

COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT



Agenda of: September 21, 2011
Item No.: 5.a.
Staff: Tom Dougherty

TENTATIVE PARCEL MAP

FILE NUMBER: P11-0002/Debeau

APPLICANT: Christopher and Elaine Debeau

AGENT: Kathye Russell

REQUEST: Tentative Parcel Map to create two single-family residential parcels comprising 1.00 and 2.24-acres in size from a 3.24-acre parcel. Design Waivers are requested for the following:

- a) Allow a reduction of portions of the access road surface width from 28 to 18 feet; and
- b) Allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.

LOCATION: Approximately 2,000 feet west of the intersection of Francisco Drive and Guadalupe Drive in the north El Dorado Hills area, Supervisorial District 1. (Exhibit A).

APN: 110-460-55 (Exhibit B)

PARCEL SIZE: 3.24 acres

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

ZONING: Single Family One-Acre Residential (R1A) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff;

2. Approve Tentative Parcel Map P11-0002 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
3. Approve Design Waivers to a) allow a reduction from 28 feet to an 18-foot road surface width for the proposed access roads; and b) allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels, as the required findings have been made as noted in Attachment 2.

BACKGROUND: The application was submitted on May 3, 2011 and was deemed complete on May 17, 2011. A previous identical Parcel Map request was submitted on January 17, 2006, P06-0003, which was abandoned on January 21, 2010 due to a lack of resolution with the Fire Department and DOT about the gated secondary access road issue.

A subsequent parcel map, unrelated to the subject application other than because of its location on Guadalupe Drive and being subject to the same secondary access conditions from the El Dorado Hills Fire Department, Parcel Map P07-0014 was approved by the Board of Supervisors on November 15, 2010. At that hearing, the Board rejected the Fire Department's recommended conditions related to the secondary access requirements of Article 2, Section 1273.09 of the SRA Fire Safe Regulations, as well as Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual. Because of that Board decision, the applicants decided to proceed again with the subject Tentative Parcel Map request.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the Tentative Parcel Map request and issues for Zoning Administrator consideration are provided in the following sections:

Project Description: The Tentative Parcel Map would create two single-family residential parcels comprising 1.00 and 2.24-acres in size from a 3.24-acre parcel. A Design Waiver is requested to allow reductions of portions of the access roads from a 28-foot to an 18 foot width.

The existing single family residence is served by EID public water and sewer. Both parcels are proposed to have direct driveway access onto both existing access roads, Guadalupe Drive and Ravenna Way. The project is not proposing to record a building envelope on proposed Parcel 2. The envelope shown on the Tentative Parcel Map is conceptual and is shown that development of a single-family dwelling is possible for the future.

Site Description: The 3.24-acre parcel varies in elevation from 600 to 700 feet above sea level. The project parcel abuts Ravenna Way to the south and Guadalupe Drive to the north. A single family residence is currently located in the western portion of the project site. Approximately 60 percent of the site contains slopes less than 30 percent with the remainder exceeding 30 percent. The majority of the site outside of the area developed for the current residence is covered with indigenous oak and pine tree canopy.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Residential/Single-family residence
North	RE-10/R1A	MDR	Residential/Single-family residences and a vacant parcel
South	R1A	MDR	Residential/Single-family residences
East	R1A	MDR	Residential/Single-family residence
West	R1A	MDR	Residential/Single-family residences

All lands in the project vicinity are designated by the General Plan for medium density residential uses. The surrounding parcels in the vicinity are developed with single family residences with the exception of one parcel to the north. The proposed parcel map would create two residential parcels which would be consistent with the surrounding land uses.

Project Issues: Discussion items for this project include access and circulation, and slope.

Access and Circulation: The existing residence on proposed Parcel 1 is accessed from Ravenna Way which is an approximately 20-foot wide paved private road that has portions that measure from 18 to 19-feet in actual paved surface width. Parcel 2 would be accessed via a driveway from Guadalupe Drive which is also a public road which also has portions that measure 18-feet in actual paved surface width at two different points that contain drainage culverts. The majority of Guadalupe Drive has a 20-foot wide asphalted surface, and both roads have approximately one-foot wide or greater graveled surfaces on their surface edges.

DOT reviewed the project and did not recommend conditions of approval but did provide the following analysis:

Dead End Roads: Pursuant to Article 2, Section 1273.09 of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- *parcels zoned for less than one acre-----800 feet*
- *parcels zoned for 1 acre to 4.99 acres-----1,320 feet*
- *parcels zoned for 5 acres to 19.99 acres -----2,640 feet*
- *parcels zoned for 20 acres or larger -----5,280 feet*

All lengths shall be measured from the edge of the roadway surface at the intersection beginning the road to the end of the road at its farthest point. This parcel split fails to meet the DISM standards with regards to Dead End Roads due to a locked gate between two subdivisions.

Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual (DISM) states that *a dead-end street connecting to a County or State maintained street may exceed*

500 feet in length but not more than 2,640 feet, and only when geographic features restrict a street extension and the street will not serve more than twenty-four existing or potential parcels.

The subject parcel is located approximately 2,000 feet west of the intersection with Francisco Drive and Guadalupe Drive and the parcels are zoned Single Family One-Acre Residential (R1A). Further, this dead-end road currently serves 27 existing parcels and approximately 33 potential parcels. If the gate to The Summit subdivision to the south could not be utilized as a Fire Safe secondary access from Guadalupe Drive, the proposed 1.00 and 2.24-acrs parcels would be located past the allowable distance allowed of 1,320 feet and a secondary ingress/egress would be required.

The El Dorado Hills Fire Department had indicated to the applicants during that previous project submission referenced above in the Background section, that there were issues with the private access gate that had been established between Guadalupe Drive and Jefferson Place. The Fire Department has sought a remedy for the secondary ingress/egress for the Guadalupe Drive and Ravenna Way dead end situations for over 20 years. Jefferson Place is the road within The Summit subdivision to the south which dead ends into Guadalupe Drive but is gated with a 20-foot wide vehicular access, and a two-foot wide pedestrian access gate system that are padlocked closed. The Fire Department further stated that gated access between the Summit subdivision and Guadalupe Drive would be required to be improved to State Fire Code and Fire Department specifications prior to them being in a position to support the creation of any additional parcels.

Planning Services staff researched the history of both subdivisions and the establishment of the gate during the review for the prior Tentative Parcel Map request P06-0003 and staff previously determined that the gate was legally installed being authorized by the tentative map approval and approved by El Dorado Hills Fire Department. The Summit Subdivision (TM86-1057) was approved April 23, 1987, subject to Conditions of Approval. The access gate was to be maintained subject to approval by County Emergency Service Agencies in accordance with Condition of Approval 16:

Condition 16: The subdivider shall be responsible for establishing a long-term mechanism insuring adequate access through the project entry gate and emergency access points to Guadalupe Road and Francisco Drive for the El Dorado Hills Fire Department, County Sheriff's Department and other emergency response agencies. Verification of compliance with the above condition shall be obtained from the local fire chief and the County Emergency Services Coordinator.

The gate was installed in 1987 and later replaced in 2008³ by the Summit Association. At that time, the gate did comply with the El Dorado Hills Fire Department "Knox lock" system. The existing gated access is compliant with the conditions placed on The Summit Unit No. 1 and Fire Safe Regulations in place at the time approval was granted. The most recent projects, P07-0014 and the subject application however, are now subject to current applicable County requirements and Fire Safe Regulations which require a legal and unobstructed secondary access.

The Fire Department and Cal Fire's concern is that there is no secondary emergency ingress/egress available to the residents of Guadalupe Drive and Ravenna Way as is required by current Fire Safe Regulations and El Dorado County DISM. The Fire Department determined that *the maximum number of homes allowed is twenty-four (24) existing or potential parcels and that the subdivision, currently with twenty-seven (27) parcels fails to comply with the scope of the State Fire Safe*

Regulations and El Dorado County and any additional parcels within a single point egress area would create a significant impact on the safety of residents within the subdivision as well as the safety of the emergency services personnel. Until these issues are mitigated, the Fire Department is opposed to further creation of additional parcels of land within this subdivision.

Currently the Fire Prevention Officers within various jurisdictions of the County do not support gated secondary emergency ingress/egresses. The El Dorado Hills Fire Department is, in this one instance, and only because no other options would appear to exist for this one particular area, recommended requiring an automatic emergency ingress/egress gate to the subdivision to the south. This means though, that the existing gate would need to be updated to meet current Department specifications. Upon completion of their recommended conditions of approval, this gate will meet the Fire Departments requirement for a second ingress/egress. Once the gate has been modified to the meet the Installation Requirements, the Fire Department would be in support of the proposed parcel split of APN 110-460-55.

In order to override the requirements of Article 2, Section 1273.09 of the SRA Fire Safe Regulations, and Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual, a Design Waiver would need to be requested and approved. The Department of Transportation, Cal Fire and the El Dorado Hills Fire Department have stated they would not support the approval of such a Design Waiver request.

Slope: General Plan Policy 7.1.2.1 states that “development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.” The submitted “Slope Study” map shows that approximately 50 percent of the surface area of proposed Parcel 2 contains slopes less than 30 percent. The project is required to show that the proposed parcel has an area that could be developed for residential uses and be consistent with the General Plan. No comments were received from any agency that reviewed the submitted Tentative Parcel Map that found any reason the project could not be developed for residential uses. The applicant has shown the resultant parcels can be developed with typical residential infrastructure improvements in areas of less than 30 percent slopes. There would be no County requirement for the building area be recorded as a permanent building envelope because any future building permit is required to abide by General Plan Policy 7.1.2.1 prohibiting development or disturbance on slopes exceeding 30 percent unless necessary for access. At the Tentative Parcel Map stage, it is only required that it be demonstrated that the parcel has the ability to support a residential use consistent with County Codes.

General Plan: The General Plan designates the subject site as Medium Density Residential (MDR) and **Policy 2.2.1.2** identifies that MDR *establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County.* The maximum allowable density is one dwelling unit per 1.0 acre with parcel sizes to range from 1.00 to 5.00 acres. The project would create would create two single-family residential parcels comprising 1.00 and 2.24-acres in size and therefore would be consistent with this policy.

Land Use Compatibility: **Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood.

Discussion: The parcel sizes and residential uses would be consistent and compatible with the development pattern in the immediate neighborhood.

Fire Protection: **Policy 5.7.1.1**, requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development, **Policy 6.2.2.2, Wildland Fire Hazards**, requires that the County preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection, and **Policy 6.2.3.2, Adequate Access for Emergencies**, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: El Dorado Hills Fire Department has requested Conditions of Approval addressing the emergency ingress/egress. The Facility Improvement Letter (FIL0411-0006) submitted for the project reported that the existing EID water systems could deliver emergency water at the pressure required by the Fire Department. A Wildland Fire Safe Plan is not required as the project is located in an area established as having moderate fire hazard potential. Conditions have been incorporated into the project to assure compliance with the Fire Department requirements. As conditioned, the project would conform to the General Plan policies.

Development on Slopes in Excess of 30 Percent: **Policy 7.1.2.1** states that “development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.”

Discussion: The full discussion about development on slopes in excess of 30 percent is located above in the Project Issues section. As proposed, Planning has determined that the project would be compliant with this policy.

