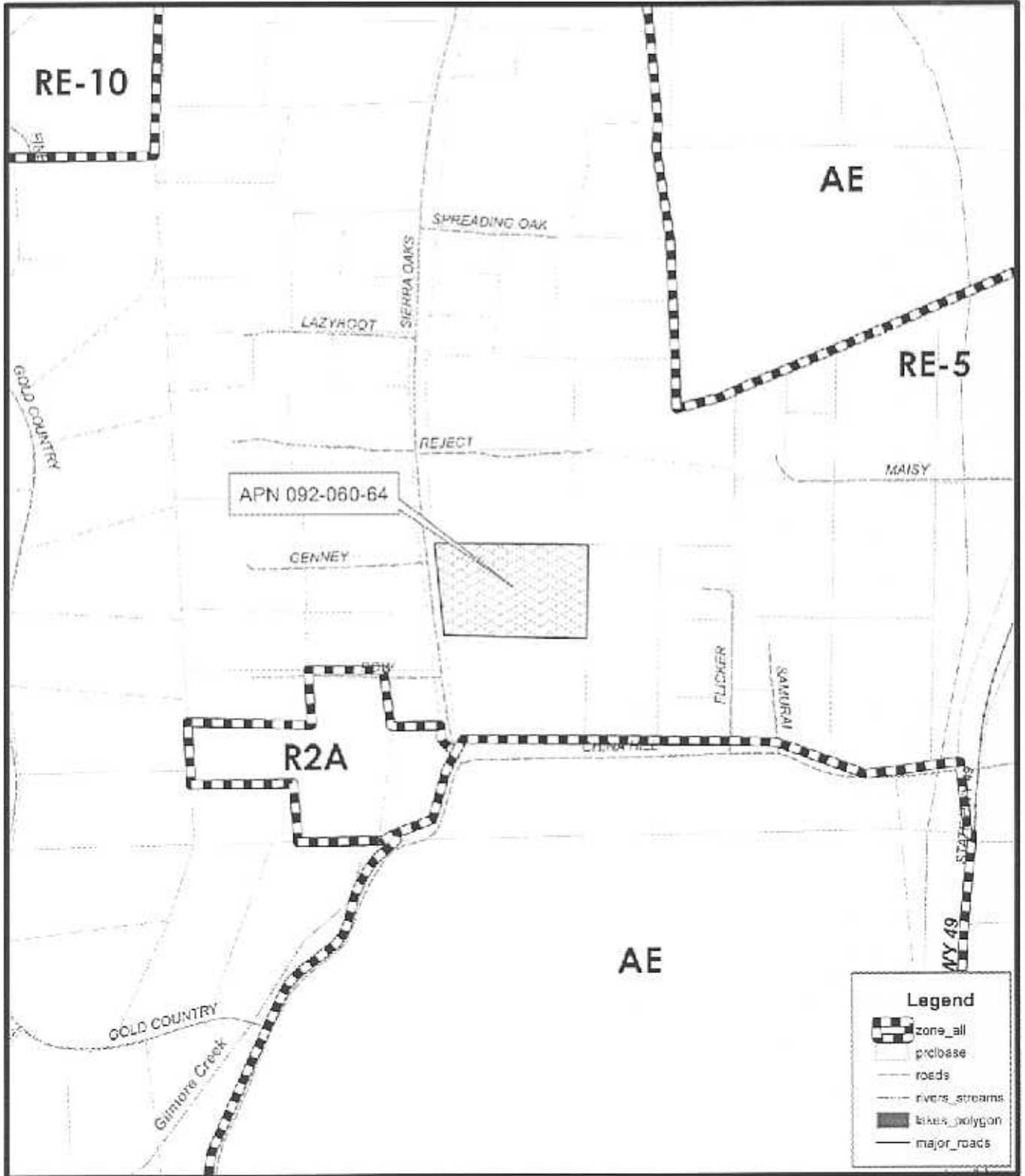


EXHIBIT E

Parcel Sizes/500-foot Radius Z06-0026, P06-0023 Palmer Rezone and TPM

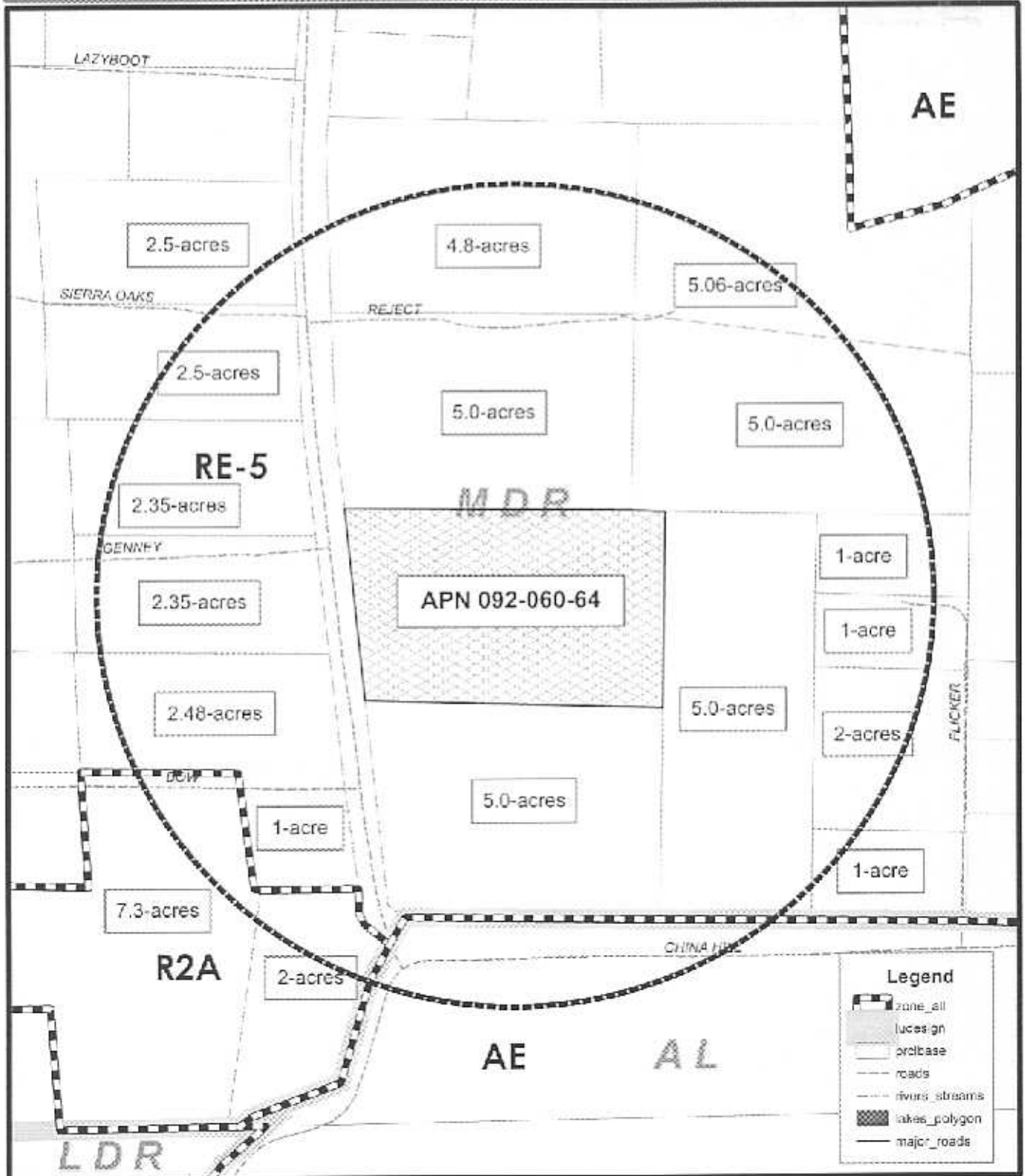


EXHIBIT F

1995 USFWS National Wetland Inventory Map

Z06-0026, P06-0023 Palmer Rezone and TPM

NATIONAL WETLANDS INVENTORY

UNITED STATES DEPARTMENT OF THE INTERIOR



Fault Line Buffer Map

Z06-0026, P06-0023 Palmer Rezone and TPM

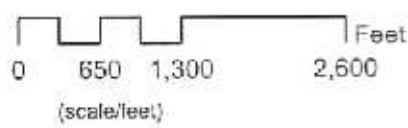
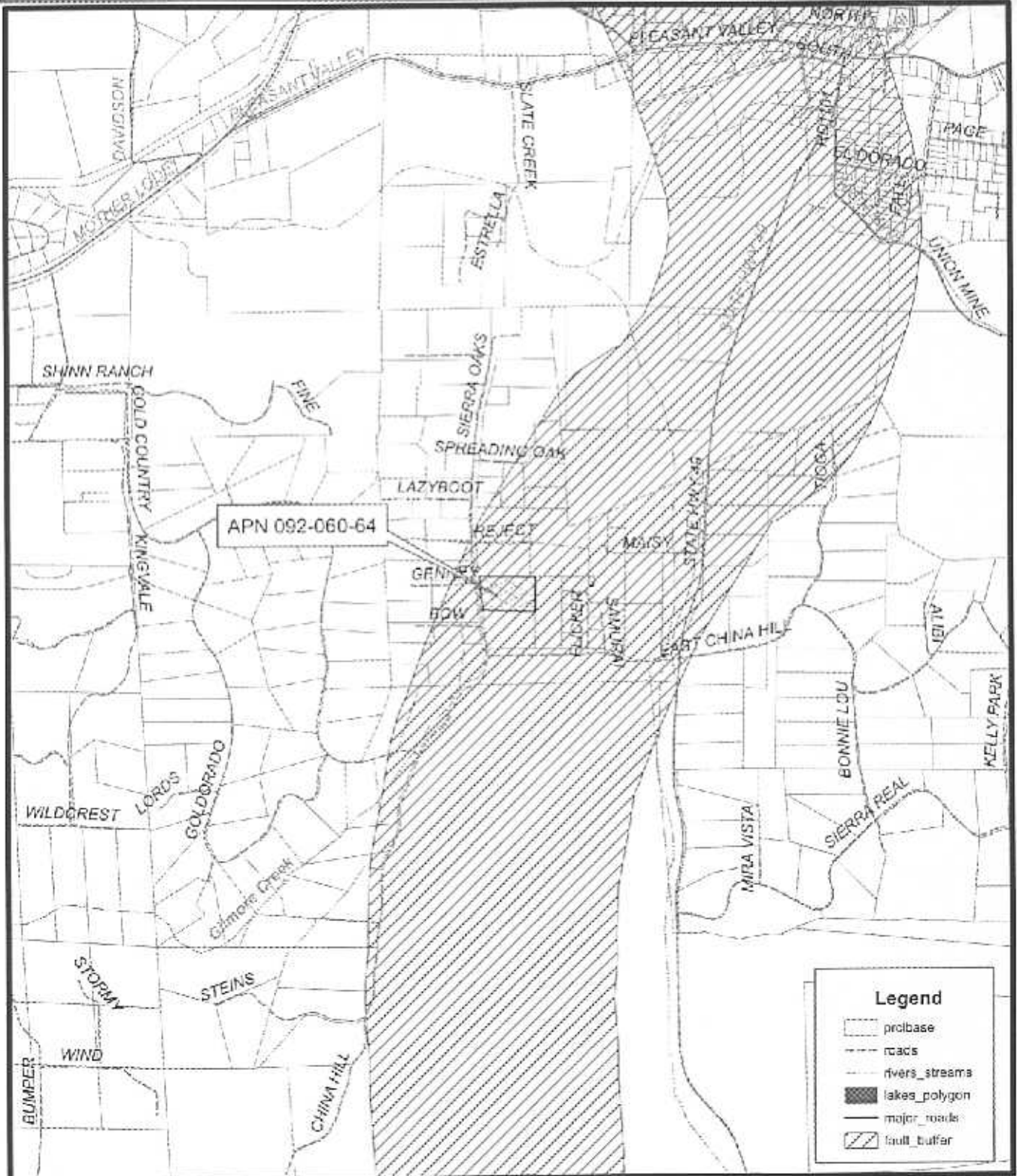
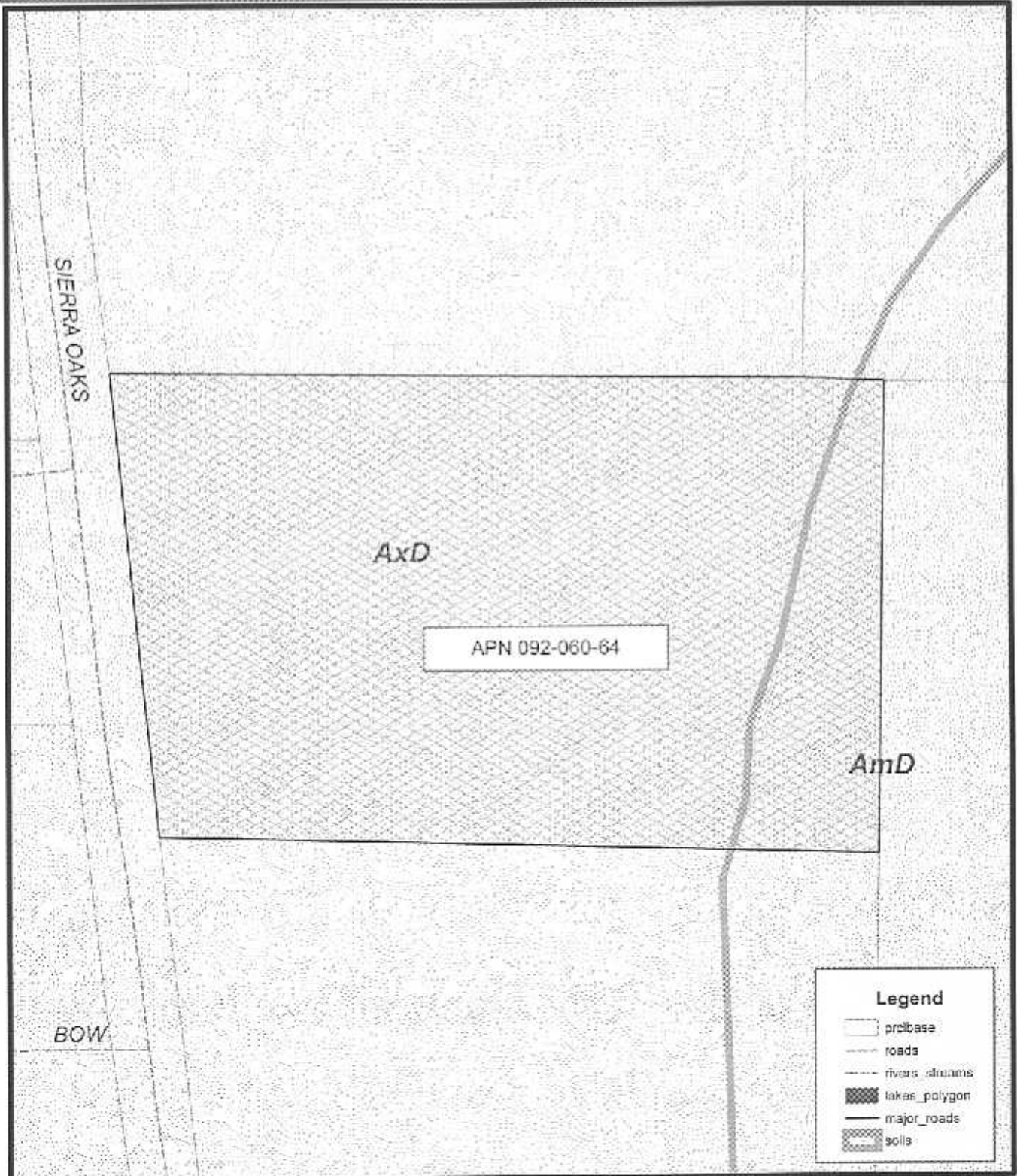