Oak Canopy Coverage: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

Discussion: The subject parcel area contains 3.24 acres. The submitted *Oak Canopy Analysis* found that the project area has 42 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 80 percent of the indigenous oak tree canopy for the project area. The project would not remove any oak canopy because no on-site or off-site road improvements or other development are required prior to filing the parcel map. Canopy removal for potential future parcel development would be addressed for compliance with Policy 7.4.4.4 at the time of a grading and/or building permit.

Conclusion: It has been determined that the project would be consistent with the applicable General Plan Policies. Findings of Consistency with the General Plan are provided in Attachment 2.

Zoning: The project site is located within the Single Family One-Acre Residential (R1A) zone district which is shown on Table 2-4 of the General Plan to be compatible with the existing MDR land use designation. The proposed Parcel Map would create two parcels comprising 1.00 and 2.24-acres in size meeting the minimum one-acre parcel size requirement. The submitted map

shows the parcels would allow development consistent with the development criteria for 30-foot front and rear, and 15-foot side yard setbacks, and have 100-foot parcel widths required by Sections 17.28.080.D and E (Development Standards) of the Zoning Ordinance. The ensuing residential and accessory uses are permitted by right under Section 17.28.060 (Uses permitted by right).

Design Waiver: The following Design Waivers have been requested:

- a) Allow a reduction of portions of the access road surface width from 28 to 18 feet; and
 - b) Allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.
- a) **Allow a variation of DISM Volume 2, Section 3(A) to allow a reduction of 28 feet to an 18-foot road surface width for portions of Ravenna Way and Guadalupe Drive.**

Discussion: DOT responded to the request as follows: *One (1) design waiver was proposed for this project, requesting no additional roadway widening improvements for access to this site. Since the project lies within the El Dorado Hills Community region, Design Standard Plan 101B would apply to the project. The minimum roadway width would be 28 feet (without curb, gutter and sidewalk). Given the semi-ruralness of the project area and location on a gated privately maintained road, DOT is supportive of this design waiver. The existing roadway has a variance (varying width) of 18 to 20 feet.*

El Dorado Hills Fire Department responded to the request that if the project complies with their secondary access gate improvement requirements, they would also be in support of this request.

Allowing less than the 28-foot width required by the Design Improvement Standards Manual (Standard Plan 101B) for projects within a Community Region, would allow minimal environmental impacts to occur to the surrounding area of the subject parcel. Additional right-of-way improvements would require extensive grading work, potential relocation of utilities and existing infrastructure, increased tree removal and would decrease effective parcel areas unnecessarily on a parcel constrained by greater than 30 percent slopes. There are only portions of the road surfaces of Guadalupe Drive and Ravenna Way that are only 18-feet wide and all the subject road surfaces have at least 12 inches of graveled shoulders.

- b) **Allow a variation of DISM Volume 2, Section 3(A)(12) to allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.**

Discussion: The existing dead-end road situation is discussed above in the Access and Circulation sections.

Conclusion: The best way to preserve the natural features on the site, would be to allow the Design Waiver requests. Granting of the Design Waivers would not be injurious to any of the affected property owners as it would allow the existing road width to remain. As conditioned, neither DOT, Cal Fire, nor the Fire Department has any outstanding concerns with the project as long as the emergency egress gate improvements are made as recommended in Condition 9. Without the modifications, the road would not provide adequate circulation and the required

findings cannot be made. Therefore, based on the existing parcel design, and as conditioned for secondary access, staff recommends approval of the Design Waiver request. Findings of Consistency for the proposed Design Waiver which would be approved with the project are provided in Attachment 2.

Agency and Public Comments: The following El Dorado Hills area agencies and public groups/committees were provided project details for review for comments and/or concerns:

El Dorado Hills Fire Department: The El Dorado Hills Fire Department's comments have been discussed previously above. A copy of their comment letter dated June 16, 2011 is provided as Exhibit G.

El Dorado Hills Community Service District (EDHCS): The EDHCS reviewed the project and did respond with comments in a letter dated June 17, 2011. The project has been conditioned to pay a Park-in-Lieu fee prior to filing the Parcel Map. Their other comments and concerns would be addressed during any future building permit process. A copy of their comment letter is provided as Exhibit H.

El Dorado Hills Community Council (EDHCC): The project was distributed to the EDHCC and they did not respond with any concerns with the project as proposed.

El Dorado Hills Area Planning Advisory Committee (EDHAPAC): An EDHAPAC subcommittee reviewed the project at their June 2011 meeting and responded that they had voted unanimously to support the project but to require the building pad location shown on the submitted Tentative Parcel Map be recorded on the filed map. The recording of a building pad is discussed above in the Project Issues, Slopes section.

Lake Pointe View Homeowner's Association (LPVHOA): The project parcel is not located within a subdivision. The parcel owners on the western portion of Guadalupe Drive and on Ravenna Way did form a private road association that maintains the roads, gates and fences, and the project applicants are members. The project was distributed to the Association and they did not respond as a group with any concerns with the project as proposed.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study-Environmental Checklist Form with discussion, (provided in Exhibit K), to determine if the project may have a significant effect on the environment. Based on the Initial Study, it has been determined that there is not substantial evidence that the proposed project would have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

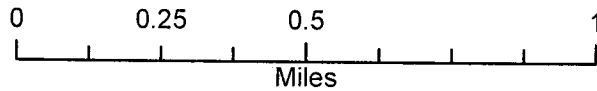
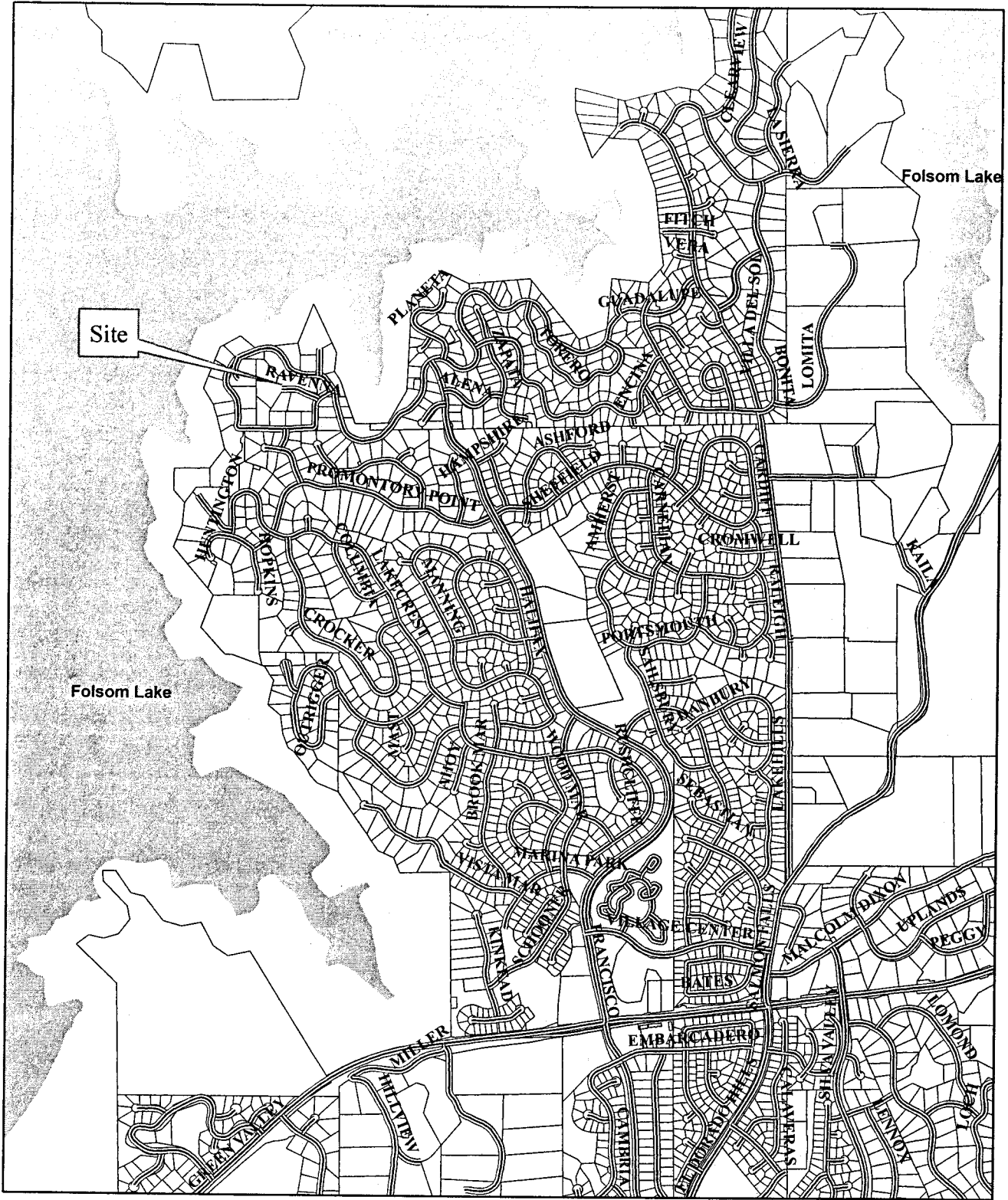
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,044.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Number map
Exhibit C	Record of Survey RS19-5
Exhibit D-1	General Plan Land Use Map
Exhibit D-2	El Dorado Hills Community Region Map
Exhibit E.....	Zoning Map
Exhibit F.....	Tentative Parcel Map, dated April 25, 2011
Exhibit G	El Dorado Hills Fire Department letter dated June 16, 2011 (three pages)
Exhibit H	El Dorado Hills Community Service District letter dated June 17, 2011 (two pages)
Exhibits I-1 to I-5	Site visit pictures
Exhibits J-1, J-2.....	Vicinity aerial maps
Exhibit K	Negative Declaration and Initial Study