EXHIBIT I

Soils Map

Z06-0026, P06-0023 Palmer Rezone and TPM



0 45 90 180 Feet
(scale/feet)



EXHIBIT J

EXHIBIT L



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0026, P06-0023/Palmer Rezone and Tentative Parcel Map

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

Contact Person: Roman Anissi, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Harold and Jackie Palmer
5221 Sierra Oaks Drive, El Dorado, CA 95623

Project Applicant's Name and Address: Larry Patterson, Patterson Development
6610 Merchandise Way, Shingle Springs, CA 95682

Project Location: East side of Sierra Oaks Drive 385-feet north of the intersection with China Hill Road in the Diamond Springs-El Dorado Community Region.

Assessors Parcel No(s): 092-060-64 **Parcel Size:** 5.0-acres

Zoning: Estate Residential Five-Acre (RE-5) **Section:** 3 **T:** 10N **R:** 10E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: Request to rezone a 5.0-acre lot from Estate Residential Five-Acre (RE-5) to Single-Family Two-Acre Residential (R2A) and a tentative parcel map to subdivide the lot into one 2.42-acre and one 2.58-acre parcel.

Surrounding Land Uses and Setting:

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

Briefly Describe the environmental setting: The site gently slopes from a high point of 1640-feet at near the rear property line to a low point of 1610-feet near the front property line. Oak woodland tree canopy covers 27-percent or 59,522 square feet and most of this canopy is clustered near the middle of the property. A man-made drainage channel bisects and flows diagonally from the northeast corner of the property, collects within a dammed pond near the center of the property, and drains off-site at the southwest corner of the property within a culvert that extends under Sierra Oaks Drive.

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

El Dorado County: Department of Transportation, Diamond Springs-El Dorado Fire District, Environmental Management, Air Quality Management District, and County Surveyor. El Dorado Irrigation District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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: March 21, 2007

Printed Name: Roman Anissi, Senior Planner For: El Dorado County

Signature:  Date: March 21, 2007

Printed Name: Peter Maurer, Principal Planner 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
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ENVIRONMENTAL IMPACTS

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highway will be affected by this project.
- b) The project is not located along a defined State Scenic Highway corridor and will not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. The property will continue to provide the natural visual character and quality that currently exists by directing development to the least sensitive parts of the property and keeping the more scenic areas of the property intact.
- d) This two-parcel division of land does not propose development that will create substantial light or glare affecting day or nighttime views in the area.

FINDING: No impacts are proposed to aesthetic or visual resources as part of this project. The 'Aesthetics' category is not impacted and adverse environmental effects will not result with the rezone and tentative parcel map.

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?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			✓

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) There is no conversion of choice agricultural to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands. The project is located within an established single-family neighborhood and all adjacent parcels are designated for single-family residential development.
- b) This project will not reduce available agricultural lands and will continue to provide adequate acreage available for agricultural grazing and similar uses. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- c) There will be no conversion of existing agricultural farmlands to non-agricultural uses and there are no other changes that could affect an agricultural designation for non-agricultural use.

FINDING: This project will have no impact on agricultural lands and will not impact properties subject to a Williamson Act Contract. The surrounding area is typical of single-family residences on parcels typically ranging in size between 1.0 and 5.0-acres. For the 'Agriculture' category, the rezone and tentative parcel map will have no impact.

III. AIR QUALITY. <i>Would the project:</i>			
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?			✓

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 PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Activities related to the processing of this rezone and tentative parcel map will create a less than significant impact on air quality. Items are included as project conditions that will require grading and construction activities to implement specific measures of an Asbestos Dust Mitigation Plan (ADMP) in order to limit air pollutants impacts from naturally occurring asbestos to a level that is less than significant. The ADMP must be prepared in consultation with the recommendations of a registered geologist. This project does not conflict with and does not obstruct the implementation of the County’s air quality plan.
- b/c) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of four standard County measures, the project would have a less than significant impact on the air quality. As part of the conditions for project approval, an Asbestos Dust Mitigation Plan (ADMP) application must be prepared and submitted to the AQMD prior to the issuance of any grading or construction permit. These measures are assigned to projects located within an area of an active fault and projects located where naturally occurring asbestos exists in order to reduce potential impacts in to a level that is less than significant.
- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and found that no such receptors will be affected by this project.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. This rezone and two-parcel subdivision will create a less than significant impact onto the environment from odors.

FINDING: Standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the ‘Air Quality’ category.

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

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
 - Cause a fish or wildlife population to drop below self-sustaining levels;
 - Threaten to eliminate a native plant or animal community;
 - Reduce the number or restrict the range of a rare or endangered plant or animal;
 - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
 - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a) The project proposes no impacts to 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. The project is located within rare plant Mitigation Area 2 and in lieu fees for single-family residential development will be assessed for any new residential development on the newly created parcel 2.
- b) The project proposes a less than significant impact to 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

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Service. The site consists of man-made drainage channel and pond. The tentative parcel map has been designed to observe the 100-foot required setback from the pond for structures and septic setbacks. Although the man-made drainage channel is not considered a jurisdictional water of the US, a wetland, or a watercourse by definition, the septic disposal areas on the new parcel 2 observes a 50-foot setback buffer regardless. In addition, the project has been designed so that a less than significant impact for improvements will occur to the channel during pre- and post-construction activities. Best Management Practices (BMPs) will be designed during the grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated to this project, including those necessary for road frontage improvements and those necessary to prepare and develop the site, will be required to implement proper BMPs. There will be no impacts to oak trees or oak woodland tree canopy with the approval of this project. All oak trees on the property or those located within the road easement must be retained in place and Rare Plant Mitigation Area 2 impacts shall be addressed during future building permit reviews that will require payment of in-lieu fees for development. As a result, the project shall reduce any potential impacts within this category to a level that is less than significant.

- c) The project does not propose impacts to 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. The project site consists of a man-made drainage channel and pond that are not identified by the 1995 US Fish and Wildlife Services National Wetland Inventor for jurisdictional waters of the US. The man-made drainage channel and dammed pond is identified on the tentative parcel map and such areas shall be further protected by requiring proper grading and drainage design to include pre- and post-construction BMPs to reduce the level of run-off that may result from the project. There will be a less than significant impact from the project within this category.
- d) The project is located within an established neighborhood of the Diamond Springs-El Dorado Community Region and will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as the oak tree and oak woodland canopy preservation policy or ordinance. All site oak trees near the middle portion of the property and those along the property frontage and road easement shall be retained in place. There will be no impacts to oak woodland tree canopy because there is adequate site area to develop on the property and to make the necessary road improvements along the property frontage without the need to remove any oak trees. Since this project is not located within or adjacent to important biological corridors and because this project is within the rare plant Mitigation Area 2, an in-lieu fee will be assessed for future residential development on the newly created parcel 2 based on adopted County policies.
- f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

FINDING: There will be a less than significant impact to listed local, state, or federal biological resources with this project. There will be no impacts to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the pond and/or the man-made drainage channel are not affected by this project. There shall be no impacts to biological resources, oak trees and/or oak woodland tree canopy. In-lieu fees shall be assessed for any future residential project on parcel 2 to address project impacts within Rare Plant Mitigation Area 2. As such, the impacts in the 'Biological Resources' category will remain at a level that is less than significant for this project.

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?				✓
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion:

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

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

a/b) The applicant submitted a 'Record Search for Swarbrick Parcel Split T 9N/R 10E, Section 3; Placerville 7.5' USGS Quad' prepared by the North Central Information Center on February 9, 2006. The report provides a record search of the project site and it finds that no recorded prehistoric archaeological sites or historic-period resources exist for this property. The report recommends no additional archaeological work be conducted for this site. Based on the findings, no additional subsurface studies will be necessary and typical project conditions have been added to the project permit to address accidental subsurface discoveries.

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

d) Due to the size of the project area and the limited area on which improvements will occur for grading and/or construction activities for a new residential structure on the new parcel 2, there is a small likelihood to make an accidental discover of human remains on this site. This property is not within an area that has been found to consist of a dedicated cemetery. Future grading, improvement, and/or construction activities will need to observe the required accidental subsurface discoveries procedures that have been established for this project.