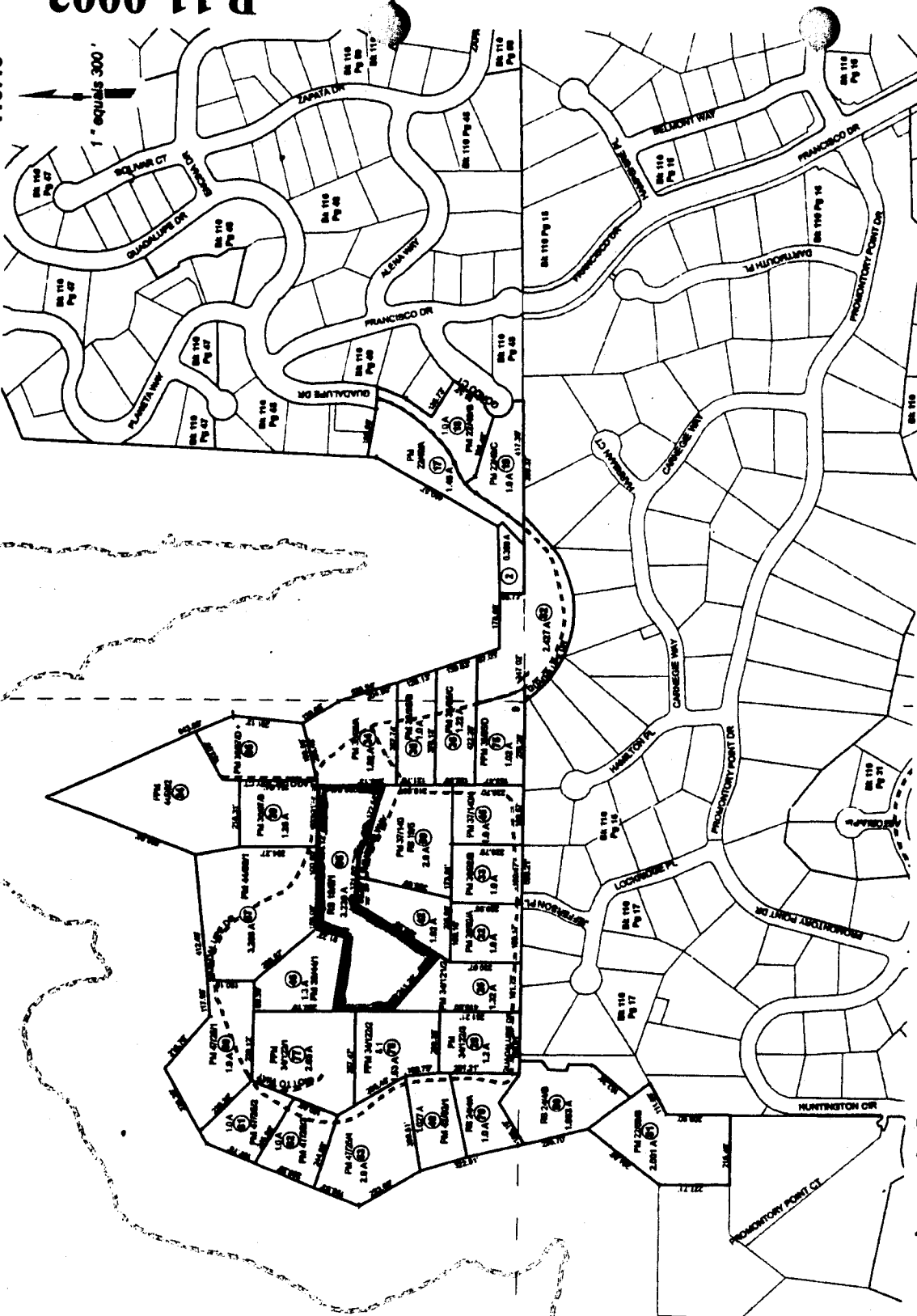
Location Map



110:46

1" equals 300'

POR. SECS. 9, 10, 15 & 16, T.10N., R.8E., M.D.M.



Assessor's Map Bl. 110 - Pg. 46
County of El Dorado, CA
Rev. Jan. 9, 2008

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for informational purposes only. Any boundaries shown on this map are not to be used for legal purposes. There is no liability for errors or omissions.

Exhibit B

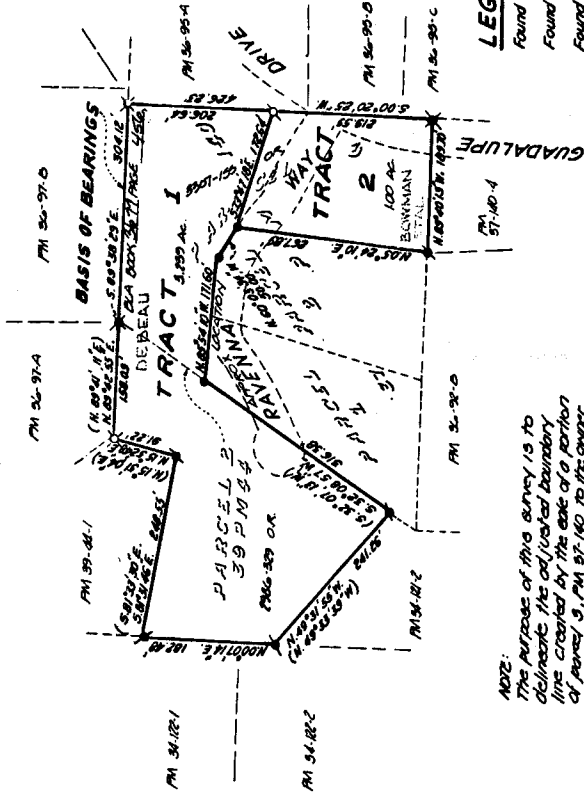
STAFF REPORT
11-1160.C.11

RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF SECTION 9, T10N, R2E, M10N BEING PARCELS 2 OF PM 50-44 AND PARCELS 8 OF PM 57-100 COUNTY OF EL DORADO CALIFORNIA OCTOBER, 1991 SCALE: 1"=100'

TOM O. MORROW AC

- REFERENCES
- PM 54-81
 - PM 54-82
 - PM 54-83
 - PM 54-84
 - PM 54-85
 - PM 54-86
 - PM 54-87
 - PM 54-88
 - PM 54-89
 - PM 54-90



LEGEND

- Found 1/2" iron bar tagged L.S. 3275
- Found 3/4" C.I.P. stamped ACE 20342-1987
- Found 3/4" C.I.P. stamped ACE 17981
- Found 3/4" iron bar tagged L.S. 3283
- SET 3/4" C.I.P. STAMPED 888/888
- Record per 39 PM 44

BASIS OF BEARINGS:

The Basis of Bearings of this survey is the north line of Parcel 3, 37 PM 140, the bearing of which is S 89° 58' 29" E.

NOTE: The purpose of this survey is to delineate the adjusted boundary line created by the sale of a portion of parcel 9, PM 57-140 to the owner of parcel 2, PM 89-44.

SURVEYOR'S STATEMENT:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyor's Act of the request of MURDO BENTON in JUNE, 1991.



FRANK MORROW L.S. 3215
LICENSE EXPIRES 6-30-92

COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 4106 of the Land Surveyor's Act this 31st day of October, 1991.

DAVID S. RUSSELL
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRES 1-31-93
BY: CHARLES C. DUNN L.S. 5635



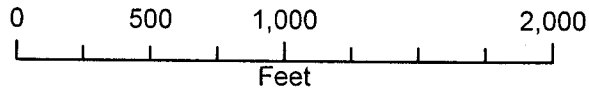
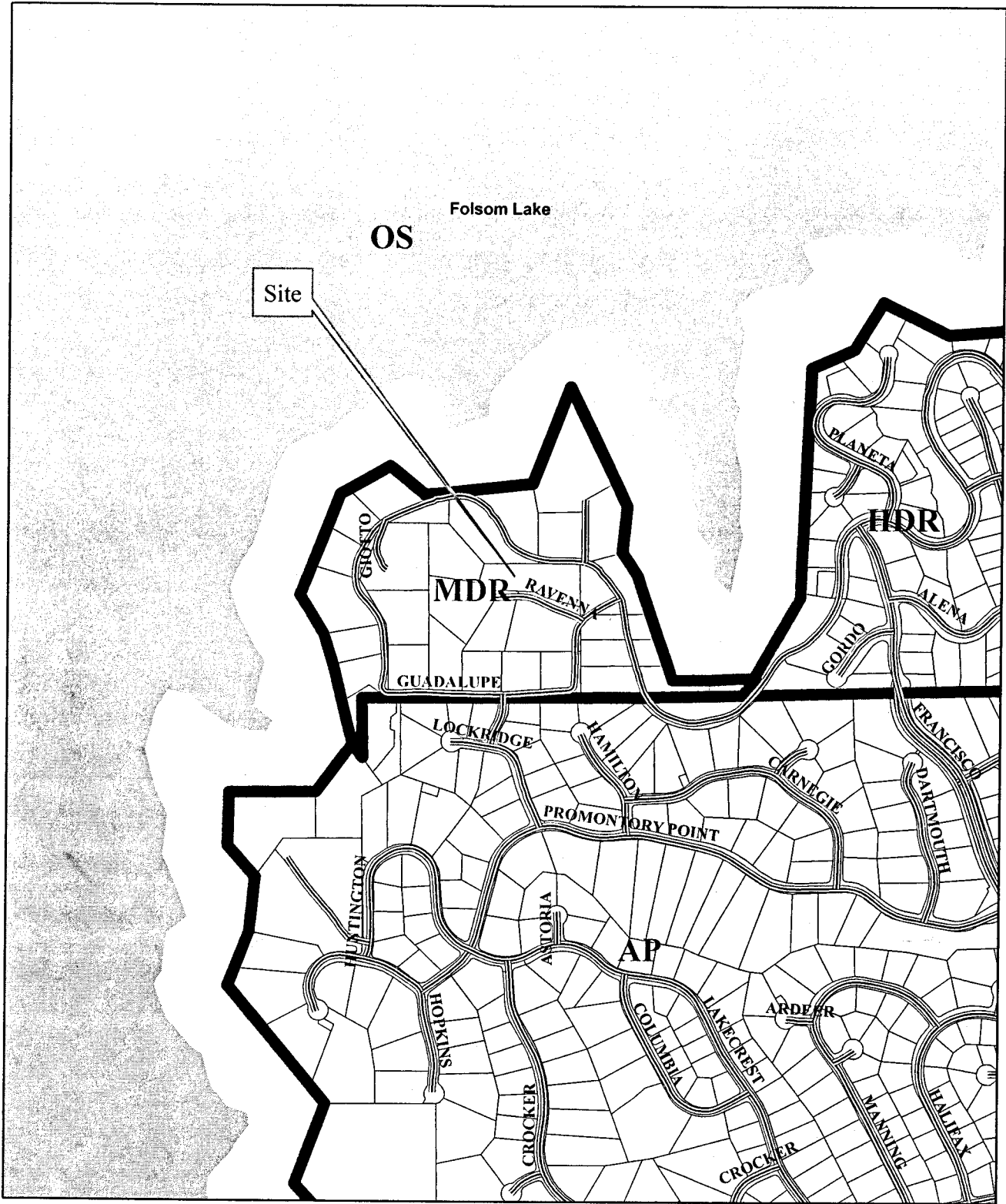
RECORDER'S STATEMENT:

Filed this 31st day of December, 1991 at 4:44 PM in Book 12101 Record of Surveys of page 11 at the request of Tom O. Morrow, Inc.
Document # 20764