FINDING: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely. By implementing typical discovery procedures as conditions in the project permit, any chance of an accidental discovery will be accounted for during grading and/or improvement activities and impacts to the 'Cultural Resources' category will remain at a level that is less than significant.

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

Discussion:

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

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

a) According to the *Fault Activity Map of California and Adjacent Areas* (Jennings, 1994) and the *Peak Acceleration from*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Maximum Credible Earthquakes in California (CDMG, 1992), this project is located within an active fault buffer of a nearby fault line that is identified by the Earthquake Fault Zone (Special Study Zones). Impacts and disturbance from fault ruptures, seismically induced ground shaking, or seismic ground failure are likely to occur at this property should such activity occur. Any potential impact that may arise will be offset because all future structures must be designed to meet the Uniform Building Code's Seismic IV standards for earthquakes as it relates to fault lines and/or fault ruptures. Because of the soil type, impacts from liquefaction are not likely. The project is not located in an area with significant topographic variation in slope and the potential for mudslides or landslides is less than significant for this project.

- b) Minor project grading may be required and the existing Auburn very rocky silt loam is a stable soil formation and has a low likelihood of erosion from run-off. Any future grading and/or improvement activities must comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* to include the implementation of pre- and post-construction Best Management Practices (BMPs) to reduce any potential impacts from soil erosion to a level that is less than significant.
- c) The mapped soil on the area of the property where development activities will occur is Auburn very rocky silt loam, 2 to 30 percent slopes (AxD). The very eastern portion of the property where no development is proposed consists of an Argonaut very rocky loam, 3 to 30 percent slope (AmD) soil type. For the AxD, the soil is gently sloping on this property and the outcrop of bedrock covers 5 to 25-percent of the surface, and the depth of bedrock ranges between 12 and 25-inches in depth. The permeability of the AxD is moderate and the surface run-off is slow to medium, with a slight to moderate erosion hazard. The available water holding capacity for this classification is 2 to 4 inches, which is suitable for range and some woodland activities. The AmD classification will not be disturbed by this project and the slope for this is typically less than 15-percent, with this property being much less than that figure. Permeability for AmD is very slow, surface run-off is slow to medium and the erosion hazard is slight to moderate with a water holding capacity of 2.5 to 4.0-inches. This soil classification is also suitable for range activities. (*Soil Survey of El Dorado Area, California, 1974*). Any project related grading or improvement activity site must comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* which will reduce any impacts based on soil erosion or loss of topsoil to a level that is less than significant.
- d) According to the *Soil Survey of El Dorado Area, California, 1974*, erosion hazard of soils at the property is slight to moderate. No expansive soils have been identified on the property. Based on this information, impacts from expansive soils is considered to be less than significant for this project and future buildings will be constructed to meet UBC Seismic IV standards. Impacts in this category will remain at a level that is less than significant.
- e) All septic areas proposed for future residential development must submit additional septic and percolation test data to the El Dorado County Environmental Management Department. The Environmental Management Health Division will review such information to ensure that the final septic disposal design meets County standards.

FINDING: Based on the review of information about the on-site soil conditions, a less than significant level of impact will result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans will include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, any impacts within this category will remain at a level that is less than significant for this project.

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Any hazardous materials used at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*. This site and related future residential project is not expected to include hazardous materials in the future construction or development of the new parcel 2.

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- b) No significant amount of hazardous materials will be used for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within the quarter mile radius.
- d) The project site is not identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There will be no impact from hazardous material at this location.
- e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there are no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site.
- f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site.
- g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sherriff's Department and they are located in the El Dorado County Government Center complex in Placerville.
- h) The Diamond Springs-El Dorado Fire District reviewed the project and found that the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. Future residential development on the project will require that a sprinkler system be installed in order to provide an added level of protection from fire hazards.

FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or will not expose people and property to risks associated with wildland fires. For the 'Hazards and Hazardous Materials' category, any potential impacts experienced by this project will remain below a level of significance.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓
c. Substantially alter the existing drainage pattern of the site or area, including			✓

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

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading or improvement plans for this project will be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Planning Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance* and the project has an added condition that will require the project provide pre- and post- construction BMPs for run-off prior to the approval of

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grading, improvement and/or building activities. Staff will require that any such BMPs meet County which include RWQCB standards for run-off.