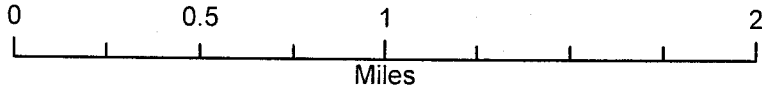
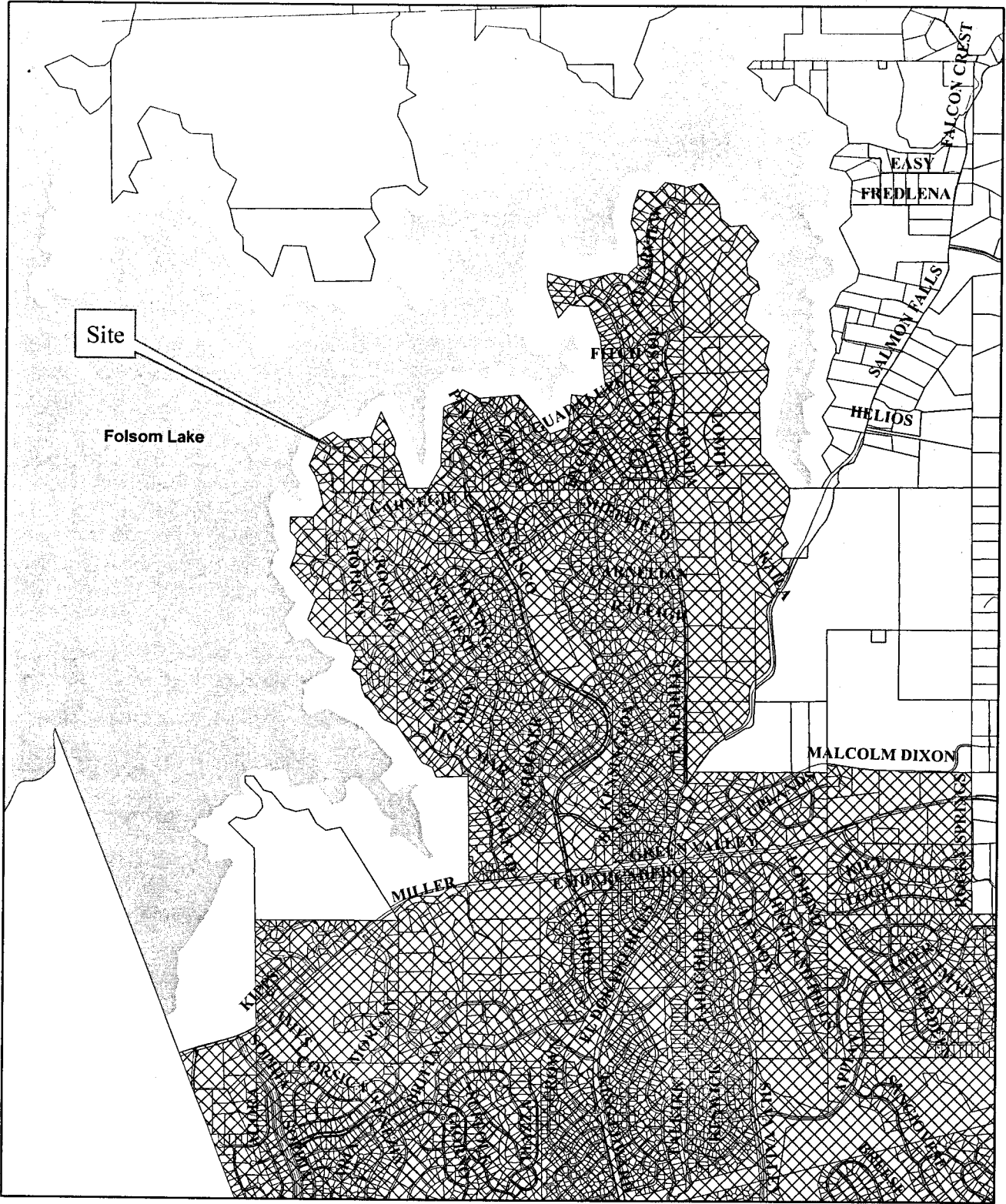
L. JEAN BELL
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO
BY: [Signature] Deputy

EXISTING ADJACENT PARCEL NOS. 67-100-44 & 67

General Plan Land Use Map

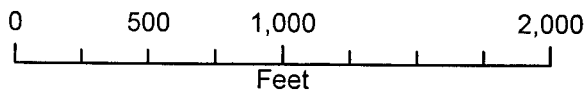
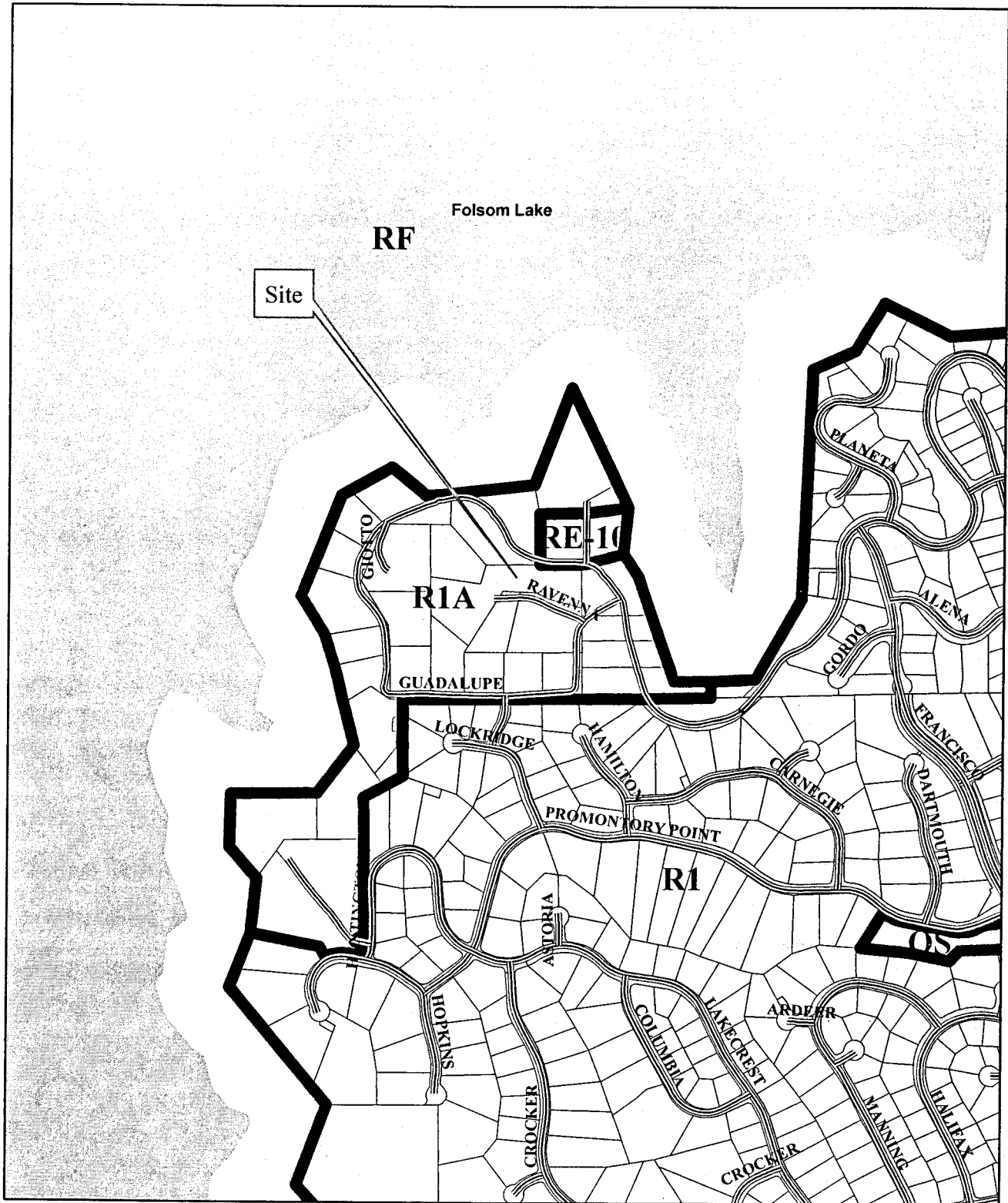


El Dorado Hills Community Region Planning Concept Area Map



 Community Region Area Map

Zoning Map



TENTATIVE PARCEL MAP

COUNTY OF EL DORADO, CALIFORNIA

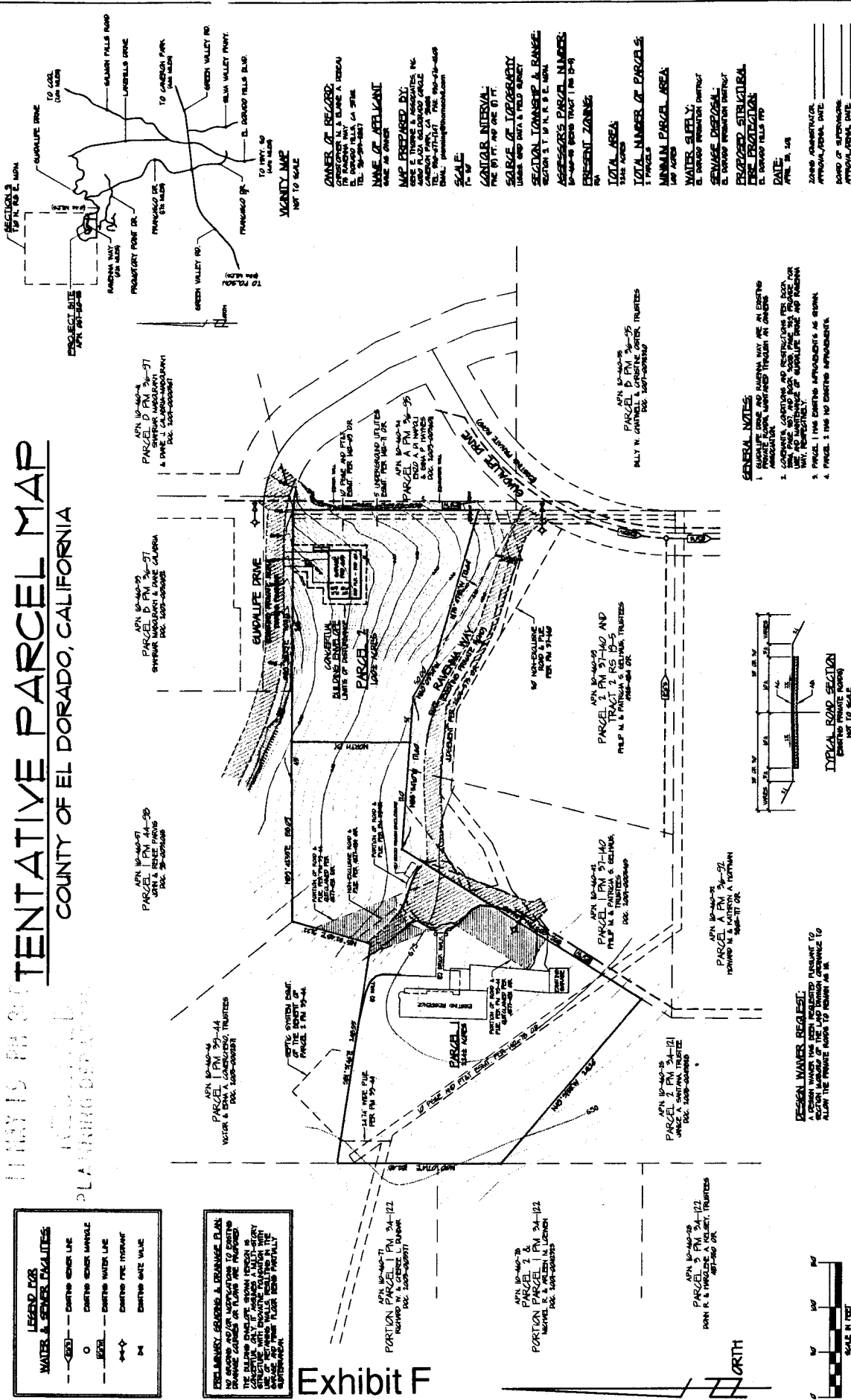
PLANNING DIVISION

LEGEND FOR WATER & SEWER FACILITIES

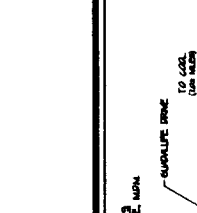
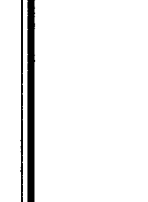
- DRAINAGE WATER LINE
- DRAINAGE SEWER LINE
- DRAINAGE WATER VALVE
- DRAINAGE FIRE HYDRANT
- DRAINAGE WATER VALVE

EXEMPT FROM SEVERANCE & DRAINAGE PLAN
 NO SEVERANCE AND/OR DRAINAGE PLAN IS REQUIRED FOR PARCELS WHICH ARE EXEMPT FROM THE SEVERANCE AND/OR DRAINAGE PLAN REQUIREMENTS. ONLY IF A PARCEL IS FULLY EXEMPT FROM SEVERANCE AND/OR DRAINAGE PLAN REQUIREMENTS WILL THE EXEMPTION BE PARTIALLY APPLIED TO THE PARCEL.

Exhibit F



DESIGN MANAGER REQUEST:
 A DESIGN WHICH HAS BEEN ACCEPTED FOR SUBMITTAL TO THE COUNTY PLANNING DIVISION IS SUBJECT TO ALLOWING THE PRIVATE ROAD TO REMAIN AS IS.



OWNER OF RECORD:
 CHRISTOPHER H. & BLAKE A. DORAN
 10000 GREEN VALLEY RD
 EL DORADO, CALIF. 95762
 TEL. 530-244-1881

NAME OF APPLICANT:
 NAME AS OWNER

MAP PREPARED BY:
 JAMES R. HARRISON, INC.
 2000 PLYMOUTH BLVD
 EL DORADO, CALIF. 95762
 TEL. 530-244-1117 FAX 530-244-1848
 E-MAIL: james@harrison.com

SCALE:
 1" = 40'

CONTIGUOUS INTERVAL:
 FROM 0' TO 100' AT 10' INTERVALS

SECTION TOWNSHIP & RANGE:
 SECTION 11, T. 14 N., R. 6 E., S. 10 N.

ASSESSOR'S PARCEL NUMBER:
 00-000-000-000-000-000

PRESERVE ZONING:
 R-1

TOTAL AREA:
 1.00 ACRES

TOTAL NUMBER OF PARCELS:
 1 PARCEL

MINIMUM PARCEL AREA:
 1.00 ACRES

WATER SUPPLY:
 G. DORADO RESERVOIR WATER

SEWERAGE DISPOSAL:
 G. DORADO RESERVOIR WATER

EROSION CONTROL:
 G. DORADO RESERVOIR WATER

DATE:
 APRIL 15, 2011

STATE REGISTERED:
 APPROVAL/RECORD DATE

BOARD OF SUPERVISORS:
 APPROVAL/RECORD DATE

APPROVAL/RECORD DATE:
 APPROVAL/RECORD DATE

TENTATIVE PARCEL MAP
 APRIL 15, 2011



El Dorado Hills Fire Department

June 16, 2011

Mr. Tom Dougherty
El Dorado County Development Services
2850 Fairlane Court
Placerville, CA. 95667

Re: Debeau Parcel Split; 175 Ravenna Way, El Dorado Hills, P 11-0002, APN: 110-460-55

Dear Mr. Dougherty:

The El Dorado Hills Fire Department has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services. These comments are consistent with the El Dorado County Design and Improvement Standards, State Fire Safe Regulations, as adopted by El Dorado County, and the California Fire Code.

The El Dorado Hills Fire Department views this parcel split on a dead-end-road due only one gate providing ingress and egress for existing residents. The second gate in this subdivision provides ingress and egress for the Fire Department only. Existing residents have no capability of operating this gate. The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative length, regardless of the number of parcels served. Parcels are zoned for 1 acre to 4.99 acres and a maximum length of 1,320 feet. In addition, this parcel split would create twenty-eight (28) parcels in this subdivision. Per Fire Safe Regulations and El Dorado County, the maximum number of homes allowed is twenty-four (24) existing or potential parcels. The subdivision currently with twenty-seven (27) parcels fails to comply with the scope of the State Fire Safe Regulations and El Dorado County.

Any additional parcels within a single point egress area create a significant impact on the safety of residents within the subdivision as well as the safety of the emergency services personnel. Until these issues are mitigated, the Fire Department is opposed to further creation of additional parcels of land within this subdivision.

The El Dorado Hills Fire Department is requiring, an automatic fire egress gate. Upon completion, this gate will meet the Fire Departments requirement for a second egress. Once the gate has been modified to the meet the Installation Requirements, the Fire Department would allow the parcel split of APN 110-460-55.

Exhibit G

A. Installation Requirement

1. Entrance roads (at the gate) shall have a minimum unobstructed width of fifteen (15) feet each lane if divided, or twenty (20) feet total width if not divided. In all cases, unobstructed vertical clearance shall not be less than thirteen (13) feet six (6) inches.
2. All automatic gates shall be equipped with a "Knox" emergency access override system that consists of a low security key activated switch located in accordance with Fire Department requirements. This will be required on both sides of the gate.
3. All automatic gates shall also be equipped with both 3M Opticom or a comparable Control device. The device shall be placed in a location allowing operation from 75 feet away. This must have two receivers to be operated from both Jefferson Place and south bound Guadalupe.
4. A Linear receiver device to allow remote activation by emergency vehicles shall be programmed to operate with the Fire Departments current transmitters and be approved by the Fire Department.
5. Automatic gates shall be equipped with a mechanical release.
6. A loop system located on Jefferson Place shall keep the gate open as long as vehicular traffic is passing through it or stopped between the gates. The Fire Department will accept electric eye sensors in place of the loop system. The eyes must be firmly secured and protected. In addition a pressure sensor will be left to the builder's discretion.
7. All automatic gates shall be designed to automatically open and remain in a fully opened position during power failures.
8. All vehicle access control devices or systems must reach the fully open position within a total time not to exceed one second for each foot total width.
9. The receiving devices for Fire Department garage door openers shall be installed so the signal from the transmitter will open the gate approximately 75 feet from the gate location.
10. An emergency exit button must be installed on the Guadalupe side of the gate. The purpose of the exit button is to allow anyone access through the gate in case of an emergency. The exit button must be obvious in nature and with signage indicating for emergency use only.

11. In order to ensure that the gate/access control devices are properly maintained, a copy of the maintenance contract for the control device or system is required to be supplied to the El Dorado Hills Fire Department. This maintenance contract shall include a monthly testing of the control devices, an annual preventative maintenance inspection and emergency repairs as required to maintain the gate and control devices in operative condition. If at any time this maintenance contract is voided for any reason, the access gates shall be locked in the open position and will remain locked until such time as the maintenance contract is restored.
12. Prohibited Devices: All required vehicle access openings shall provide both ingress and egress. Direction limiting devices, such as fixed tire spikes, are prohibited. No device may be used which will delay the ingress or egress of emergency responders. The total number of vehicle access control gates or systems, through which emergency equipment must pass to reach any address, shall not exceed one.

B. Plans

1. Plans for the installation of automatic gates, for fire apparatus shall be submitted to the El Dorado Hills Fire Department for approval prior to installation.
2. The number of plans required to be submitted per the direction of the Fire Marshal.

C. Testing and Acceptance

1. Gates and access control equipment shall not be placed into service prior to being inspected and tested by the Fire Department.

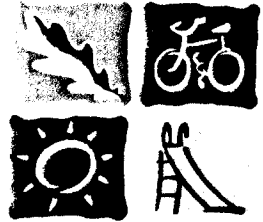
Sincerely,

EL DORADO HILLS FIRE DEPARTMENT



Brad Ballenger
Fire Marshal

PLANNING DEPARTMENT



El Dorado Hills
COMMUNITY SERVICES DISTRICT

June 17, 2011

Tom Dougherty, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: **P 11-0002 – CHRISTOPHER & ELAINE DEBEAU (Gene Thorne & Associates Inc.) DEBEAU PARCEL MAP**

Dear Mr. Dougherty:

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request for comments on the above reference project. The CSD has a mission to *"improve the quality of life for El Dorado Hills residents through responsible leadership and by providing superior service and facilities"*. The District has purview over parks, recreation facilities and programs, street lighting, cable television, solid waste management, CC&R's and design review, under grounding utilities, Landscaping and Lighting Assessment District creation and administration, bicycle and pedestrian trails and open space management. In addition to the above, the District comments on community issues including traffic circulation, lighting, and noise impacts from new development.

This project is consistent with zoning and already receives services from the CSD. The District supports the request and requires the following:

1. Construction of a new residence will be subject to payment of Park Impact Fees in place at time of building permit issuance.
2. The creation of two lots from the original lot may require the payment of Park in-lieu fees which are determined by the number of potential dwellings on a lot.

The District's Quimby in-lieu fee calculations for this project are as follows:

- 2 – Lots consisting of 2.24 acres and 1.0 acres respectively
- 3.3 average population density per future dwelling

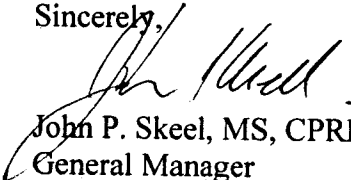
Exhibit H

- 5 acres (AC) dedicated parkland per 1000 population
- \$212,000/acre estimated Fair Market Value (FMV) of land, therefore:
 $3.3 \times 2 \text{ Lots} \times 5 \text{ AC}/1000(\text{population}) = .033$
 $.033 \times \text{FMV} (\$212,000/\text{AC}) = \$6996$. ***This figure is for illustration purposes only. Depending on a formal appraisal, this number could be more or less which will impact the total Park in-lieu fee required.**

3. Each residence is required to have its own cable television hookup service available.
4. The El Dorado Hills CSD requires mandatory waste management services for the residences, including recycling services.
5. In consideration of the mandatory waste management service required by El Dorado Hills CSD, each residential lot should be developed with accommodations to store a minimum of three waste and recycle material containers provided by the current waste management contractor. These containers are to be in an area not visible from the street.
6. All construction debris resulting from any new construction should be disposed of in a manner consistent with the solid waste diversion plan practiced by El Dorado Hills CSD and as mandated by AB939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1; Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code.

In summary, the District supports approval of the parcel map to create two (2) parcels. Please keep me informed of the progress of this project and provide the District with copies of staff reports and conditions of approval prior to the Planning Commission Hearing and consideration by the Board of Supervisors. If you have any questions or need additional information, please feel free to contact me directly at (916) 614-3237

Sincerely,


John P. Skeel, MS, CPRP
General Manager

Cc:

John Knight, EDC Supervisor District I
EDH CSD APAC
Christopher and Elaine DeBeau
Gene Thorne & Associates, Inc.



Standing on Guadalupe Drive looking north where Ravenna Way enters on left.