- b) Future residential development shall connect to the existing 6-inch EID water line within Sierra Oaks Drive for potable water. In addition, EID will allow all residential water required for the fire sprinkler system to draw such water from the existing water line. As such, there is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project.
- c) There is no evidence that grading or ground disturbance that will be required for this project will substantially alter the existing drainage patterns either on- or off- the project site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to the drainage system (Section 15.14.440 & Section 15.14.590). These standards apply to this project and there is a condition added to the project that will require compliance of such activities to meet County grading standards.
- d/e) Compliance with the standards and requirements contained within *Grading Erosion and Sediment Control Ordinance*, as to include those of the RWQCB, will limit any potential impacts to drainage ways on or adjacent to the project site, and will limit erosion and siltation to a level that is less than significant for this project.
- f) The project will not result in a substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Adequate buffers from areas of drainage and ponds have been established on each of the newly created parcels 1 and 2. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during grading and/or improvement activities. These methods as well as those standards for run-off established by the RWQCB must be implemented into the design to address pre- and post-construction run-off of any future development on the property. This may include the design and implementation of facilities such as permanent storm and/or drainage facilities and erosion control measures that will be required when future development is proposed on parcel 2.
- g/h) The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The property is located in the Diamond Springs-El Dorado Community Region and it not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) There is no potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: For the 'Hydrology and Water Quality' category, the rezone and the tentative parcel map will not have a significant impact on any of the categories listed in this section and impacts associated to this project will remain below a level of significance.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The project will not result in the physical division of an established community. The request for a rezone and tentative parcel map is consistent with the policies established by the General Plan and is consistent with the established land use pattern of the neighboring area.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 2004 General Plan. The creation of the two new parcels takes into consideration the required development standards of the R2A zone and deviations from such standards are not proposed with this project. Any future residential development on either of the two new parcels shall be designed to meet the requirements of the El Dorado County Zoning Ordinance and local subdivision policies. All related setback areas for buildings and septic disposal areas to the man-made drainage channel and/or pond shall be maintained at all times with the approval of this project. This project meets the land use objectives that have been established for this property.
- c) As discussed in Section IV 'Biological Resources', this project will have a less than significant impact on biological resources, and the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

FINDING: For the 'Land Use Planning' category, project related impacts associated to the rezone and tentative parcel map application will be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
- b) The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

FINDING: No impacts to any known mineral resources will occur as a result of the project and the 'Mineral Resources' category will not be affected.

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?				✓
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

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XI. NOISE. <i>Would the project result in:</i>			
c.	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?		✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		✓

Discussion:

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

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

a/c) The project will not result in a substantial increase in existing ambient noise levels for the project vicinity. The creation of two parcels where one exists will not generate noise levels that exceed the performance standards contained in Table 6-1 and Table 6-2 of the General Plan.

b/d) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities or upon completion of the project.

f) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards established by an adopted Comprehensive Land Use Plan. No such impacts will result based on excessive noise from a public airport.

g) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

FINDING: For the 'Noise' category, there will be a less than significant level of impact associated to this project.

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)?		✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		✓

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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?				✓

Discussion:

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact because of the creation of two parcels where only one exists. All future residential development associated to this project must meet established County development standards and must pay project related impacts fees to address the added residential development on parcel 2. These include traffic related impacts fees, park and public facilities impacts fees, school impact fees, and other fees, as required by the County's Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits can be issued. The project does not include any school or large scale employment centers and will not induce any growth that is associated to these two issues.
- b) No existing housing stock will be displaced by this project and no replacement housing will be necessary with the approval of the rezone and tentative parcel map.
- c) No persons will be displaced by approving the rezone and tentative parcel map and construction of replacement housing will not be required for this project.

FINDING: The project will not displace any individuals and will not remove existing housing. The project will not directly or indirectly induce a substantial growth in population by process of a two-parcel subdivision of land. There will be a less than significant impact within the 'Population and Housing' category.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) **Fire Protection:** The Diamond Springs-El Dorado Fire Protection District operates five fire stations and covers 95 square miles protecting a population of about 32,000 nighttime residents. The district employs 21 full-time and 26-volunteer firefighters which serve a variety of rural and higher density housing, public/private schools, businesses, senior housing, mobile home parks, and convalescent hospitals. The district has agreements with some of the regional fire districts, as well as the California Department of Forestry and the US Forest Service to provide additional fire protection service when necessary. Development of the project would result in a minor increase in the demand for fire protection services because it is within a one-mile radius of the nearest fire station and the installation of a fire sprinkler system for any new residential development addresses fire safety for this project. Building Services and the Fire District will review any future requests for building permits to ensure that proper Fire Safe Standards for access and fire safety are included for residential single-family or accessory structures on the property.
- b) **Police Protection:** The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The creation of two parcels where one currently exists will not significantly impact current Sheriff's response times to the project area.
- c) **Schools:** The El Dorado Union High School District provides public high school services and the Mother Lode Union School District provides two elementary and one middle school for residents. The rezone and the tentative parcel map were sent to the affected school district for review and comment. No specific comments or mitigation measures were received or included for this project that creates an incremental increase in student body. School impact fees will be assessed and collected during the building permit review phase for any future single-family residential unit on parcel 2.
- d) **Parks:** The proposed project adds an incremental amount to the existing population and does not propose any substantial increase in the local population requiring development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. For this project, a condition has been added to the permit that requires in-lieu payment for park fees consistent with the procedures outlined within Section 16.12.090 and addresses payment of Quimby fees for the acquisition of parklands.