Standing on Guadalupe Drive looking west into Ravenna Way as it travels to the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking west as it travels further to the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking west at the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking at the neighbor's existing road easement that travels northwest through proposed Parcel 1.



Standing on Ravenna Way looking east at where it travels to Guadalupe Drive. Proposed Parcel 2 is on the left.

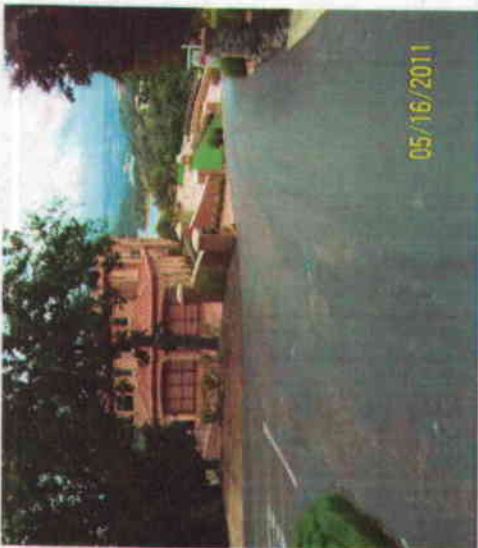


Standing on Guadalupe Drive looking south at proposed Parcel 2.



Standing on proposed Parcel 2 in the southeast corner where the culvert enters from under Ravenna Way. Neighboring dwelling on the right.

Exhibit I-2



Standing on Guadalupe Drive looking north where Ravenna Way enters on left.



Standing on Guadalupe Drive looking west into Ravenna Way as it travels to the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking west as it travels further to the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking west at the existing dwelling on proposed Parcel 1.



Standing on Ravenna Way looking at the neighbor's existing road easement that travels northwest through proposed Parcel 1.



Standing on Ravenna Way looking east at where it travels to Guadalupe Drive. Proposed Parcel 2 is on the left.



Standing on Guadalupe Drive looking south at proposed Parcel 2.



Standing on proposed Parcel 2 in the southeast corner where the culvert enters from under Ravenna Way. Neighboring dwelling on the right.



Standing on Guadalupe Drive looking west towards Folsom Lake. Emergency gate into The Summit subdivision on left..



Emergency gate into The Summit subdivision looking south from Guadalupe.



Emergency gate looking north from inside The Summit subdivision.



Standing on Guadalupe Drive looking south at the existing emergency gate into The Summit subdivision.

Exhibit I-5



I:\0053\ParvnaWay_CAB3-11.dwg

Exhibit J-

STAFF REPORT
11-1160.C.27

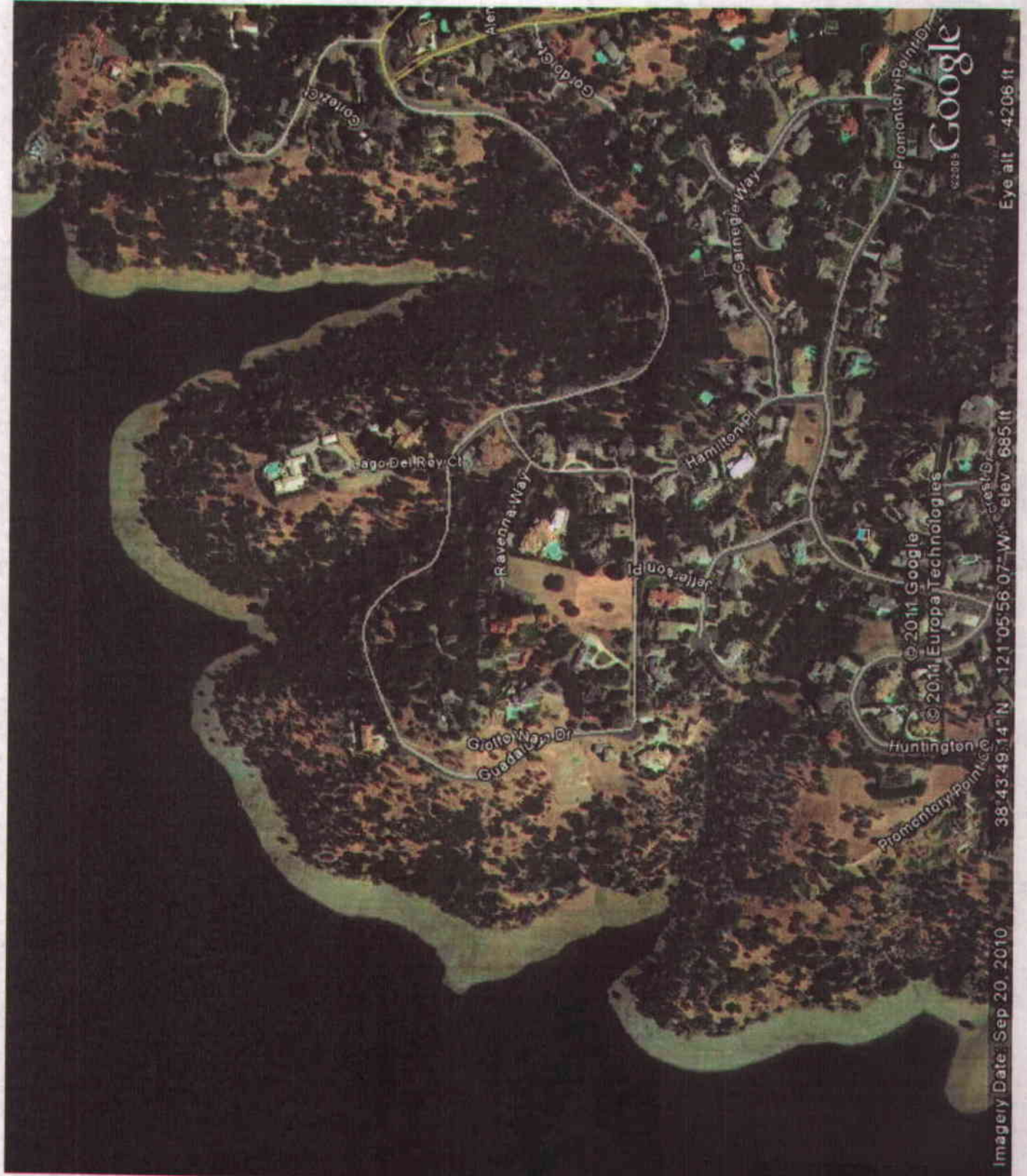


Exhibit J-2
STAFF REPORT
11-1160.C.28

NEGATIVE DECLARATION

FILE: P11-0002

PROJECT NAME: Debeau Tentative Parcel Map

NAME OF APPLICANT: Christopher and Elaine Debeau

ASSESSOR'S PARCEL NO.: 110-460-55

SECTION: 9 T: 10N R: 8E

LOCATION: Approximately 2,000 feet west of the intersection of Francisco Drive and Guadalupe Drive in the north El Dorado Hills area.

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: TO:
- TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT 3.24 ACRES INTO TWO PARCELS
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:
- OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.
- OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this **NEGATIVE DECLARATION/MITIGATED NEGATIVE DECLARATION**. A period of thirty (30) days from the date of filing this negative declaration/mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Zoning Administrator on September 21, 2011.

Executive Secretary

Exhibit K

STAFF REPORT
11-1160.C.29



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: P11-0002/Debeau Parcel Map

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Property Owners/Applicant's Name and Address: Christopher and Elaine Debeau, 175 Ravenna Way, El Dorado Hills, CA 95762

Project Agent: Kathye Russell, 1066 Goyan Ave., Placerville, CA 95667

Project Location: Approximately 2,000 feet west of the intersection of Francisco Drive and Guadalupe Drive in the north El Dorado Hills area.

Assessor's Parcel Number: 110-460-55 **Acres:** 3.24

Zoning: Single Family One-Acre Residential (R1A)

Section: 9 **T:** 10N **R:** 8E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: Tentative Parcel Map to create two single-family residential parcels comprising 1.00 and 2.24 acres in size from a 3.24-acre parcel. Design Waivers are requested for the following:

- a) Allow a reduction of portions of the access road surface width from 28 to 18 feet; and
- b) Allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Residential/Single-family residence
North	RE-10/R1A	MDR	Residential/Single-family residence and a vacant parcel
South	R1A	MDR	Residential/Single-family residences
East	R1A	MDR	Residential/Single-family residence
West	R1A	MDR	Residential/Single-family residences

Briefly describe the environmental setting: The 3.24-acre parcel varies in elevation from 600 to 700 feet above sea level. The project parcel abuts Ravenna Way to the south and Guadalupe Drive to the north. A single family residence is currently located in the western portion of the project site. Approximately 60 percent of the site contains slopes less than 30 percent with the remainder exceeding 30 percent. The majority of the site

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

- 1. El Dorado Hills Fire Department: Review of Conditions of Approval (emergency access gate).
- 2. El Dorado County Surveyor: Certification of Parcel Map.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		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: Tom Dougherty Date: 8/4/11
 Printed Name: Tom Dougherty For: El Dorado County

Signature: Pierre Rivas Date: 8-4-11
 Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The project would allow the creation of four residential parcels with the potential for eight homes.

Project Description

Tentative Parcel Map to create two single-family residential parcels comprising 1.00 and 2.24-acres in size from a 3.24-acre parcel. A Design Waiver is requested to allow portions of the existing access roads to vary from 18 to 20 feet wide, where a 28-foot road width is required.

Project Location and Surrounding Land Uses

The 3.24-acre site is located approximately 2,000 feet west of the intersection of Francisco Drive and Guadalupe Drive in the north El Dorado Hills area, and is located within the El Dorado Hills Community Region Planning Concept Area. The surrounding land uses are existing single family residential development in all directions.

Project Characteristics

1. Transportation/Circulation/Parking

The existing residence on proposed Parcel 1 is accessed from Ravenna Way which is an approximately 18-foot wide paved private road. Parcel 2 would be accessed via a driveway from Guadalupe Drive.

The project would create two residential parcels requiring two parking spaces per parcel. Parking for the new and existing parcel is anticipated to be provided within private garages. No significant impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site would be serviced by public sewer and public metered water through the El Dorado Irrigation District prior to filing the Parcel Map.

PG&E power utilities and SBC telephone service would be extended to the new parcel in the future by local utility companies from points currently existing on site.

4. Construction Considerations

The project does not require any road or encroachment construction.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

Following the potential approval of the Tentative Parcel Map, the parcel map would remain in effect for 36 months, following which the parcel map may be filed and recorded upon satisfaction of the conditions of approval.

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. 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.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

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

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts anticipated.
- b. **Scenic Resources:** The project site is located within the vicinity of a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no trees or historic buildings found that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impacts anticipated.
- c. **Visual Character:** The project would result in two parcels which are suitable for existing and future residential uses. The proposed project would not be anticipated to degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for medium density land uses. The property could continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property intact. Impacts would be anticipated to be less than significant.
- d. **Light and Glare:** If approved as proposed, the creation of these two parcels would allow new lighting by creating the potential for residential units on each parcel. These impacts would not be expected to be any more than any typical residential lighting similar and typical to other parcels created within a land use area designated by the General Plan for medium density residential uses within the County. With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. Impacts would be anticipated to be less than significant.

FINDING: For the "Aesthetics" category, the thresholds of significance are not anticipated to be exceeded. The project allows two parcels greater than one-acre in size allowing the potential to preserve the natural scenic qualities of the site. No significant environmental impacts are anticipated to result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<p>II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X
d. Result in the loss of forest land or conversion of forest land to non-forest use?			X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

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

a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains AxD (Auburn very rocky silt loam with 2 to 30 percent slopes) soils. This soil type is not classified as unique, soils of local importance. None of the soil types are classified as unique, soils of local importance, Prime Farmland or Statewide Important Farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated as Medium Density Residential (MDR) and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. Due to the one-acre plus parcel sizes proposed, the project would not be anticipated to create a significant loss of important soils not anticipated for areas designated by the General Plan for medium density residential uses. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impacts anticipated.
- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impacts anticipated.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impacts anticipated.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for residential land uses by the County General Plan and is zoned for a residential development. There would be no impacts anticipated.

FINDING: This project is not anticipated to have significant impact on agricultural lands, would not convert significant amounts of agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance would appear not to have been exceeded. For this "Agriculture" category, impacts would be anticipated to be less than significant.

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

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District*, (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). Any activities associated with the grading and construction of future single-family dwelling construction would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.
- b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during future construction. There are no immediate project related construction activities, but there would be those anticipated in the future, include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. These activities are typically intermittent and for short time frames in days. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This is a temporary but potentially significant effect. The AQMD reviewed the project and determined that with the implementation of standard County measures during any future residential development, including requiring a Fugitive Dust Plan during grading and construction activities, the project would be anticipated to have less than significant impacts on the air quality.

 Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. These effects would be typical of residential uses for lands designated and anticipated by the General Plan for medium density residential uses. Impacts would be anticipated to be less than significant as measured with current air quality standards.
- c. **Cumulative Impacts:** The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard grading permit requirements for Air Quality, the project would be anticipated to have less than significant impacts.
- d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and did not identify that sensitive receptors exist in the area. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be anticipated to be less than significant.
- e. **Objectionable Odors:** Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project would not be anticipated to create significant levels of odors as measured with current standards. Impacts would be anticipated to be less than significant.

FINDING: The proposed project would not significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation in the future; however existing regulations are anticipated to reduce these impacts to a less-than-significant level. The proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

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

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

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

- a. **Special Status Species:** The creation of these one-acre-plus parcels would not be anticipated to significantly change the existing predominant habitat, nor the support for any of the special-status species of plants and wildlife known in the region. Further, the parcels do not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7), nor does the site contain serpentine rock or gabbro soils known to support special status plant species. The site is located within they County-designated Rare Plant Mitigation Area 2 which are lands within the EID service area but not known to contain rare, threatened or endangered plant species on a State or Federal list prepared under the Endangered Species Act. Impacts would be anticipated to be less than significant.
- b, c. **Wetlands, Riparian Habitat:** There is one existing drainage swale crossing proposed Parcel 2 which does not have either a defined drainage channel or any wetland indicator plants present that would qualify is as Waters of the U.S.

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That swale would be required to have a drainage easement recorded on the parcel map which would preclude development on top of it. That swale could be crossed by a driveway with a culvert installed, which would be required to comply with the Best Management Practices during the grading permit process. Impacts to wetlands would be anticipated to be less than significant.

- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that the project site is outside of any mapped critical deer migration corridors. In addition, because the development area for proposed Parcel 2 is limited in size by the existing slopes greater than 30 percent, the project would not appear to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be anticipated to be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is not located in an identified Rare Plant Mitigation Area.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan would mitigate impacts to oak woodland to less than significant levels.

The subject parcel area contains 3.24 acres. The submitted *Oak Canopy Analysis for Tentative Parcel Map at 175 Rqvenna Way, El Dorado County, CA.*, dated February 22, 2011 found that the project area has 42 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 80 percent of the indigenous oak tree canopy for the project area. The project would remove approximately 7,636 square feet (0.18 acre of canopy for road and lot development which is 12.9 percent of the total canopy coverage. In lieu of the replanting and monitoring requirements set forth in Option A, the applicants have chosen mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan. With the adoption of the recommended Condition of Approval for 0.18 acre to be paid at a 1 to 1 ratio, the project would be compliant with Policy 7.4.4.4. The applicant would initiate compliance with that Condition during the grading and building permit processes.

- f. **Adopted Plans:** This project, as designed, would 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. There would be less than significant impacts anticipated in this category.

FINDING: For the "Biological Resources" category, the thresholds of significance would not be anticipated to be exceeded and no significant environmental impacts would be anticipated to result from the project. The one-acre-plus parcels would be anticipated to provide sufficient room to allow the conservation of the existing natural features, animal and plant life, at levels anticipated for lands designated for medium density residential uses.

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

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

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

a-c. **Archaeological Resource, Historic Resource, Paleontological Resource:** According to the submitted *Cultural Resources Study* dated December 2005, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.

d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be anticipated to be less than significant.

FINDING: No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would be anticipated to have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
ii) Strong seismic ground shaking?			X
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

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

a. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impacts anticipated.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be anticipated to be less than significant.

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iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be anticipated to be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would be anticipated to reduce potential landslide impacts to a less than significant level.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains AxD (Auburn very rocky silt loam with 2 to 30 percent slopes) soils with moderate permeability, slow to medium runoff, slight to moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs) to eliminate run-off and erosion and sediment controls, which would reduce any potential significant impacts of soil erosion or the loss of topsoil to a less than significant level. Impacts would be anticipated to be less than significant.

c-d. **Geologic Hazards, Expansive Soils:** The site soils listed in the previous section are listed as having a low shrink-swell potential. The project would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. The site would not be anticipated to be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have highly expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and any future building designs would implement the Uniform Building Code Seismic construction standards. Impacts would be anticipated to be less than significant.

e. **Septic Capability:** The project would utilize available public sewer facilities. Impacts would be anticipated to be less than significant.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types would be suitable for the proposed project. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be anticipated to be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.

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b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

FINDING: The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this 'Greenhouse Gas Emissions' category impacts would be less than significant.

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

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

- 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

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- Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be anticipated to be less than significant level.
- c. **Hazardous Materials near Schools:** As proposed, the project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. In addition, there are no schools located within a quarter mile radius of this property. There would be no impacts anticipated.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites. There would be no impacts anticipated.
- e-f. **Aircraft Hazards, Private Airstrips:** The project site is not located within an airport land use plan or, where such a plan has not been adopted, or is it within two miles of a public airport or public use airport. No impacts would be anticipated.
- g. **Emergency Plan:** As discussed in the Traffic category below, the project would impact the existing road systems. Pursuant to the Conditions of Approval recommended by the El Dorado Hills Fire Department, the project would be required to make secondary ingress/egress improvements to the existing gate at the intersection of Guadalupe Drive and Jefferson Place which would address the additional impacts to the road systems. Impacts would be anticipated to be less than significant.
- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The project site is in an area of moderate hazard for wildland fire pursuant to Figure V.4-2 of the 1996 General Plan Draft EIR and Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the conditions required by the El Dorado Hills Fire Department, and implementation of California Building Codes would be anticipated to reduce the impacts of wildland fire to a less than significant level.

FINDING: The proposed project would not be anticipated to expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The El Dorado Hills Fire Department would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be anticipated to be less than significant.

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XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

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

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

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- a. **Water Quality Standards:** Any future grading and improvement plans required by the Development Services would be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. The project geological analysis has been reviewed and approved by the El Dorado County Environmental Management Department-Environmental Health Division. Future building permit related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be anticipated to be less than significant.
- b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal and found there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
- c-f. **Drainage Patterns:** As discussed in the submitted *Preliminary Drainage Report for Debeau Parcel Map*, dated July 2, 2006 ("Drainage Report"), *the development of the site will increase the flow by 0.2 cfs. It is recommended due to the minimal increase of the flow, the existing in-place structure, and close proximity to the lake, that there is no need for detention at this time.* The study further recommended that *upon development of the parcel, that the drainage be diverted around any structures. During this final design, the drainage easement will be added once the flow has been redirected. This cannot be done at this time as the exact location of the future residence is unknown.* The Drainage Report was reviewed by DOT that did not respond with any concerns with the findings of the report. Impacts would be anticipated to be less than significant.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on FEMA FIRM Panel Number 06017C0725E, printed 9/26/08, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impacts anticipated.
- i. **Dam or Levee Failure:** The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. There would be no impacts anticipated.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils nor surrounded by steep terrain. Due to the project location, there is no anticipated potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: The proposed project would require grading permits through Building Services for future residential development that would address erosion and sediment control. As conditioned and with adherence to County Code, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be anticipated to be less than significant.

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

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

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

- a. **Established Community:** The project would not result in the physical division of an established community. As proposed, the project would be compatible with the surrounding residential land uses and would not create land use conflicts. The project proposes densities and parcel sizes are consistent with the project site's General Plan MDR land use designation and R1A Zone District. Impacts would be anticipated to be less than significant.
- b. **Land Use Consistency:** The proposed project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. The project proposes densities and parcel sizes consistent with the project sites General Plan MDR land use designation, and the R1A Zone District. Impacts would be anticipated to be less than significant.
- c. **Habitat Conservation Plan:** The project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. As such, there is no possibility of the proposed project conflicting with an adopted conservation plan. The minimum parcel sizes of one acre allows the project to have the ability to avoid the drainage swales, significant areas of slopes greater than 30 percent, and any potentially significant woody vegetative corridors and indigenous oak canopy. Impacts would be anticipated to be less than significant.

FINDING: The proposed use of the land would be consistent with the zoning and the General Plan. No significant impacts from the project due to a conflict with the General Plan or zoning designations for use of the property are would be anticipated. As conditioned, and with adherence to County Code, no significant impacts are anticipated. For this "Land Use" category, the thresholds of significance would not be anticipated to be exceeded.

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a. **Mineral Resource Loss-Region, State:** 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. No impacts would occur.
- b. **Mineral Resource Loss-Locally:** The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been 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 this site does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

FINDING: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. For the 'Mineral Resources' category, the project would not exceed the identified thresholds of significance.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII.NOISE. <i>Would the project result in:</i>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a. **Noise Exposures:** The project would not be anticipated to cause the exposure of persons to, or cause the generation of noise levels in excess of standards established in the General Plan Noise Section from transportation or non-transportation sources. Potential impacts from excessive noise levels would be anticipated to be less than significant.
- b. **Ground Borne Shaking:** The project may generate intermittent ground borne vibration or shaking events during future building construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be anticipated to be less than significant.
- c. **Short-term Noise Increases:** The project would allow future construction activities for the grading of the site and construction of residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. Future grading permit requirements would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would be anticipated to reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases:** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. No development is proposed as part of the project but an approval would allow additional residential uses on one additional parcels where there is presently one. Residential uses would not be anticipated to exceed the established General Plan noise thresholds. Impacts would be anticipated to be less than significant.
- e-f. **Aircraft Noise:** The project site is not located within an airport land use plan or, where such a plan has not been adopted, or is it within two miles of a public airport or public use airport. No impacts would be anticipated.