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

FINDING: Adequate public services are available to serve the project and there is no potential for a significant direct or indirect impact due to the creation of two parcels where one currently exists. There is a less than significant level of impact in the 'Public Services' category.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 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) By creating two parcels where one currently exists, no significant increase or effects in the use of area wide neighborhood or regional parks will be experienced by approving this project. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities.

b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project. Quimby fees for the acquisition of parklands will be assessed during the process of the final parcel map.

FINDING: No impacts to recreation or open space will result from the project. For the 'Recreation' category, there will be a less than significant impact.

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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)?			✓
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e. Result in inadequate emergency access?			✓
f. Result in inadequate parking capacity?			✓
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
 - Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) County Department of Transportation has determined that the project will not generate a significant level of trips to require a traffic study or mitigation. Approval of the project would result in the creation of two parcels allowing for density of a main unit on each newly created parcel. Each parcel shall provide for fire safe access and shall be accessible from Sierra Oaks Drive. Road improvements and dedications are included and have been considered with this Initial Study. Full road improvements along the property frontage of 24-feet of road section and 4-feet of improved shoulder are required.
- b) Approval of the rezone and tentative parcel map in order to create two new parcels will accommodate the allowed density for each of the newly created parcels. The proposed density will not have a significant traffic and/or circulation impact to Sierra Oaks Drive, China Hill Road, State Highway 49, or the surrounding road circulation system.
- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.

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- d) The area is typical of medium density residential 1.0- to 2.5-acre parcels, as well as some lower density 5.0-acre parcels. The area is an established neighborhood that is surrounded by agricultural land further to the east and south. This property is not located directly adjacent to any agriculturally zoned land. The road section in the neighborhood extending from State Highway 49 is in good repair and will be improved to a 24-foot wide paved road with 4-foot wide shoulders along the property frontage to meet Standard Plan 101C, Department of Transportation, as well as Fire District standards. Based on what is required for the project, there will be no design features, such as sharp curves or dangerous intersections.
- e) The project will not result in inadequate emergency access to any potential residential structure. Any future residential project shall be reviewed by Building Services and Fire District staff to ensure that adequate access onto parcel 2 is provided from Sierra Oaks Drive to meet County Fire Safe and/or Department of Transportation standards.
- f) Future development shall be required to meet on-site parking identified by use and Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses shall include and shall identify required parking at all times pursuant to the policies established by ordinance. Future requests for building permits shall be reviewed for conformance with parking during the review process. Parking requirements for conventional single-family detached homes are two spaces not in tandem.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

FINDING: For the 'Transportation/Traffic' category, processing the rezone and a two-parcel map will have a less than significant impact within this category.

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

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓

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) No significant wastewater discharge or surface run-off will result from this project. Any future residential development on parcel 2 shall be designed to meet the County standards to include BMPs for pre- and post construction development for wastewater discharge and surface run-off.
 - b) No new water or wastewater treatment plants are proposed and none are required as a result of this project.
 - c) On-site stormwater drainage facilities may be required on the property in order to reduce runoff to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans will be required to show how site discharge and/or run-off will not exceed the levels that prior to any new development. All required drainage facilities shall be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*.
 - d) EID considered the project and identified that there is adequate capacity to allow any new development on parcel 2 to connect to the existing 6-inch water line located in Sierra Oaks Drive for potable water and for the water necessary to operate the fire sprinkler system.
 - e) Soils and percolation data was provided for the project. The County's Environmental Management Department reviewed the information and found that this site provides for adequate septic disposal areas for existing development on parcel 1, and that adequate areas exists on parcel 2 for future residential development. In addition, all septic areas shall be located outside of the 100-foot buffer established for the pond and will observe a 50-foot buffer away from the man-made drainage channel located on the property. Future residential development shall be reviewed by Building Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards.
 - f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the

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Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.

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

FINDING: Impacts within the 'Utilities and Service Systems' category will remain at a less than significant level based on this rezone and tentative parcel map.

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?			✓	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion:

- a) There is no substantial evidence contained in the project record that would indicate that this project has the potential to degrade the quality of the environment. This rezone and tentative parcel map does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to the design of the project and required standards that will be implemented with the process of the final parcel map and/or any required project specific improvements on or off the property.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this study, it has been determined that the project will have a less than significant impact based on the issue of cumulative impacts.
- c) As outlined and discussed in this document, this project proposes a less than significant chance of having project-related environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

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

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.)

US Department of the Interior, Fish and Wildlife Services 1995 National Wetland Inventory for the Placerville, California Quad.

Record Search for Swarbrick Parcel Split T 9N/R 10E, Section 3; Placerville 7.5' USGS Quad, February 9, 2006. North Central Information Center.