FINDING: For the 'Noise' category, as conditioned and with compliance with County Code, impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?		X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

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

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

- a. **Population Growth:** Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the application would potentially add, at a minimum, one new primary single-family units at 2.70 persons/occupied unit this could add approximately 2.70 persons, in addition to the 2.70 persons for the existing residential unit, to the neighborhood. Assuming both residential parcels would include a primary and secondary unit, the population could increase to approximately 10.8 persons. Each of those could potentially have second dwelling units, however pursuant to El Dorado County Building Permit data, out of 10,597 building permits issued between the years of 2001 to 2006, 323 were second dwelling units which is three percent which could lead to the conclusion that they are an insignificant factor when looking at population impacts. The proposed two residential parcels would result in an increase of population in the El Dorado Hills Community Region Planning Concept Area but would be consistent with the anticipated residential density of the Medium Density Residential (MDR) Land Use Designation. The project would not add significantly to the population in the vicinity.
- b. **Housing Displacement:** No existing housing stock would be displaced by the proposed project. No impacts would occur.
- c. **Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: It has been determined that there would be less than significant impacts anticipated to population growth and no impacts anticipated to population or housing displacement. For this "Population and Housing" category, impacts would be less than significant.

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

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

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

- Fire Protection:** The El Dorado Hills Fire Department and Cal Fire currently provide fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent either agency from meeting its response times for the project or its designated service area any more than exists today. The Fire Department has required secondary access gate improvements designed to improve emergency ingress/egress capabilities. The Fire Department would review the project improvement plans and conformance with their Conditions of Approval must be proven prior to filing the Parcel Map. Upon fulfillment of the Conditions of Approval, impacts would be anticipated to be less than significant.
- Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be anticipated to be less than significant.
- Schools:** School services would be provided by the Rescue Union School District. New residences would be required to pay the impact fees adopted by the District. Impacts would be anticipated to be less than significant.
- Parks:** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. The project proposal would not increase the demand for parkland. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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fees would be paid to the El Dorado Hills Community Services District prior to filing the Parcel Map. Impacts would be anticipated to be less than significant.

- e. **Government Services:** No other public facilities or services would be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the in any future development application process. The impacts would be anticipated to be less than significant.

FINDING: Adequate public services are available to serve the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be anticipated to be less than significant.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks:** The project would include the creation of one additional parcel where there is presently one; therefore it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of a facility would occur. Impacts would be anticipated to be less than significant.
- b. **Recreational Services:** The project proposal does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing-recreation facilities with the scope of this project. In-lieu fees for the acquisition of parklands would be assessed during the process of filing the Parcel Map. No significant impacts would be anticipated to occur.

FINDING: No anticipated significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts are anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

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

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

- a-b. **Traffic Increases, Levels of Service Standards:** The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that "worsen" traffic by two percent, or 10 peak hour trips, or 100 average daily trips construct (or ensure funding and programming) of improvements to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size. DOT would require the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit. Impacts would be anticipated to be less than significant.
- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would be anticipated to occur.
- d. **Design Hazards:** The project does not include any design features, such as sharp curves or dangerous intersection or incompatible uses that would increase hazards. Any new proposed encroachment onto Guadalupe Drive would

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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be analyzed by Building Services for compliance with line-of-sight safety concerns during the grading permit process for a future building permit. Impacts would be anticipated to be less than significant.

- e. **Emergency Access:** The project would be required by the Fire Department to improve the secondary emergency ingress/egress capabilities for Guadalupe Drive by improving the gate at the Jefferson Place intersection to their specifications. The Department has been consulting with Cal Fire staff and they have both agreed those improvements must be made to assure emergency ingress/egress capabilities to the project parcels that meet current Fire Code standards. Upon fulfillment of the recommended Conditions of Approval, neither Cal Fire nor the Fire District has outstanding concerns with the parcel emergency ingress/egress as proposed. As conditioned, impacts would be anticipated to be less than significant.
- f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impacts anticipated.

FINDING: For the "Transportation/Traffic" category, the identified thresholds of significance would not be anticipated to be exceeded and no significant environmental impacts would be anticipated to result from the project.

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- a. **Wastewater Requirements:** The submitted El Dorado Irrigation District Facility Improvement Letter (FIL0411-006) dated April 11, 2011, reported that there are adequate sewer facilities available to serve the site. No significant wastewater discharge would be anticipated to result from the proposed Parcel Map. Impacts would be anticipated to be less than significant.
- b. **Construction of New Facilities:** The project proposes to use domestic metered water and public sewer facilities on each parcel. No expansion to the existing system EID system except for underground piping extensions are anticipated to be necessary to serve the project. Impacts would be less than significant.
- c. **New Stormwater Facilities:** According to the submitted *Preliminary Drainage Report for Debeau Parcel Map*, overall existing drainage patterns for future residential development would not be anticipated to significantly modify the current and pre- and post-development drainage conditions would not change significantly. All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* and all drainage facilities must be in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be anticipated to be less than significant.
- d. **Sufficient Water Supply:** The project proposes to use domestic metered water service for the residential water supply. The submitted FIL states that there are adequate facilities and capacity to serve the project. The project has been conditioned that the parcels have a water supply that meets Policy 800-02 standards prior to filing the Parcel Map. As conditioned, impacts would be anticipated to be less than significant.
- e. **Adequate Wastewater Capacity:** In this case, wastewater disposal for the proposed parcels would be provided by existing and proposed septic disposal systems. Environmental Management has reviewed and approved the existing and proposed disposal system areas for the project described in the submitted *Percolation Tests and Soil Trench Locations*, dated September 2007. Impacts would be anticipated to be less than significant.
- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be anticipated to be less than significant.

ce. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be anticipated to be less than significant.

FINDING: Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' category, impacts would be anticipated to be less than significant.

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

Discussion:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment, with the exception of potential impacts on nesting raptors or other migratory birds. As conditioned, and with adherence to County permit requirements, this project and the typical residential uses expected to follow, would not be anticipated to 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 would be anticipated to be less than significant due to the design of the project and required standards that would be implemented with the process of filing the 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, would be considerable or which would compound or increase other environmental impacts.*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project would not involve development or changes in land use that would result in an excessive increase in population growth not anticipated for lands designated by the General Plan for medium density residential uses. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not be anticipated to contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions not anticipated by the General Plan for medium density residential uses.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would be anticipated to have a less than significant impact based on the issue of cumulative impacts.

- c. All impacts identified in this Negative Declaration would be anticipated to be less than significant and would not require mitigation over and above those provided currently by County Code. Therefore, the proposed project would not be anticipated to result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be anticipated to be less than significant.

FINDINGS: It has been determined that the proposed project would not be anticipated to result in significant environmental impacts. The project would not be anticipated to exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1Location Map

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

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

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

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

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

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

Oak Canopy Analysis for Tentative Parcel Map at 175 Ravenna Way, El Dorado County, CA., Sycamore environmental Consultants, February 22, 2011.

El Dorado Irrigation District *Facility Improvement Letter* (FIL0411-006) dated April 11, 2011.

Cultural Resources Study of APN. 067:120:55, 175 Ravenna Way, El Dorado Hills, El Dorado County, California 95762, Historic Resource Associates, December 2005.

Preliminary Drainage Report for Debeau Parcel Map, Gene Thorne and Associates, dated July 2, 2006

Location Map

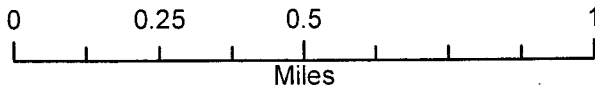
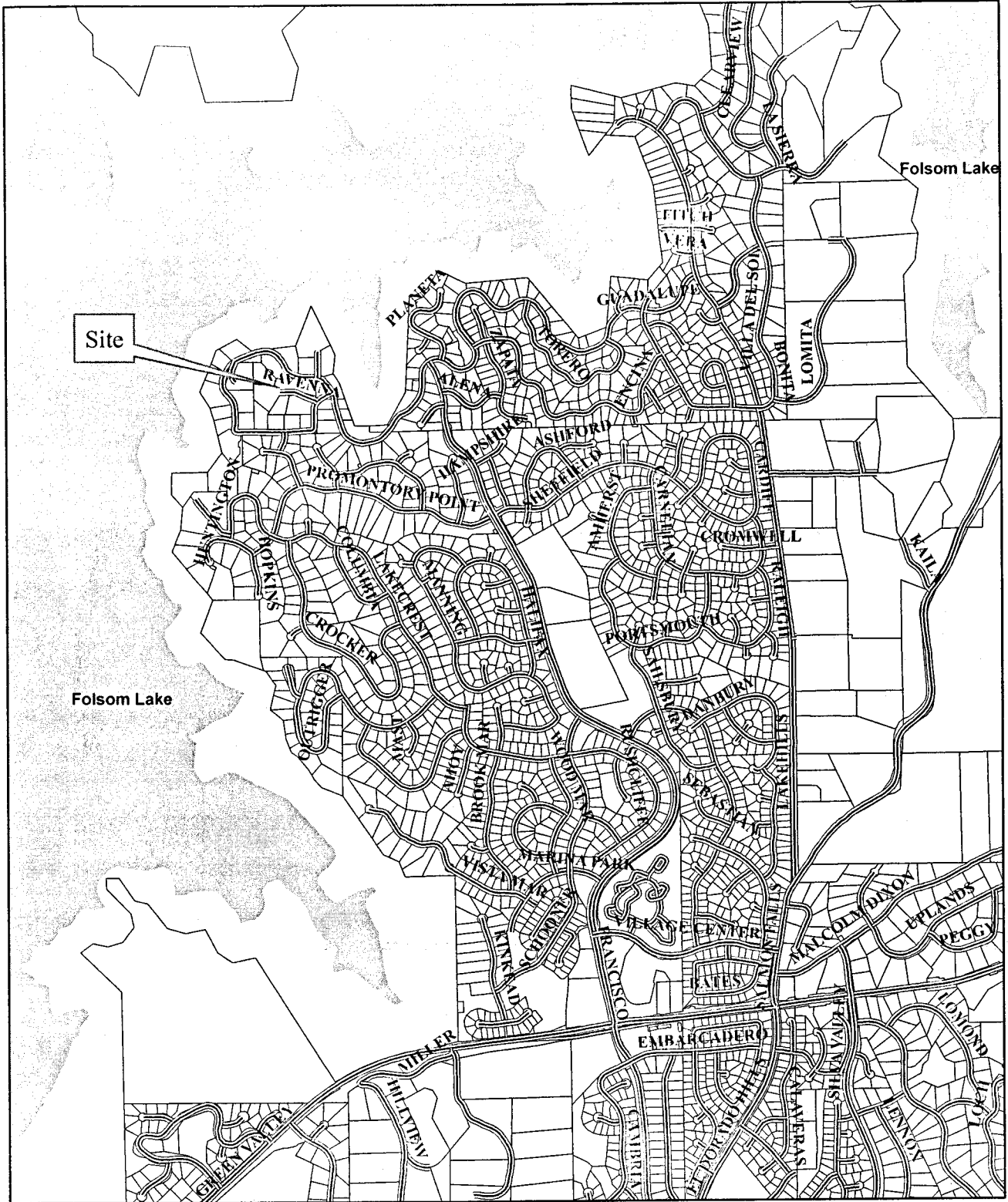


Exhibit K-Attachment 1